



# The Zussman Building 311 Elm Street

Office Space for Lease

RECENTLY RENOVATED LOBBY

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## PROPERTY HIGHLIGHTS

- Located at the front door to downtown (CBD) with outstanding riverfront panoramic views and easy highway access. Base rental rates start at \$8.75/rsf nnn.
- Highly visible and accessible office building at the corner of 3rd and Elm Street.
- Walking distance to restaurants, Fountain Square, hotels, apartments, The Banks, Paycor Stadium, Icon Music Center, and Great American Ball Park.
- 7 story, 90,126 sf office building.
- Floorplates of approximately 11,163 +/- sf.
- Newly renovated lobby and common area.
- 864 - 22,326 SF +/- available for lease. Spaces include creative design and traditional office suites.
- Great opportunity for corporate headquarter use. Can accommodate up to 22,163 SF +/- that would include highly visible building signage for a multi-floor user.



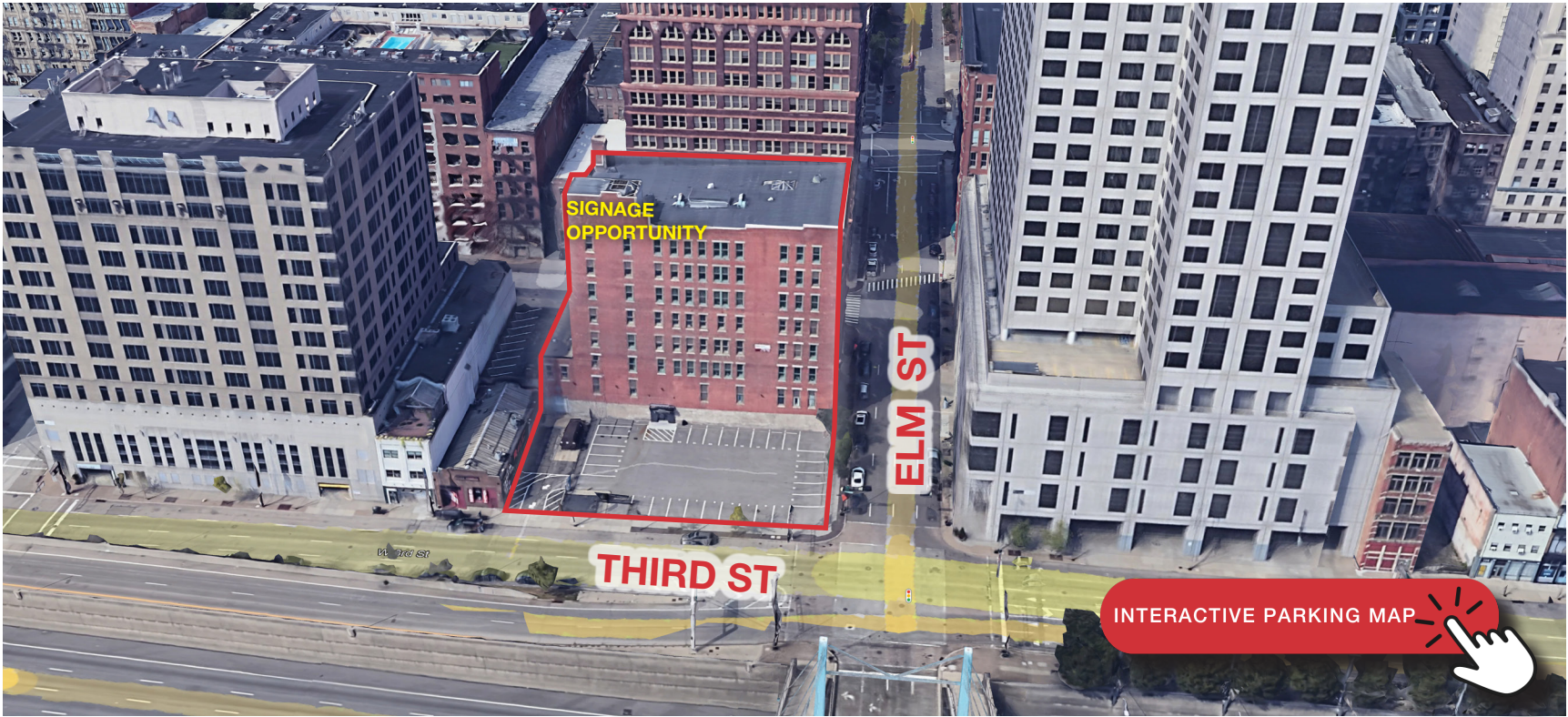
## PROPERTY INFORMATION

Building Name	The Zussman Building
Street Address	311 Elm Street, Cincinnati, OH 45202
County	Hamilton
Property Type	Office
Zoning	DD, Cincinnati
APN	145-00001-0191

