

302



302 WEST THIRD

—
See Yourself Here

Undeniable Possibilities



Situated at the corner of Plum and West Third Streets in Cincinnati's Riverfront corridor, 302 West Third is a nine-story, 177K SF creative office building with a total of 87K RSF available. Offering the rare opportunity to grow across 67K contiguous RSF or to choose a floor and office amongst fellow creative companies – the choice is yours. The former site of Crown Overall Manufacturing Co. with distinctive architecture dating back to 1915 – discover what it's like to office at a prominent location with unobstructed Riverfront views and strong walkability. Located adjacent to Paul Brown Stadium with exceptional highway and interstate access to Cincinnati suburbs and Northern Kentucky, 302 West Third offers wide open floor plates and undeniable possibilities.

An authentically creative atmosphere with nearly \$2 MM invested in building upgrades, the user experience and modernized common areas are first class at 302 West Third. An urban environment surrounded by extensive affordable parking and proximity to increasingly numerous residential and dining options –

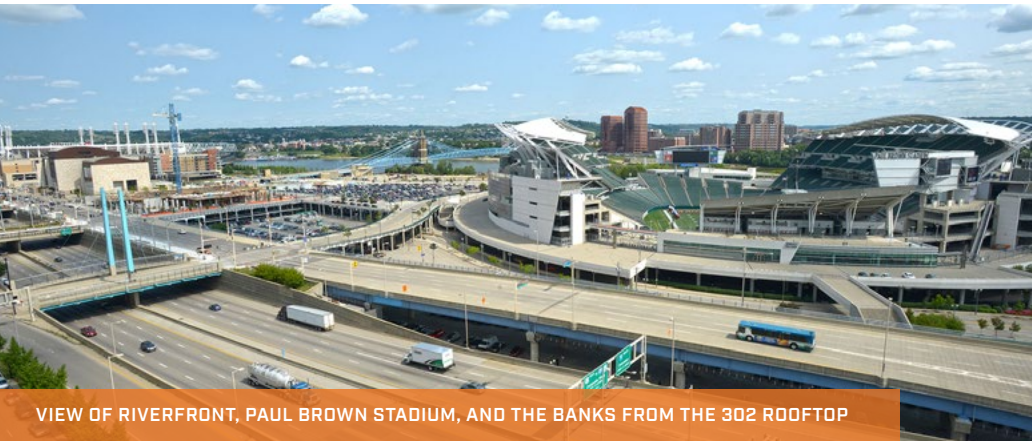
302 offers a unique opportunity for employers to attract and retain talent, while managing occupancy cost efficiently.



Space to Claim

With a total of 87KRSF available, take advantage of the unique opportunity to control 67,735 contiguous RSF or choose your floor and office amongst fellow creative companies.

Customize your layout and reach growth goals in a space you can truly make your own.



