



AT 580





AT580

AT580 is not your average urban high-rise... this is a high-energy zone to live, work and play. Open layouts provide collaboration where needed and newly built-out spaces supply plenty of personal work areas. Equipped with breathtaking views and a unique vision, there's no location quite like this in Cincinnati.

With a lengthy first floor retail strip along Sixth Street, excellent dining choices such as Prime Cincinnati, Wahlburgers, Starbucks and Mr. Sushi currently fill the space.

AT580 also offers luxury apartments which includes tenant amenities such as a wellness center with fitness equipment, roof-top lounge with fire pit, concierge service, cinema room, club house, outdoor dog park and game room.





“Cincinnati is experiencing a BOOM.”

-The New York Times, 2017



LOCATION

AT580 is a mixed-use building surrounded by theatre, museums, hot retail and entertainment.

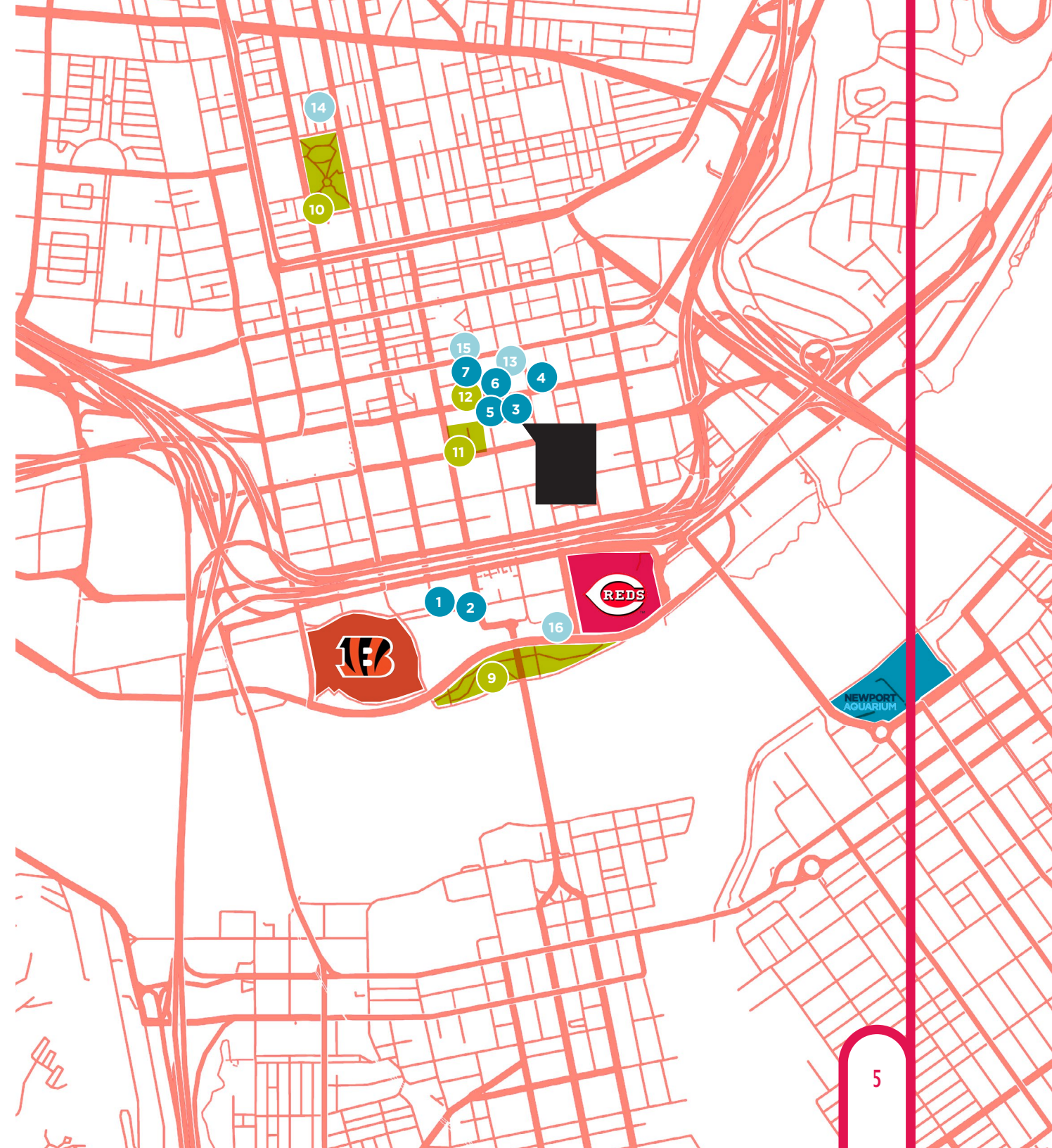
just a few blocks south is The Banks and Smale Riverfront Park. Meet up with colleagues to enjoy the game and a beer at Great American Ball Park and Paul Brown Stadium.