## Building Information

Building Class	B
Number of Floors	7
Average Floor Size	11,163 SF
Year Built	1890

**Lease Rate** **\$8.75/rsf annually NNN**



# Executive Summary

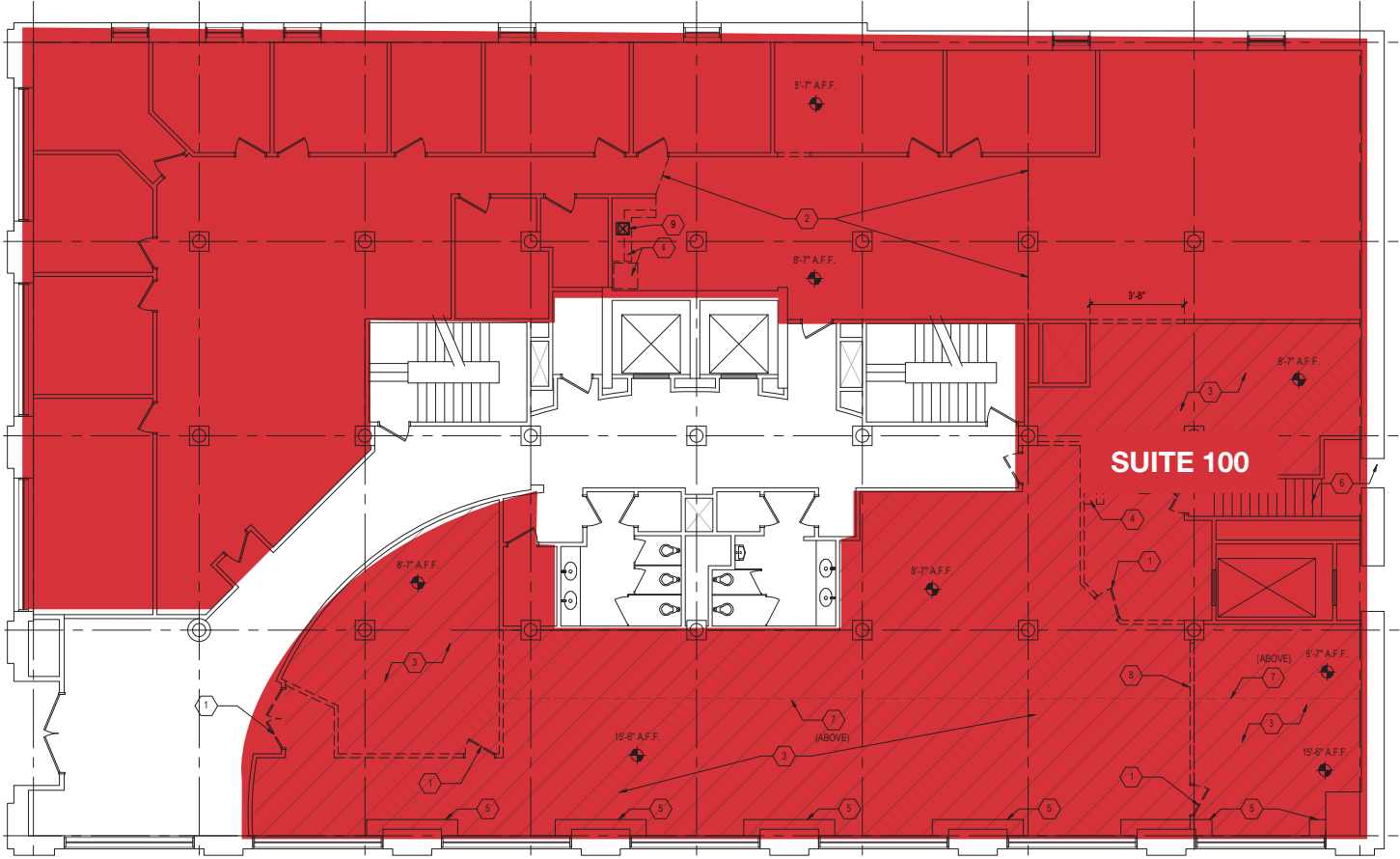
RECENTLY RENOVATED LOBBY



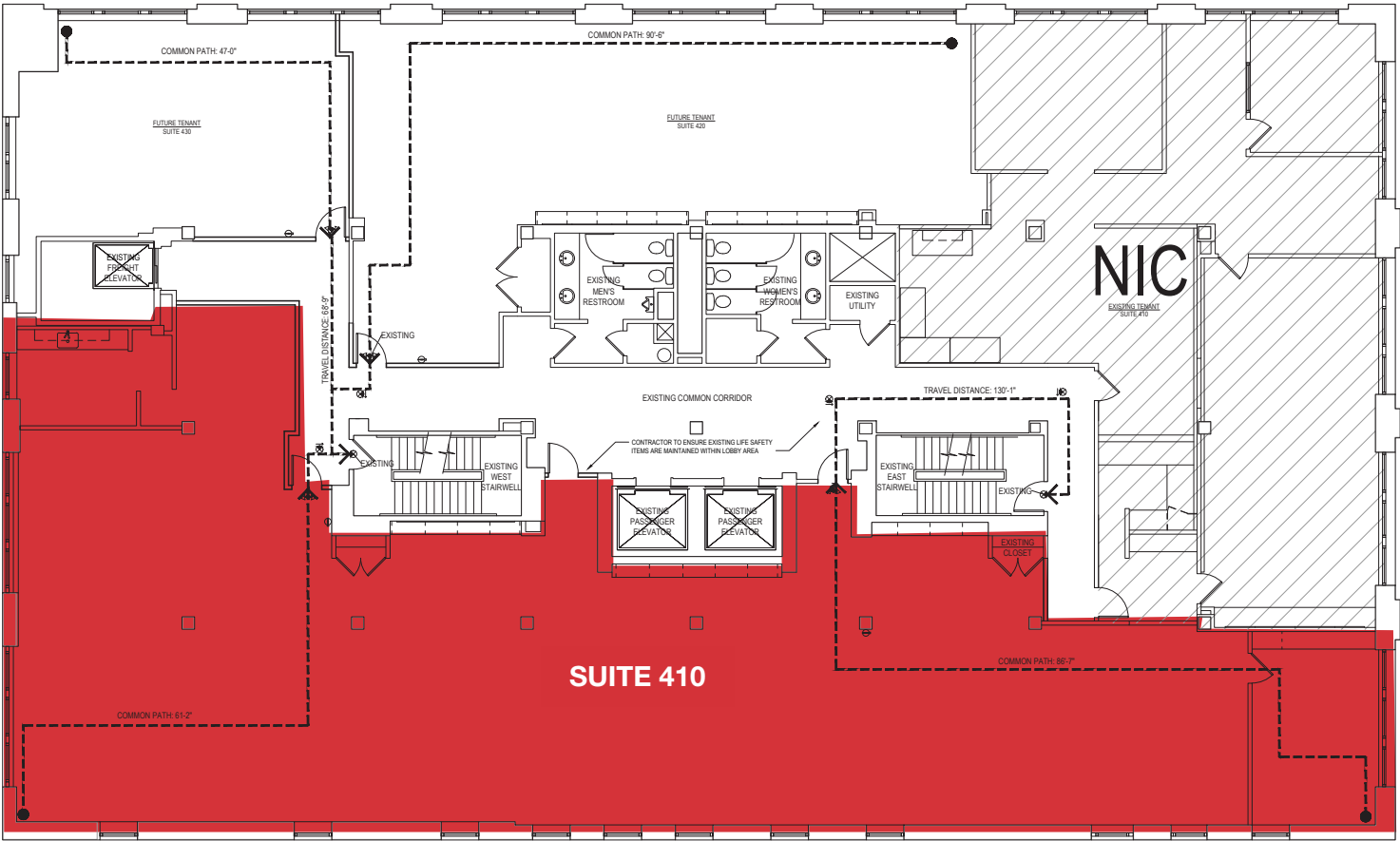
## TURNKEY CREATIVE SPACE FLOOR 1

**SUITE AVAILABLE**

100      9,592 RSF



OFFICE SUITE  
FLOOR 4

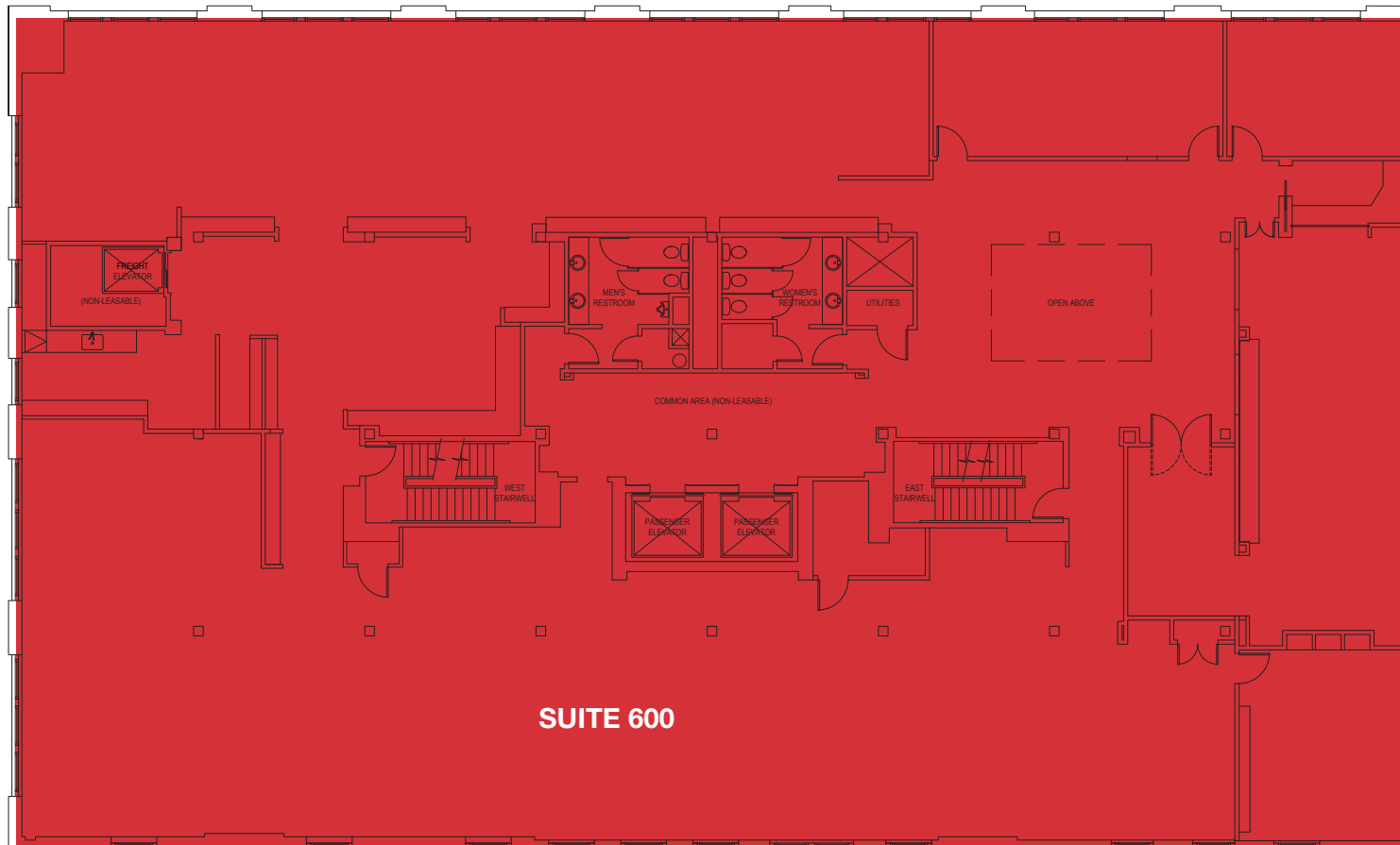


**SUITE AVAILABLE**

410 7,605 RSF\*

\*DIVISIBLE