VIEW OF RIVERFRONT, PAUL BROWN STADIUM, AND THE BANKS FROM THE 302 ROOFTOP

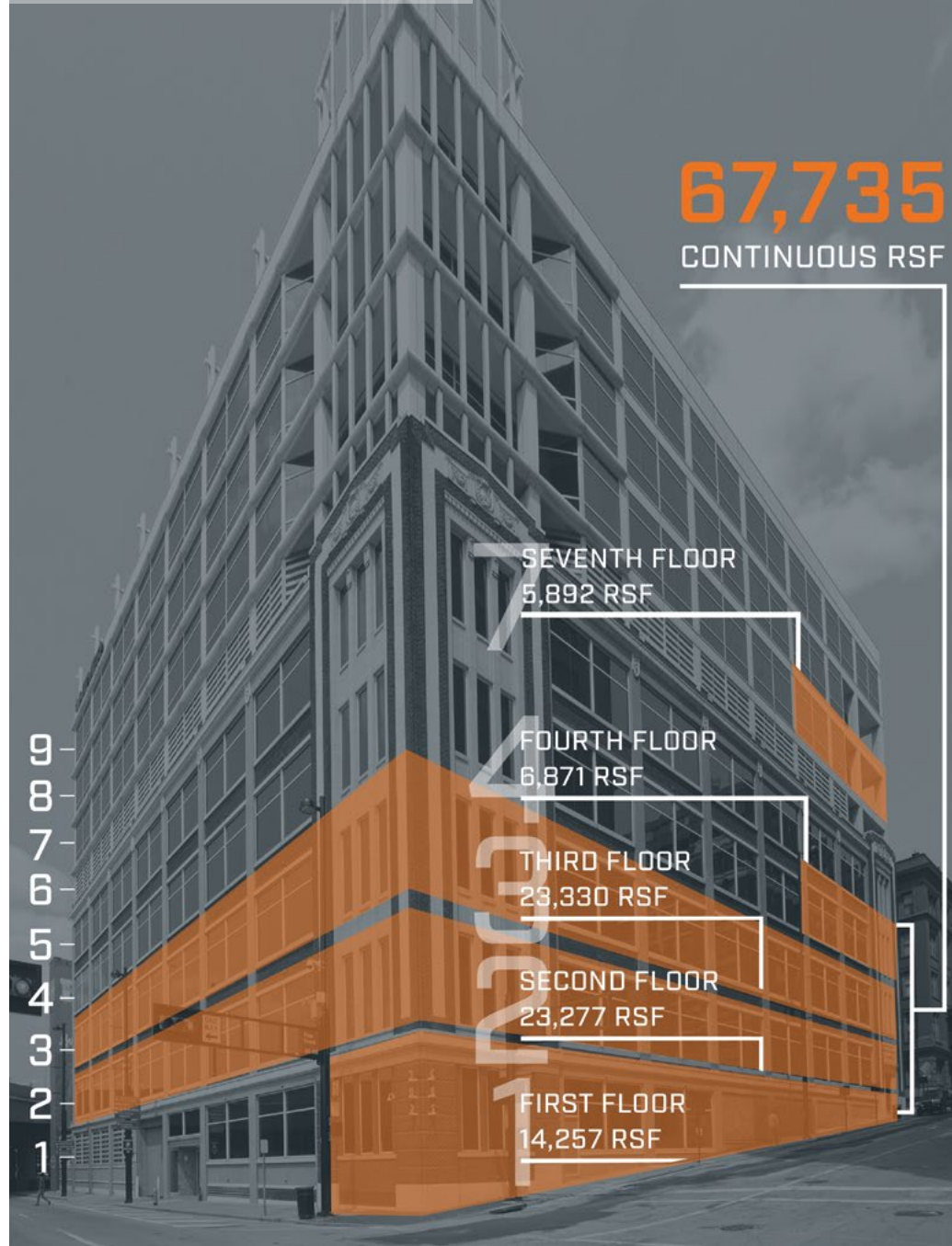


VIEW INTO ELEVATOR LOBBY

OPPORTUNITIES TOTALING
73,627 RSF



67,735
CONTINUOUS RSF



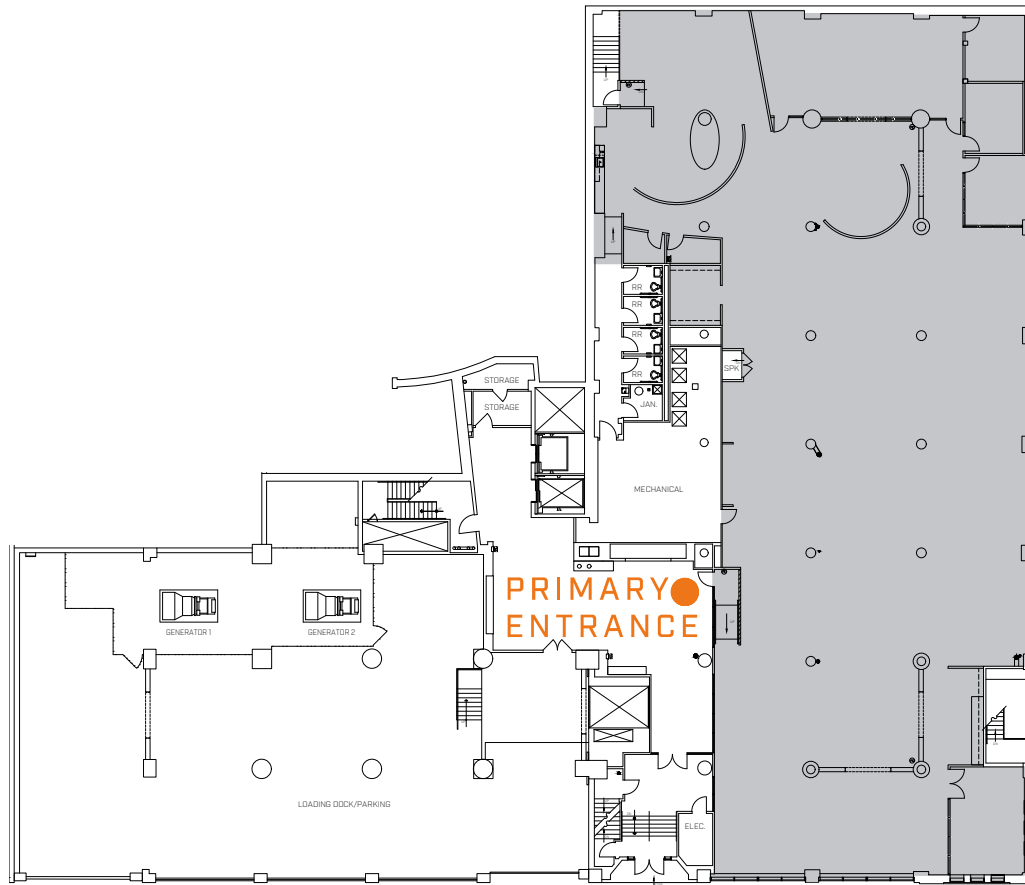