A short distance to the north is Over-The-Rhine with its boutique shops, trendy restaurants and lively nightlife.

This is the heart of Downtown Cincinnati.

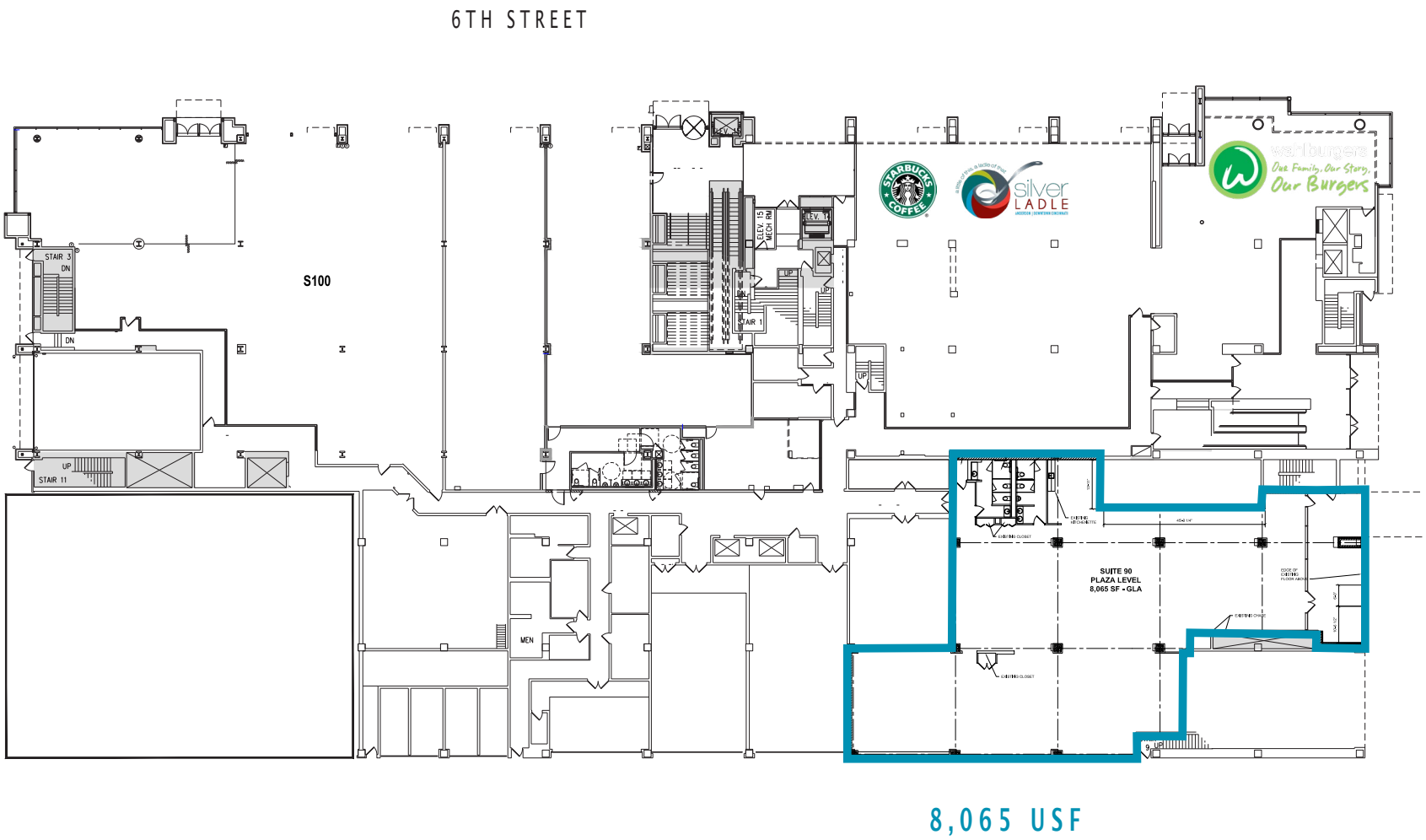


- EAT**
- Pies & Pints 1
- Taste of Belgium 2
- Wahlburgers 3
- Sandra’s Kitchen 4
- Prime Cincinnati 5
- Nada, Boca, Sotto 6
- Metropole 7
- PLAY**
- Smale Riverfront Park 9
- Washington Park 10
- Fountain Square 11
- Contemporary Arts Center 12
- DRINK**
- Igby’s 13
- Taft Ale House 14
- Scene, Righteous Room 15
- Moerlein Lager House 16