## FULL FLOOR FLOOR 6

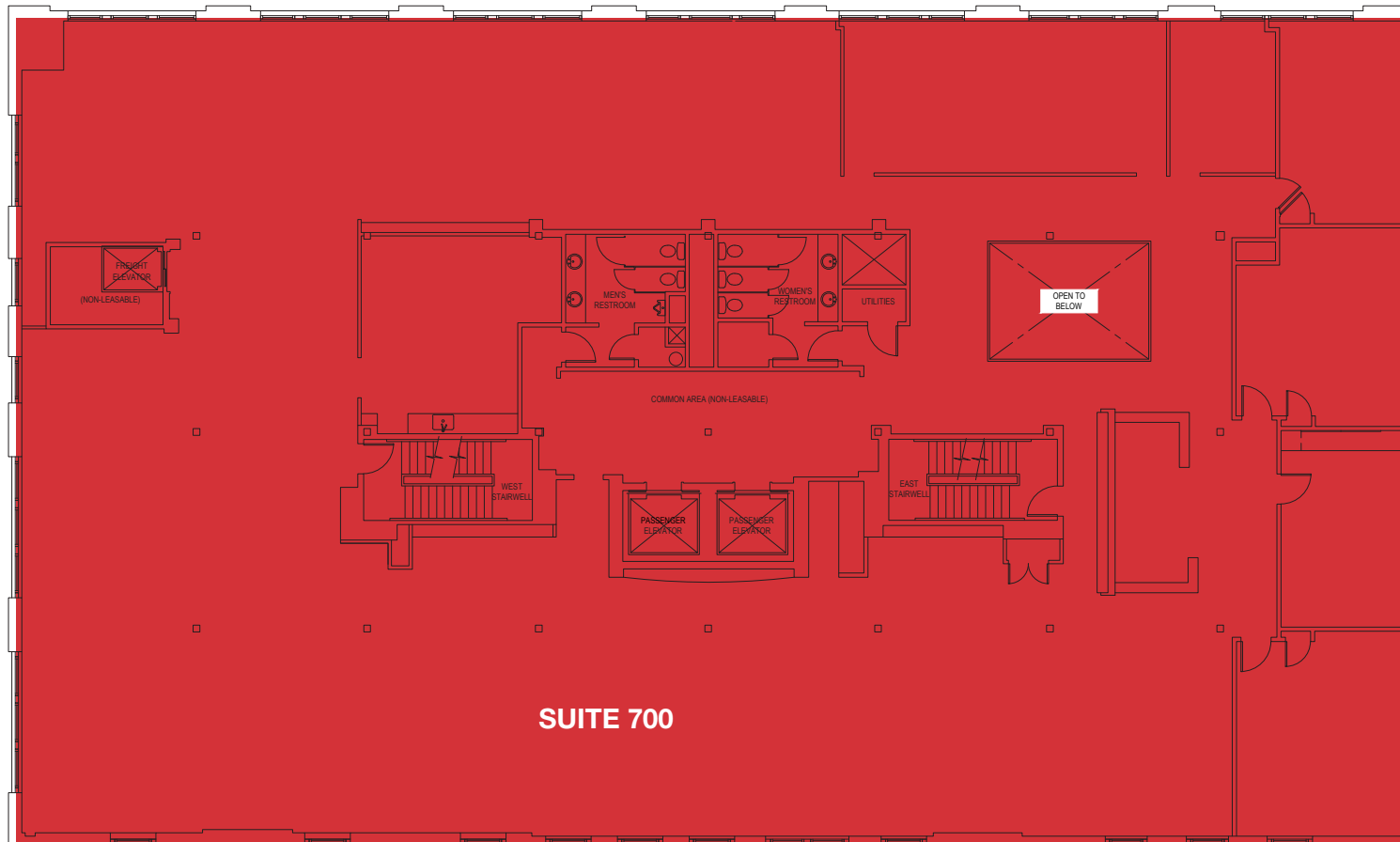


**SUITE AVAILABLE**

600 11,163 RSF



## FULL FLOOR FLOOR 7



**SUITE AVAILABLE**

700 11,163 RSF



## DEMOGRAPHICS

### Distance From Property

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
<b>2023 Estimate</b>	17,341	142,155	306,687
<b>2028 Projected</b>	19,772	151,201	314,925
<b>Households</b>			
<b>2023 Estimate</b>	10,839	66,940	136,716
<b>2028 Projected</b>	12,365	70,993	139,154
<b>Average Household Income</b>			