SPACE LAYOUTS

1

FIRST FLOOR
14,257 RSF



302 WEST THIRD



PLUM STREET

[TENANT ENTRANCE]

WEST THIRD STREET



NOTE: DRAWING NOT TO SCALE

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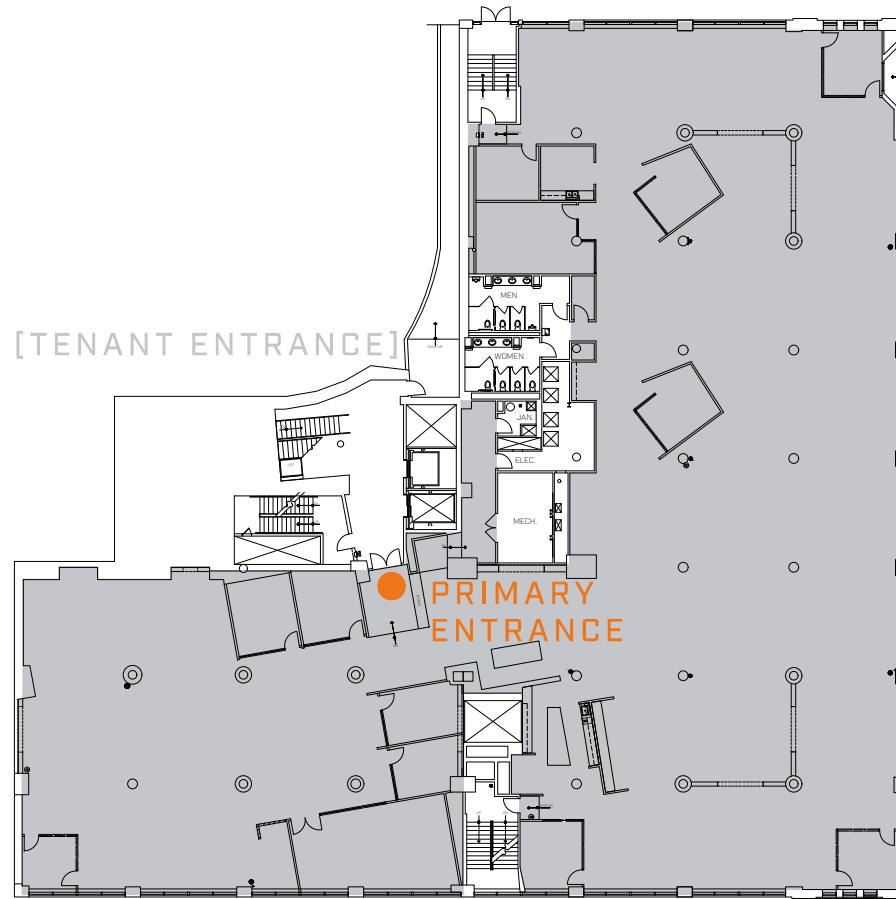
SPACE LAYOUTS