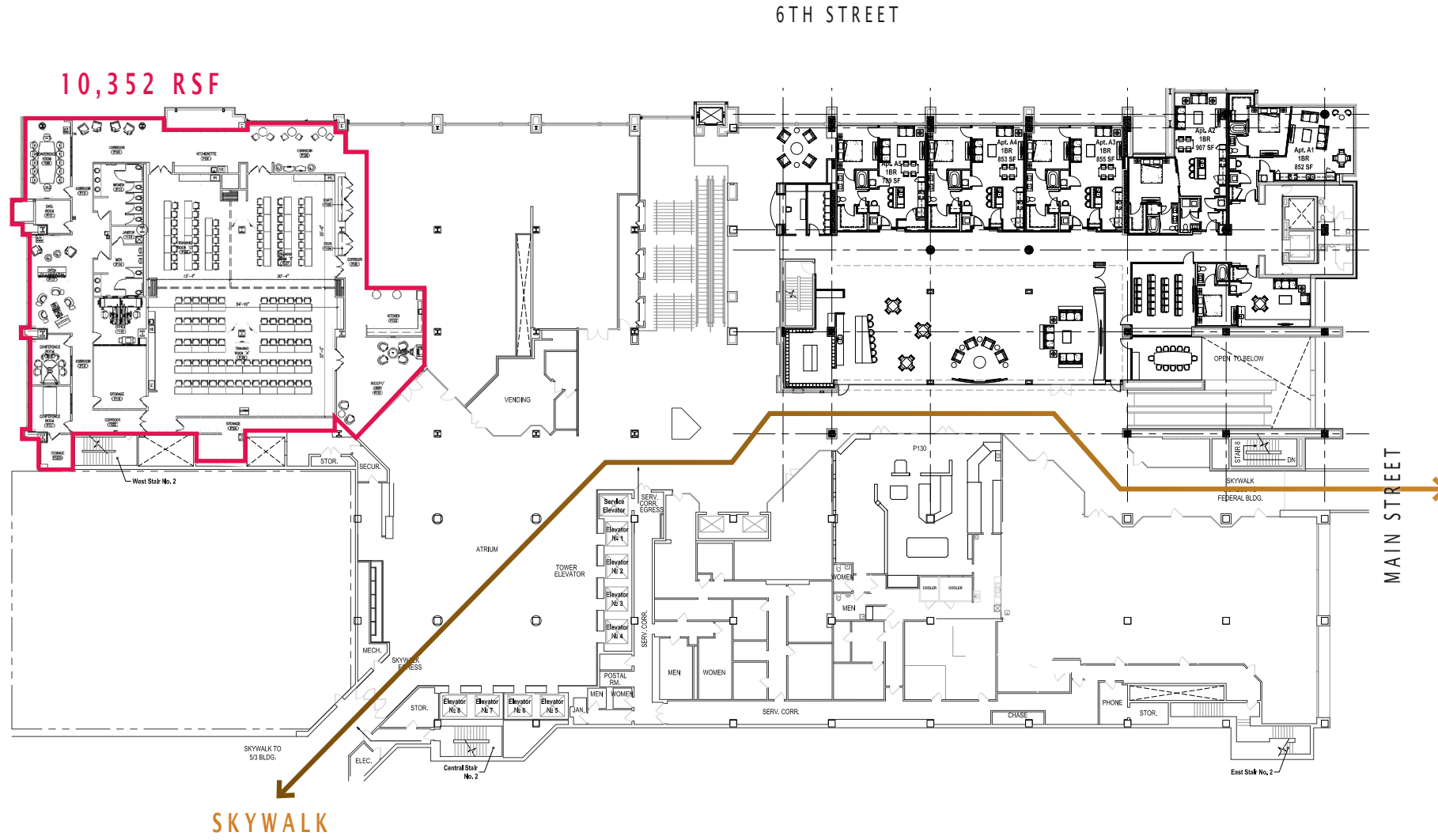
SUITE 90 / STREET LEVEL

Asking \$11.95 NNN + Opex



2ND FLOOR / PLAZA (SKYWALK)

