



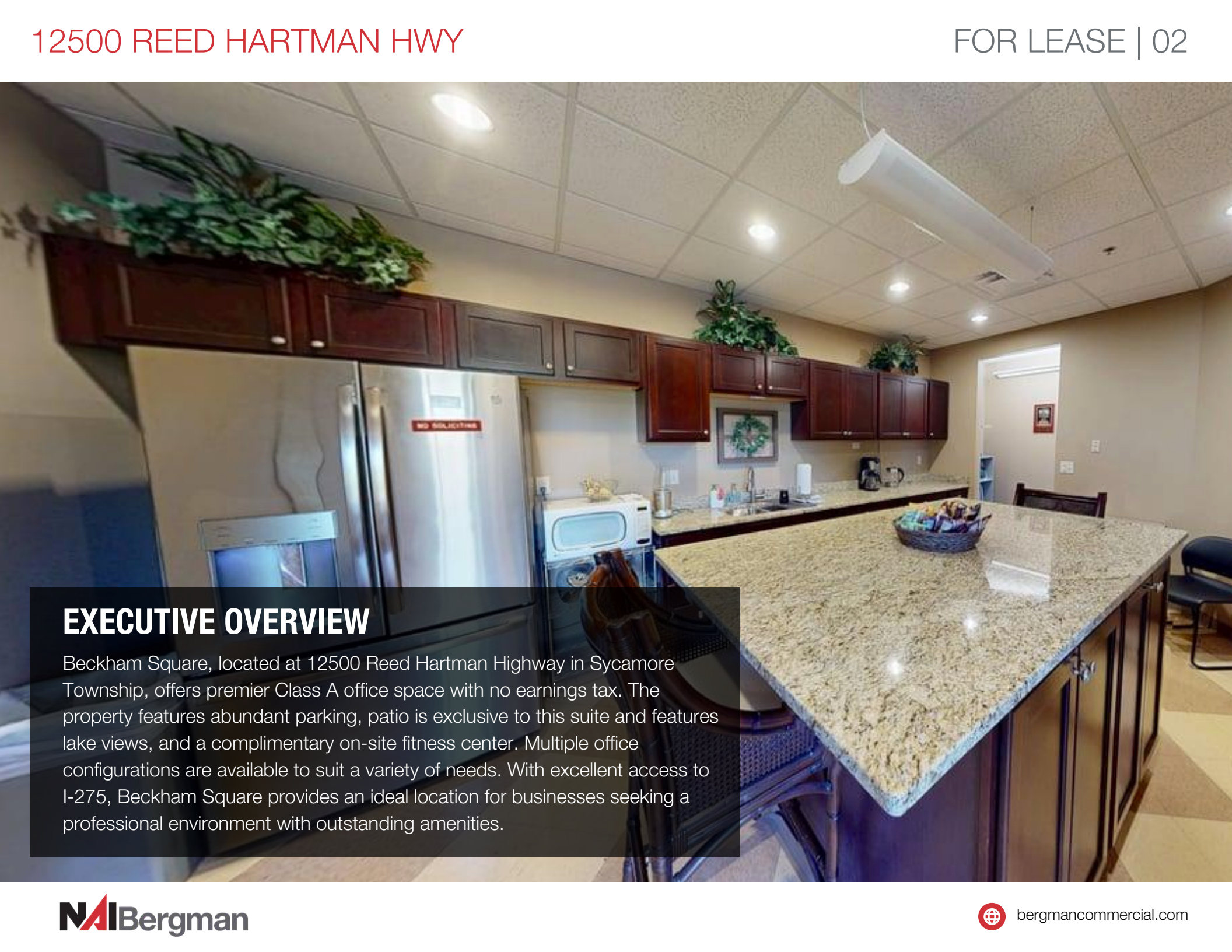
±3,768 SF
FOR LEASE

12500 REED HARTMAN HWY
Cincinnati, OH 45241

Laurence Bergman

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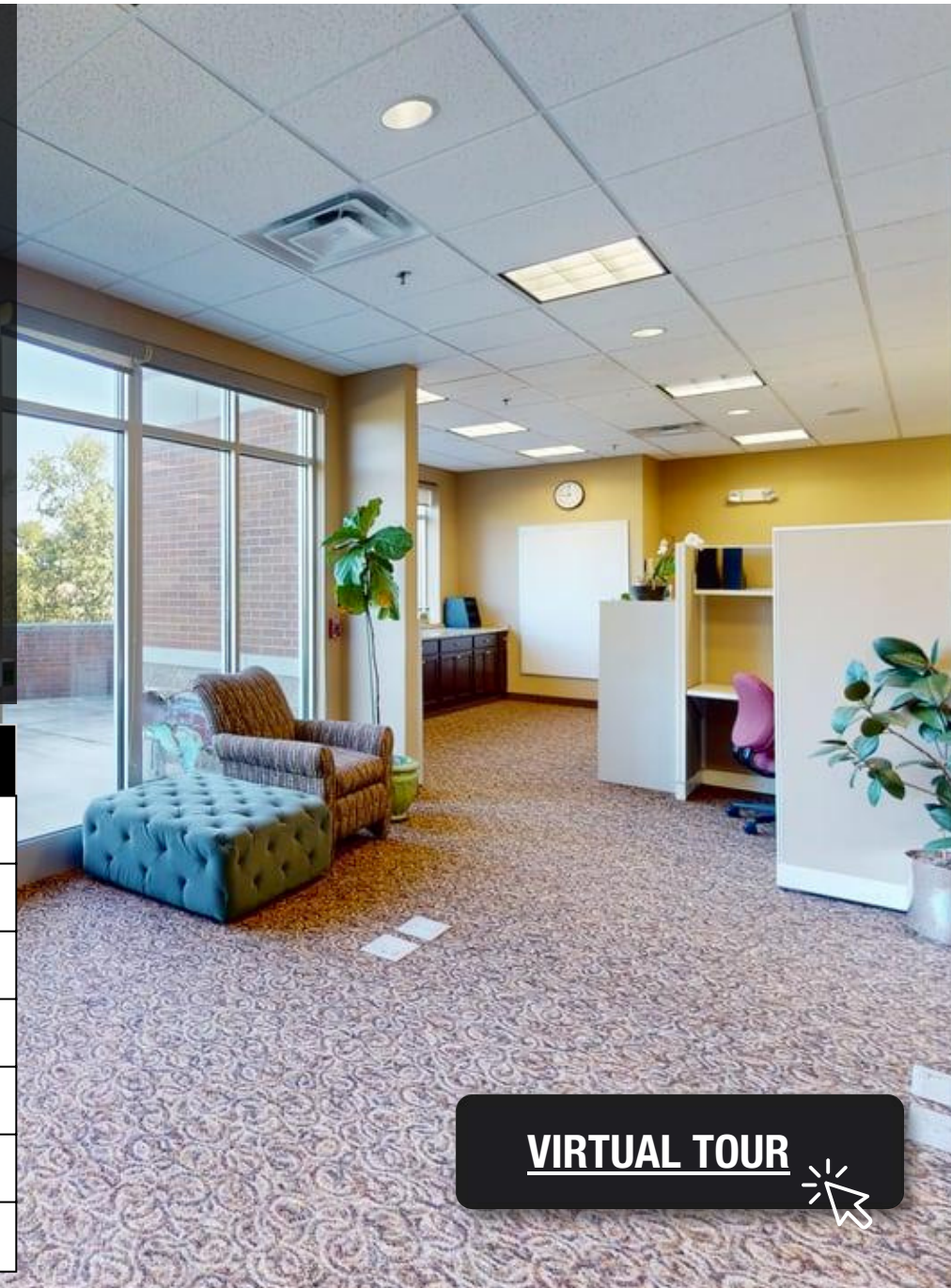
EXECUTIVE OVERVIEW

Beckham Square, located at 12500 Reed Hartman Highway in Sycamore Township, offers premier Class A office space with no earnings tax. The property features abundant parking, patio is exclusive to this suite and features lake views, and a complimentary on-site fitness center. Multiple office configurations are available to suit a variety of needs. With excellent access to I-275, Beckham Square provides an ideal location for businesses seeking a professional environment with outstanding amenities.