2

SECOND FLOOR
23,277 RSF



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PLUM STREET

WEST THIRD STREET



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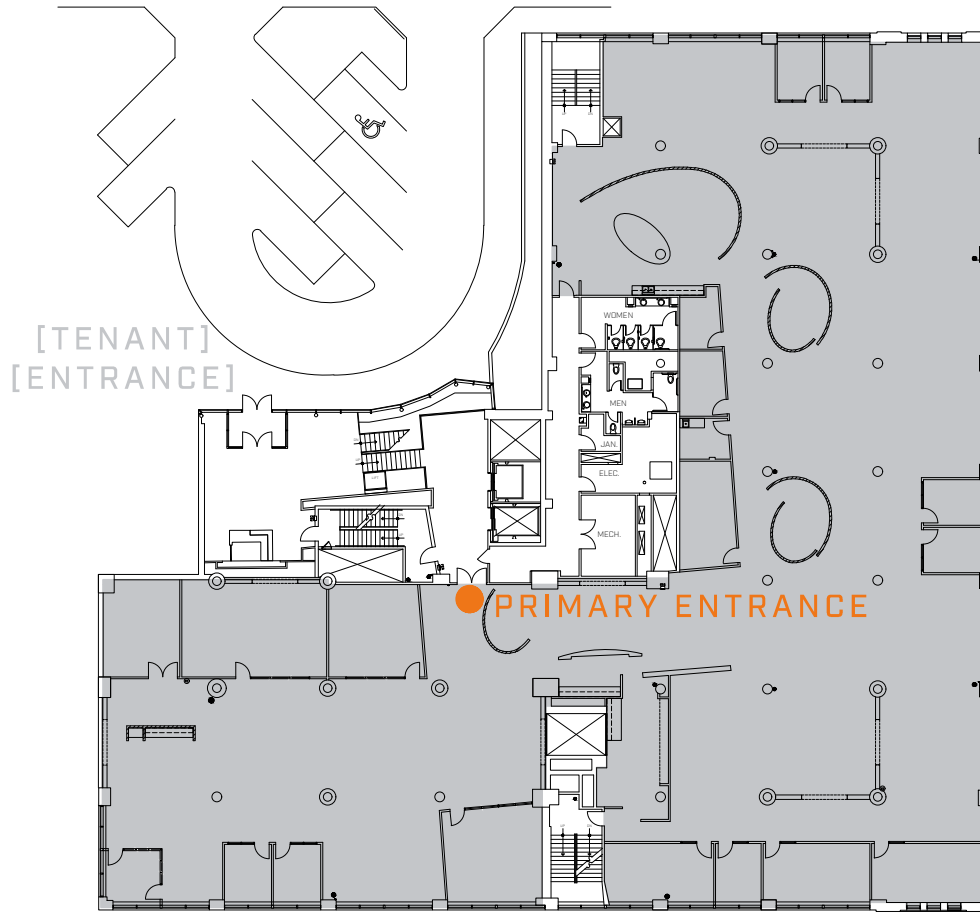
SPACE LAYOUTS