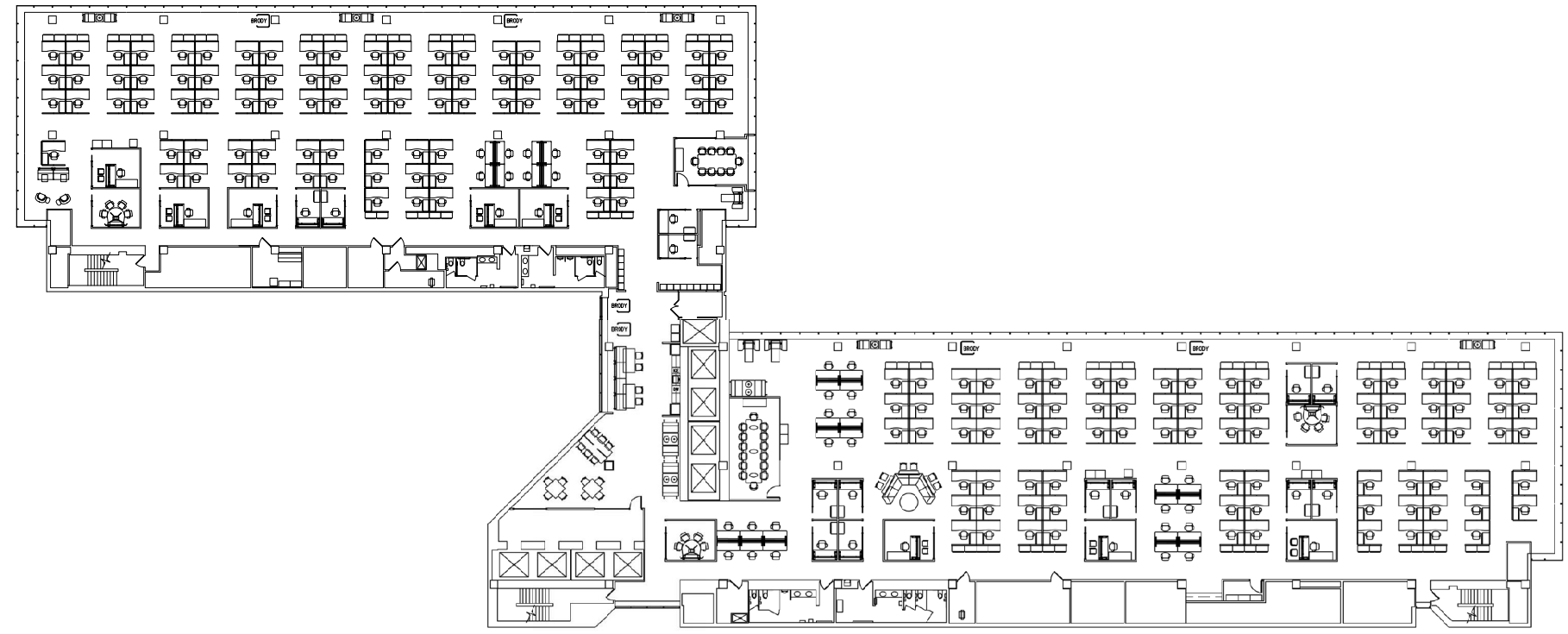
Asking \$11.95 NNN + Opex



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