KEY BUILDING FEATURES

- Class A Office Space in Sycamore Township
- Multiple Office Layout Options
- Large Bullpen Area
- Multiple Conference Rooms
- Main Entry Visibility
- Private Lake Access
- Onsite Fitness Center - Free to Tenants
- NO EARNINGS TAX
- Abundant On-Site Parking

Address	12500 Reed Hartman Highway, Suite 102
Building Size	±24,216 SF (County Auditor)
Suite Size	±3,700 SF
Former Use	Financial Services
Lease Term	3+ Years
Effective Rate	\$19/SF (Rent plus CAM/OPEX)
Availability	Immediate



VIRTUAL TOUR



IDEAL USES:

This executive office suite is exceptionally well suited for a variety of professional and corporate users, including:

- **Wealth Management & Registered Investment Advisors (RIA)**
- **Family Offices & Private Investment Firms**
- **Certified Public Accounting (CPA) Firms**
- **Law Firms (Corporate, Estate Planning, Tax, Litigation, Employment, Intellectual Property)**
- **Commercial Real Estate Companies**
- **Architecture & Design Firms**
- **Engineering & Consulting Firms**
- **Insurance Agencies & Employee Benefits Firms**
- **Executive Search & Recruiting Firms**
- **Business & Management Consulting Firms**
- **Private Equity & Venture Capital Offices**
- **Commercial Lending & Financial Services**
- **Healthcare Administrative Offices**
- **Medical Billing & Revenue Cycle Management**
- **Healthcare Technology Companies**
- **Corporate Regional Headquarters**
- **More**

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FOR LEASE | 05







CINCINNATI

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28th largest city in the United States. The Greater Cincinnati region encompasses a 15-county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Proctor & Gamble, The Kroger Company, Cintas, American Financial Group, Inc., Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation's manufacturing establishments and 57% of the nation's value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions.

The accessibility combined with Cincinnati's top-ranked business climate has made it a choice location for businesses small and large.

FORTUNE 500 & 1000 HEADQUARTERED COMPANIES IN GREATER CINCINNATI



Sources: realwealthnetwork.com, www.areavibes.com, www.city-data.com,
www.enacademic.com, www.worldpopulationreview.com, redicincinnati.com

BUSINESS CLIMATE

Cincinnati, now with a total of nine Fortune 500 and 1000 companies, is one of the fastest growing cities in the Midwest.

A great business climate backed by strong tax incentives, innovative companies, strong educational systems, and having one of the lowest costs to do business has ranked Cincinnati 6th in the nation for attracting new and expanding companies.

AT A GLANCE



#1 City for Young Entrepreneurs to Start Their Journey
- bizee, 2024



#2 State for Cost of Doing Business (Ohio)
-International Trade Administration (ITA), 2023