3

THIRD FLOOR
23,330 RSF



302 WEST THIRD



WEST THIRD STREET

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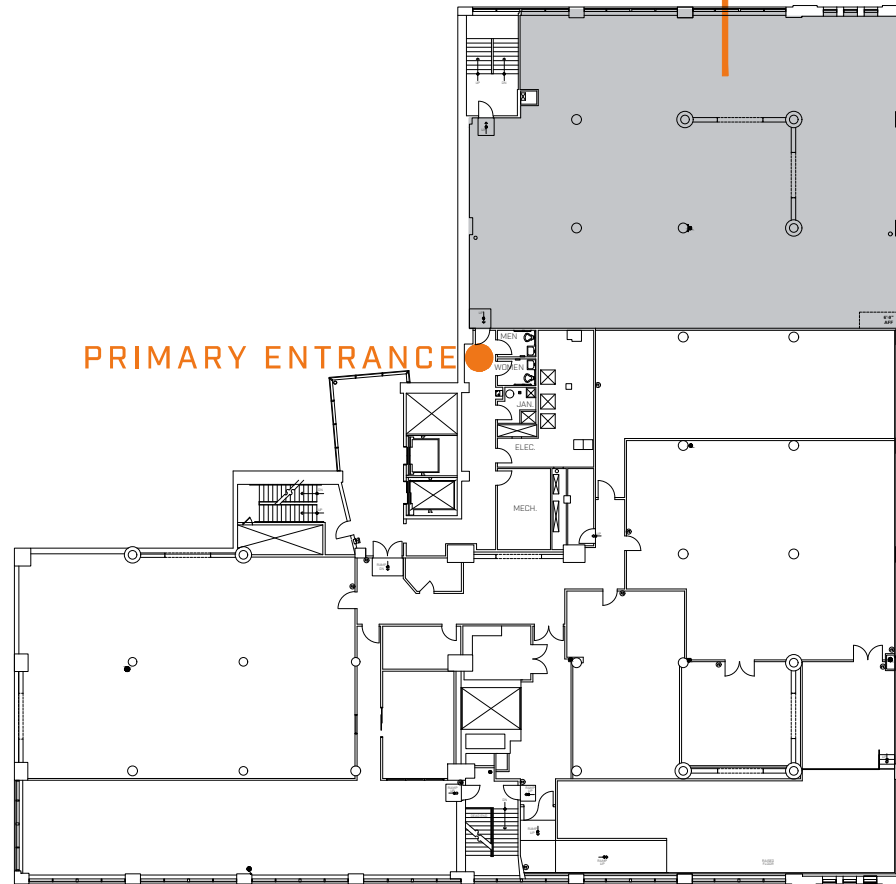
SPACE LAYOUTS

4

FOURTH FLOOR
6,871 RSF



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PLUM STREET

WEST THIRD STREET



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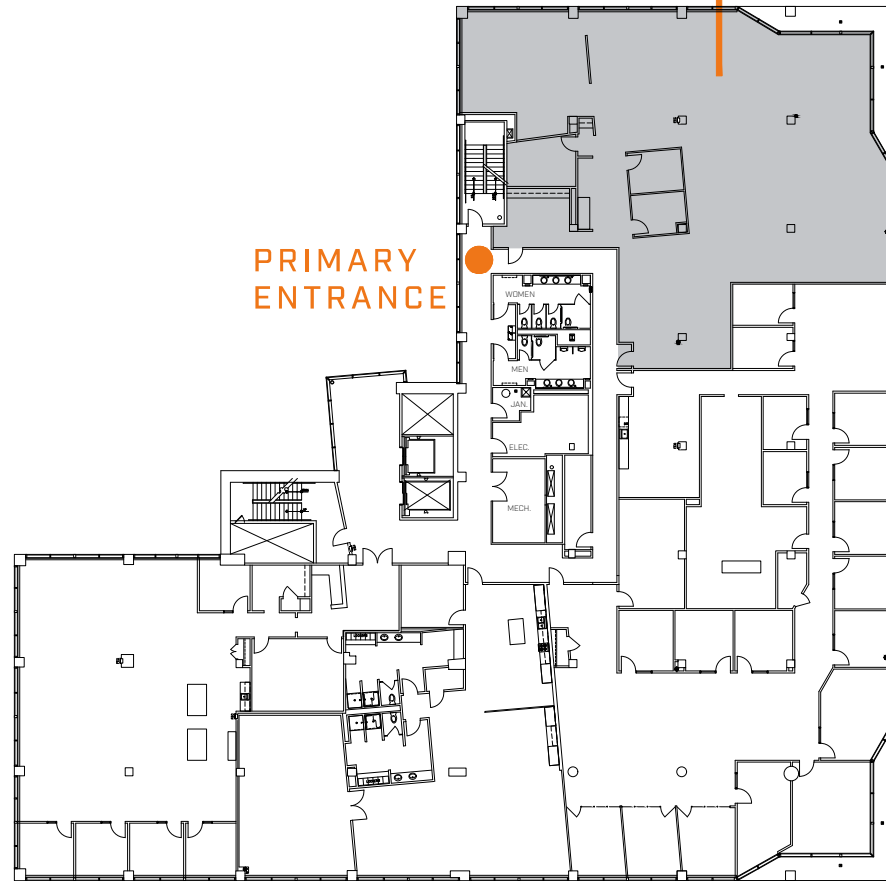
SPACE LAYOUTS