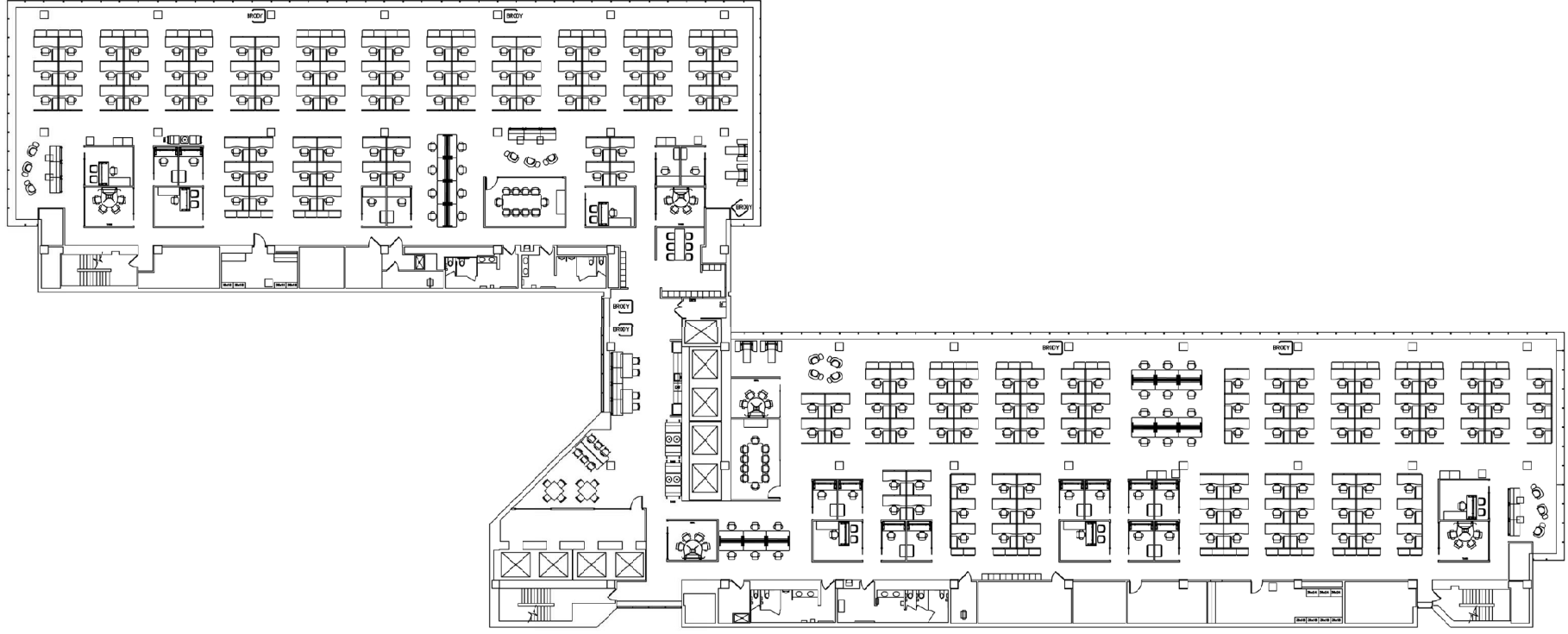
1ST FLOOR / OFFICE SPACE / Asking \$11.95 NNN + Opex