#3 State for Business Incentive Programs
-Area Development, 2024



#4 State for Cost of Living
-CNBC, 2024



#5 Best Places to Live
-Money, 2024

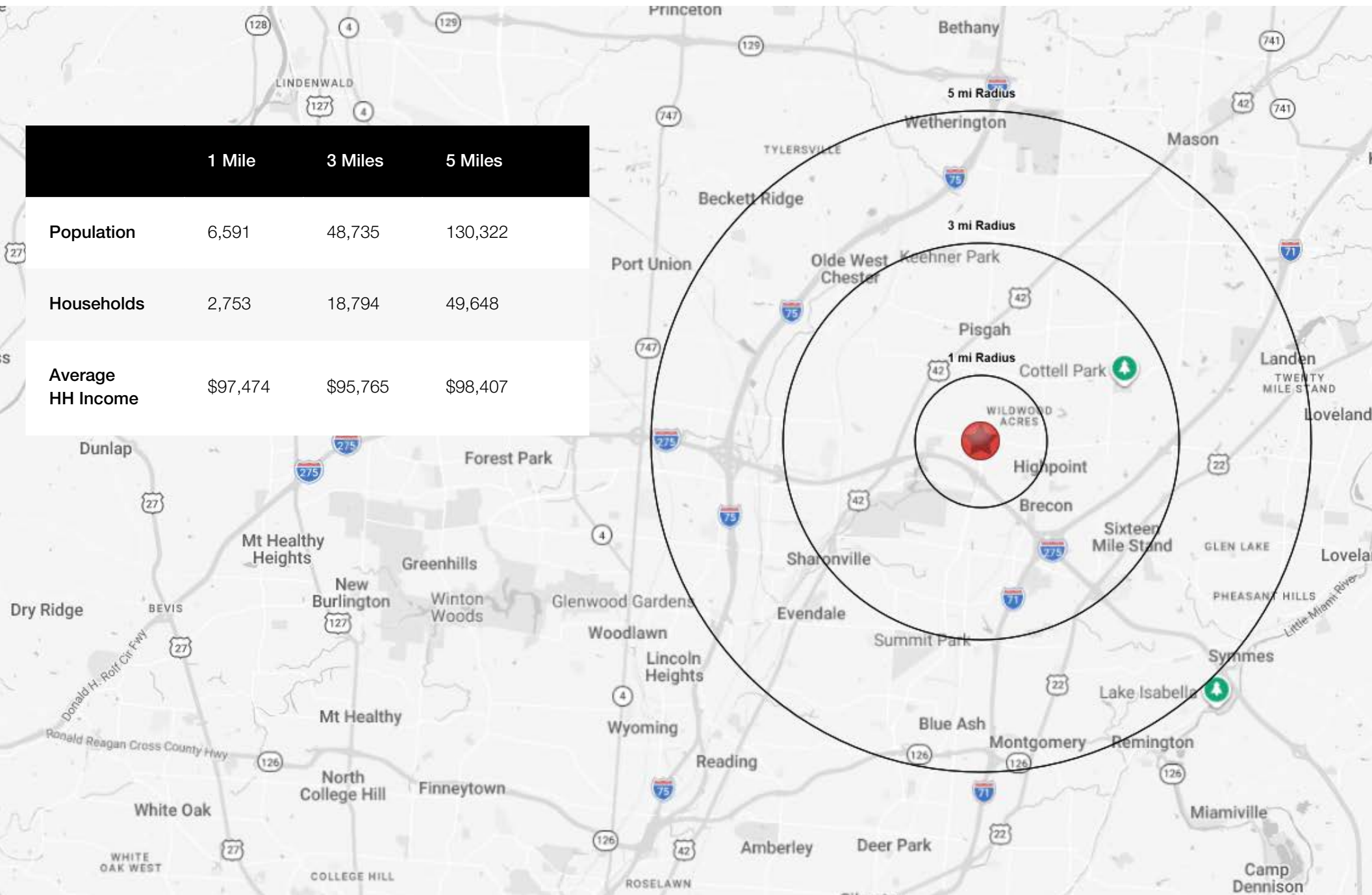


14 major universities within 100 miles of Cincinnati, Ohio have a combined undergraduate enrollment rate of over 125,000 students.

Rank	Largest Public	2024	Employee
1	Kroger Co.	\$147.12	420,000
2	Procter & Gamble	\$84.04 B	107,690
3	GE Aerospace	\$38.7 B	53,000
4	Cincinnati	\$11.34 B	5,623
5	Cintas Corp.	\$9.6 B	48,366
6	Fifth Third	\$8.48 B	18,616
7	American	\$8.32 B	8,700
8	Hillenbrand, Inc.	\$3.18 B	10,450
9	E.W. Scripps, Co.	\$2.51 B	6,038
10	Chemed Corp.	\$2.43 B	15,695

Sources: <https://www.bizjournals.com/cincinnati/subscriber-only/2025/07/04/cincinnati-21-largest-public-companies.html>, <https://redicincinnati.com/data-resources/awards-and-accolades/>, <https://www.bizjournals.com/cincinnati/subscriber-only/2025/10/03/here-are-the-16-biggest-colleges-and-universities-in-the.htm>

	1 Mile	3 Miles	5 Miles
Population	6,591	48,735	130,322
Households	2,753	18,794	49,648
Average HH Income	\$97,474	\$95,765	\$98,407



THANK YOU

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STAY CONNECTED