7

SEVENTH FLOOR
5,892 RSF



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PLUM STREET

WEST THIRD STREET



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Seamless Wayfinding, Enhanced Sense of Arrival



Improved Drive-Up Experience

New Exterior Signage and Wayfinding

Front Plaza Renovation

Elevated Interior Signage



VIEW FROM EXTERIOR PLAZA



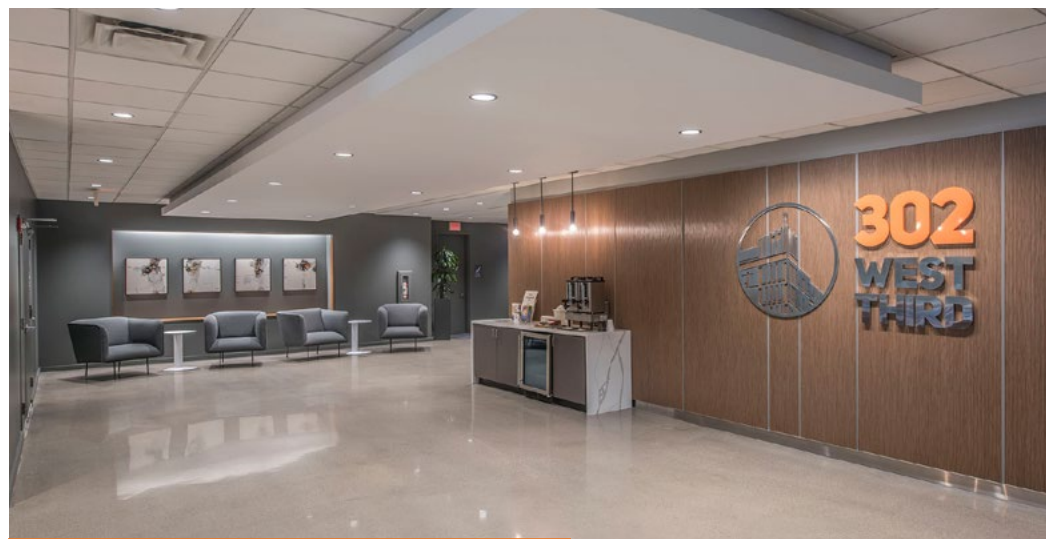
MAIN MONUMENT SIGNAGE OPPORTUNITIES AVAILABLE

Reimagined Entry For Tenants and Visitors

- McFarland Commuter Lobby Renovation
- Third Street Visitor Lobby Renovation
- Elevator Lobby and Common Corridor Updates