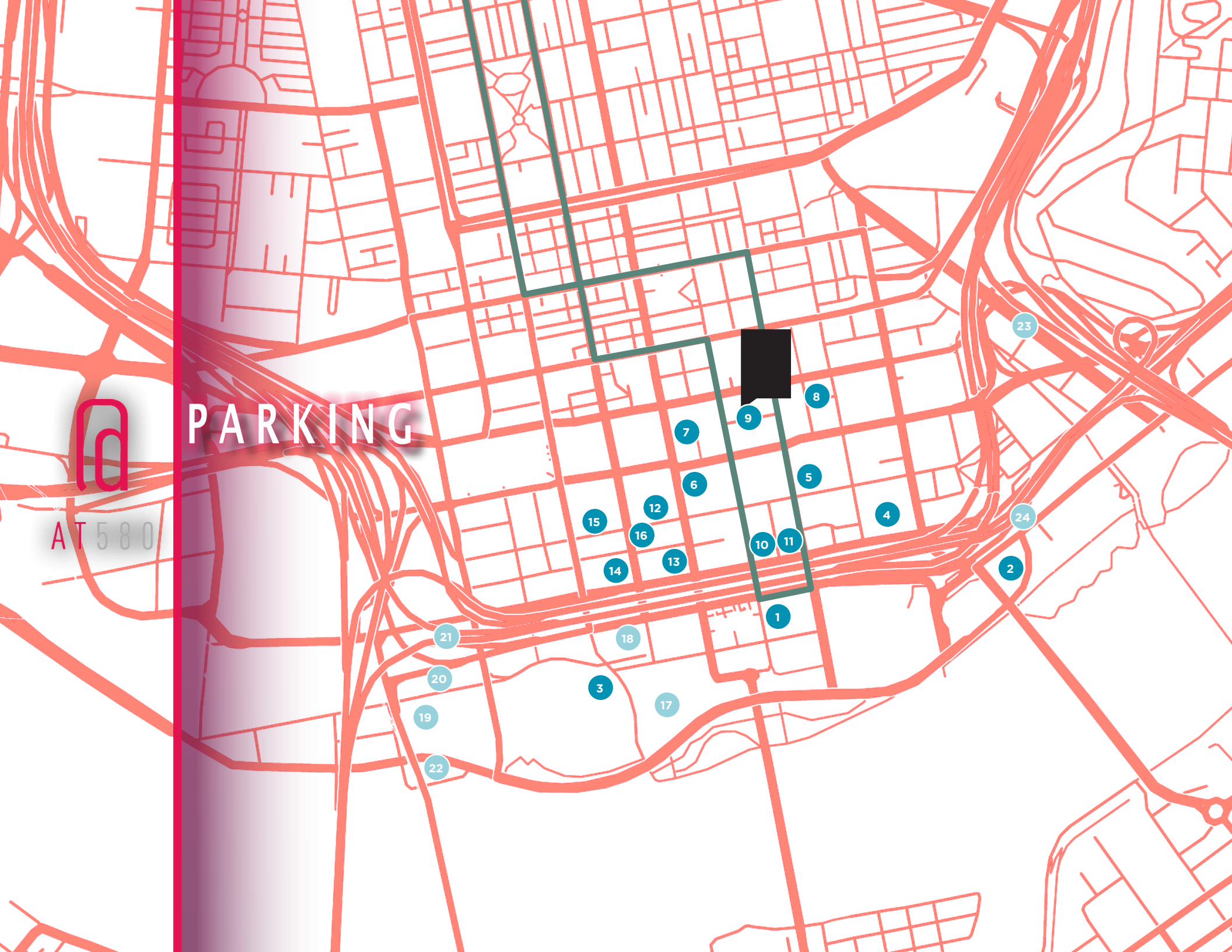
32,630 SF (Leased until 12/31/2025)



2ND FLOOR / OFFICE SPACE / Asking \$11.95 NNN + Opex

32,630 SF (Leased until 12/31/2025)