<b>2023 Estimate</b>	\$103,935	\$84,086	\$95,640
<b>Daytime Demographics</b>			
<b>2023 Estimate Total Employees</b>	60,246	126,547	179,421

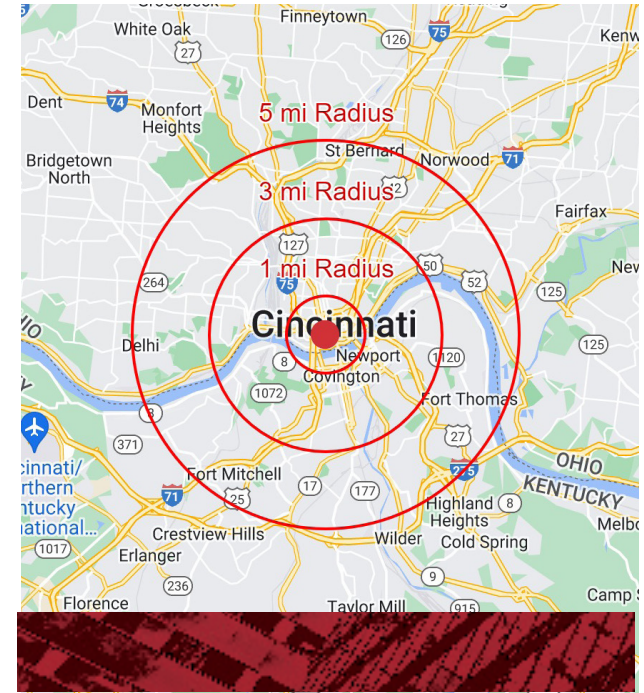
Source: Sites USA

## CINCINNATI, OH

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 30th largest city in the United States. Almost 60% of the U.S. Population lives within 500 miles of the Cincinnati Metro area. The Greater Cincinnati region encompasses a 15 county area, where Ohio, Kentucky, and Indiana meet. The City of Cincinnati includes 52 diverse neighborhoods, each unique with their own history. Cincinnati has a low cost of doing business and living. With the national average at 100, Cincinnati has a cost of living rating of 85.

Cincinnati is home to seven Fortune 500 companies and is a well-connected city with strengths in manufacturing, financial services, and healthcare. Major corporations with headquarters in Cincinnati include: Procter & Gamble, Kroger, Amazon, American Financial Group, Cintas TQL, Fifth Third Bank, and Alfafiber. Cincinnati is centrally located, which makes it easily accessible by land, water, or air, which proves advantageous for companies as well as their customers. The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

\*Sources: <https://www.cincinnati-oh.gov/cityofcincinnati/>; <https://en.wikipedia.org/wiki/Cincinnati>



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Principals with ownership are licensed to practice real estate in Ohio.