VIEW INTO MCFARLAND LOBBY



COMPLIMENTARY LOCAL CRAFT COFFEE ON ROTATION

Revitalized Space, Heightened Connection



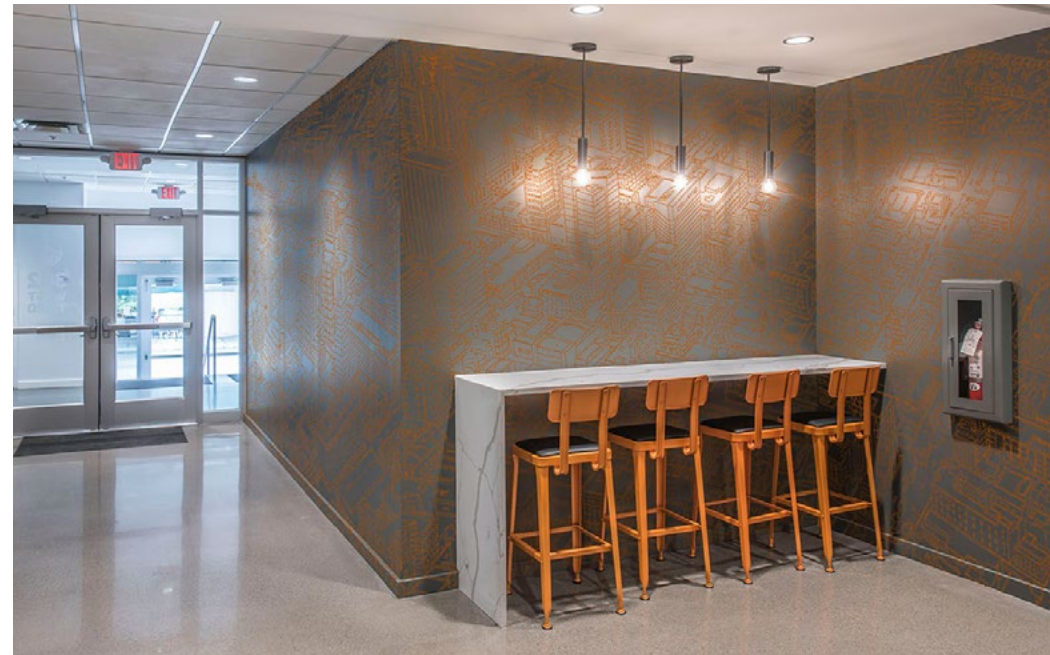
Communal Conference Room

Collaborative Break-Out Areas

Fiber Optic Telecommunications



VIEW INTO 8TH FLOOR CONFERENCE ROOM



VIEW INTO THIRD STREET LOBBY

Sample Space Builds

FEATURES

- 14-Foot Exposed Ceilings and Ductwork
- Large Windows
- Efficient Floor Plates



Prominent Area, Exceptional Accessibility



Immediate Access to I-71 and I-75

Ample Parking and Public Transit Options In Walking Distance

Less Than 5 Miles From Several Nearby Ohio/Kentucky Neighborhoods

Drive Times

Over the Rhine	0.5 miles
Covington / Newport, KY	1.5 miles
Mt. Adams	1.8 miles
Corryville	3.5 miles
Fairmount	4.0 miles
Avondale	4.9 miles
Ft. Thomas, KY	5.4 miles
Hyde Park	5.5 miles
Cincinnati Municipal Lunken Airport	7.3 miles
Crestview Hills	9.2 miles
Cincinnati/Northern Kentucky Airport	12.5 miles



IMMEDIATE ACCESS TO I-71 AND I-75, SHUTTLE AND PARKING NEARBY

Urban Environment, Numerous Parking Options



Numerous Low-Cost Parking Options Within Walking Distance

Shuttle Drop Off Available

TRANSPORTATION SITE KEY

Shuttle Route


Street Car Route

Surface Parking Lot

Parking Garage

NAME	PHYSICAL ADDRESS	CAPACITY*	RATE*	COMPANY	PHONE NO.
Mabley Place	42 West Fourth Street	775	\$185	SP+ Parking	513.357.4460
312 Elm Street	312 Elm Street	1,000	\$145	Parkway Corporation	513.369.0880
Whex Garage	212 West Fourth Street	753	\$145	SP+ Parking	513.357.4460
309 Vine Street Garage (#759)	18 West 3rd Street	350	\$190	Allpro Parking	513.621.0799
321 Race Street Garage	321 Race Street	380	\$135	SP+ Parking	513.518.8911
Fountain Place	505 Race Street	169	\$205	SP+ Parking	513.357.4460
Paul Brown Stadium	Paul Brown Stadium	238	\$110	SP+ Parking	513.946.8102
Fourth and Race	Under Development	TBD	TBD	TBD	TBD
Johns Street Lot (#775)	325 Johns Street	208	\$40	Allpro Parking	513.621.0799
West Central/McFarland	300 Central Avenue	71	\$85	Allpro Parking	513.621.0799
Longworth Hall	700 West Pete Rose Way	1,000	\$30	Longworth Hall	513.721.6000
Fifth Street Parking	221 West 5th Street	260	\$150	Allpro Parking	513.621.0799
Lot 1	251 Central Ave	1,143	\$60	City of Cincinnati	513.564.9700
Lot A	Third & Plum Street	237	\$90	SP+ Parking	513.946.8102
Lot B	Pete Rose Way	364	\$100	SP+ Parking	513.946.8102
Lot D	Btwn Suspension Bridge & PBS	655	\$90	SP+ Parking	513.946.8102
Lot E	Mehring Way at PBS	391	\$50	SP+ Parking	513.946.8102

*Call for availability and most up to date rates



This package was prepared exclusively on behalf of 302 West Third Street ["302"]. Its contents are considered proprietary and should not be shared by anyone outside of the intended recipients' organization without direct permission of its original authors – HighBrook Investors and Cushman & Wakefield.

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