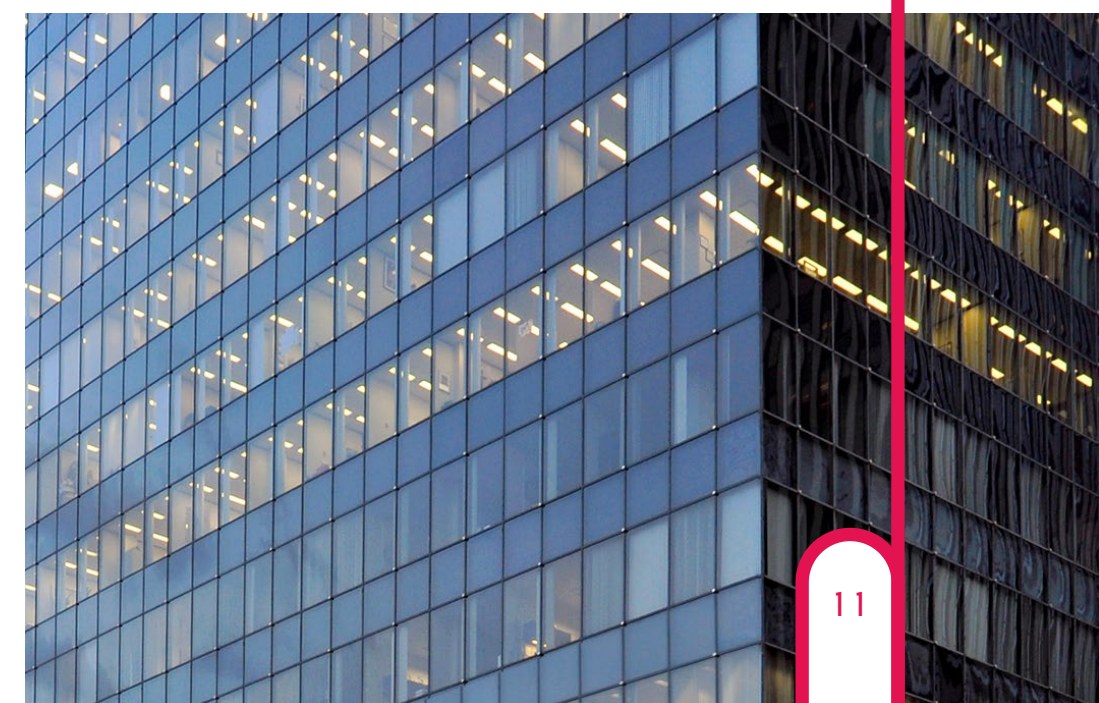


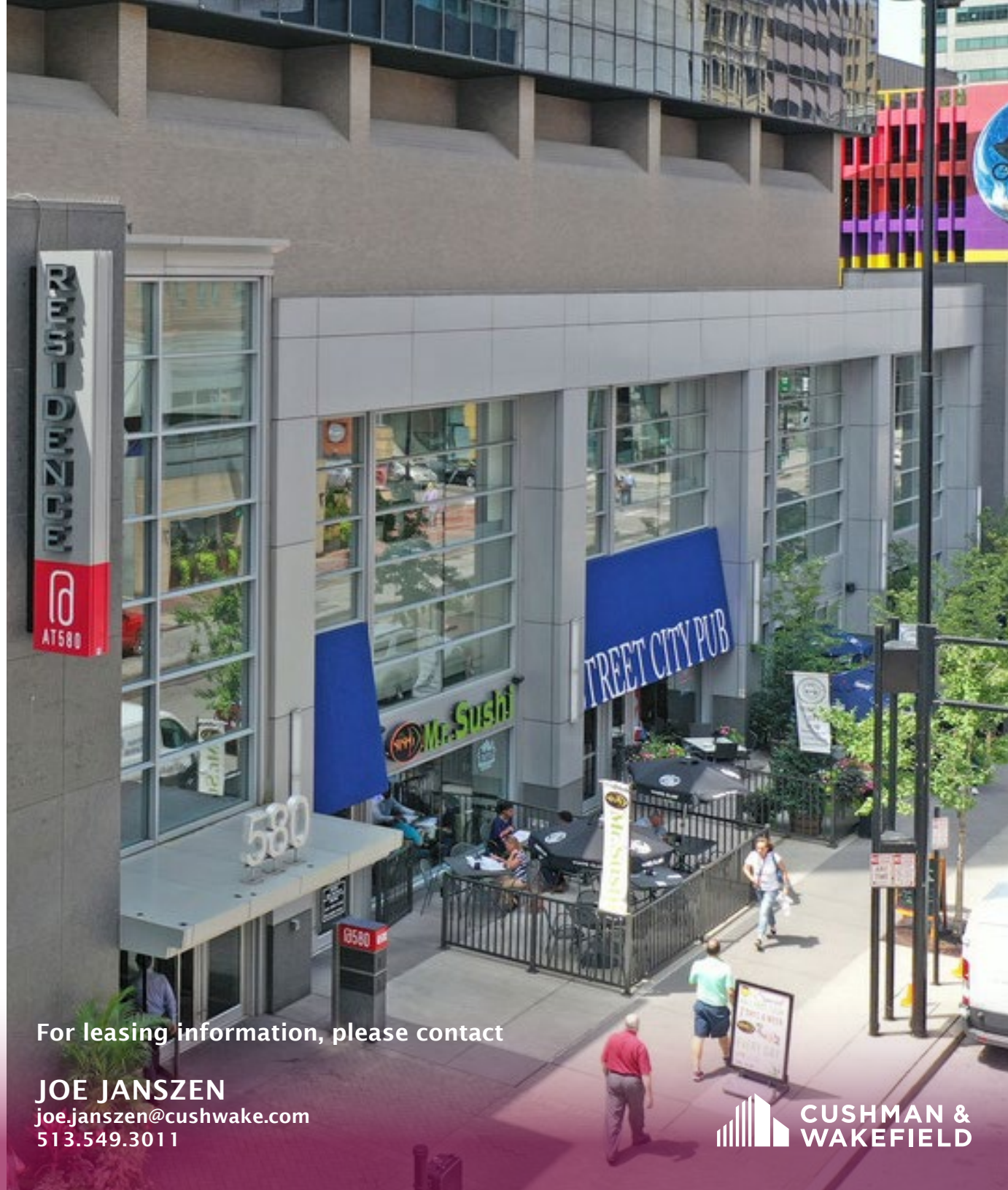


PARKING

	GARAGES	ADDRESS	CAP.
1	The Banks Garage	99 E. Second Street	4,097
2	East Garage	443 E. Pete Rose Way	1,185
3	Paul Brown Stadium	PBS	238
4	Queen City Square	340 Sycamore St	2,287
5	Fourth & Main Garage	430 Main St	1,236
6	Fountain Square S	Under Westin Hotel	408
7	Fountain Square N	Under Fountain Square	604
8	Columbia Plaza	250 E Fifth St	494
9	580 Building	580 Walnut St	450
10	Scripps Garage	312 Walnut St	590
11	Garage #1644	150 E Third St	200
12	309 Vine St Garage	309 Vine St	350
13	321 Race St Garage	321 Race St	380
14	Enquirer Building	312 Elm St	1,000
15	Tower Place Garage	118 W Fourth St	1,605
16	Whex Garage	212 W Fourth St	753
LOTS			
17	Lot D	Suspension Bridge & PBS	655
18	Lot B	Pete Rose Way	364
19	The Dock Parking	603 W. Pete Rose & Smith	65
20	Longworth Hall	700 W. Pete Rose Way	1,000
21	3rd & Central Lot	321 Central Ave	903
22	Lot E	Mering Way & PBS	391
23	PCA Lot #31	Fifth St & Eggleston	226
24	L&N Loop Lot #753	East Pete Rose Way	164

 STREETCAR ROUTE





For leasing information, please contact

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