

# ATLAS BUILDING

**530 WALNUT STREET**  
CLASS A OFFICE FOR LEASE



**CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS

- 67,500 SF, 10-story renovated Class A office building in the heart of CBD
- 6,106 SF floorplates with demising options
- Creative and cozy lobby featuring local coffee roaster, Urbana Café
- Various lounge and meeting areas
- Neighboring Fountain Square, the Contemporary Arts Center, Aronoff Center for the Arts, 6th Street Entertainment District and the US Courthouse
- Located on the Cincinnati Streetcar Route and surrounded by a variety of amenities
- Skywalk signage available on the 2nd floor
- Asking ~\$21.95 /SF FSG - no pass throughs of operating expenses



CAFÉ



SKYWALK ACCESS

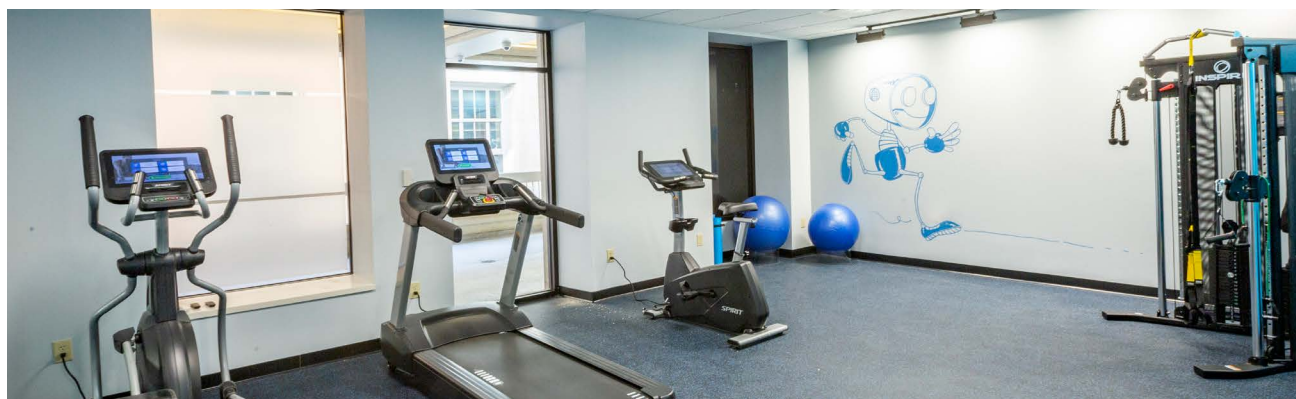
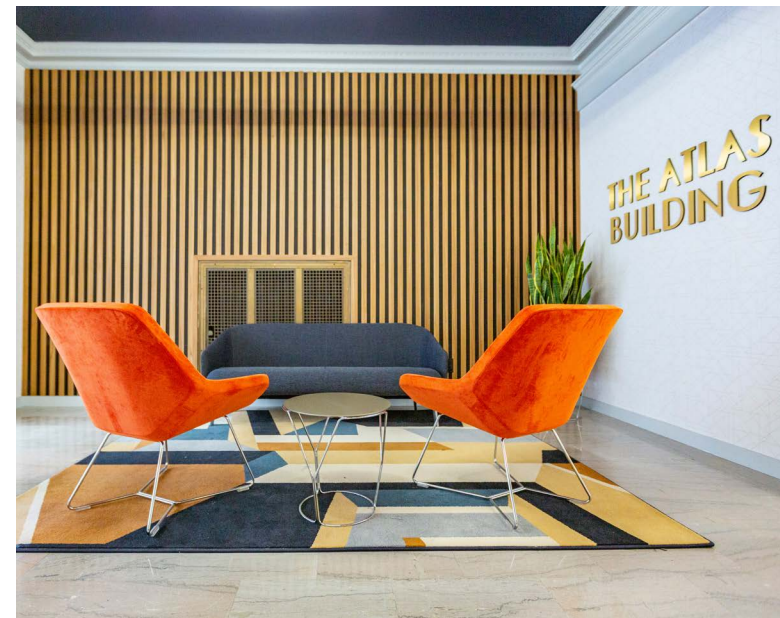
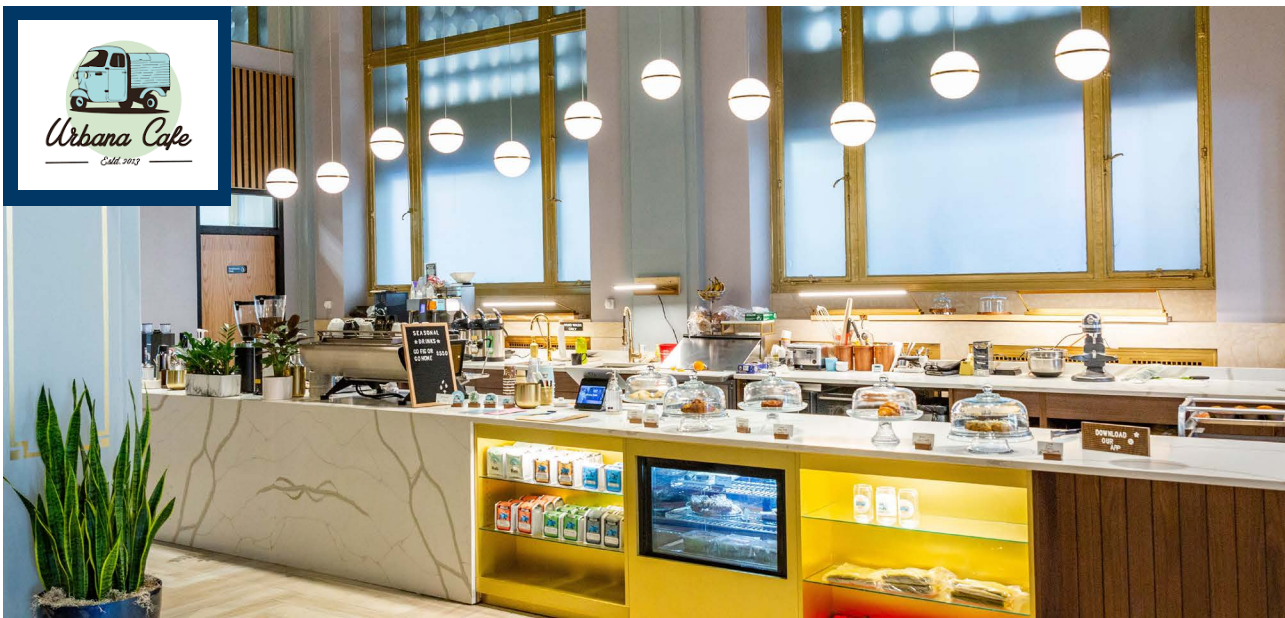


FITNESS CENTER



CONFERENCE ROOMS





# ATLAS BUILDING



# 5TH FLOOR OPPORTUNITY!



FULL FLOOR  
SUBLEASE



ELEVATOR  
ACCESS



**REDUCED RATE!**  
\$16.95 /SF FSG



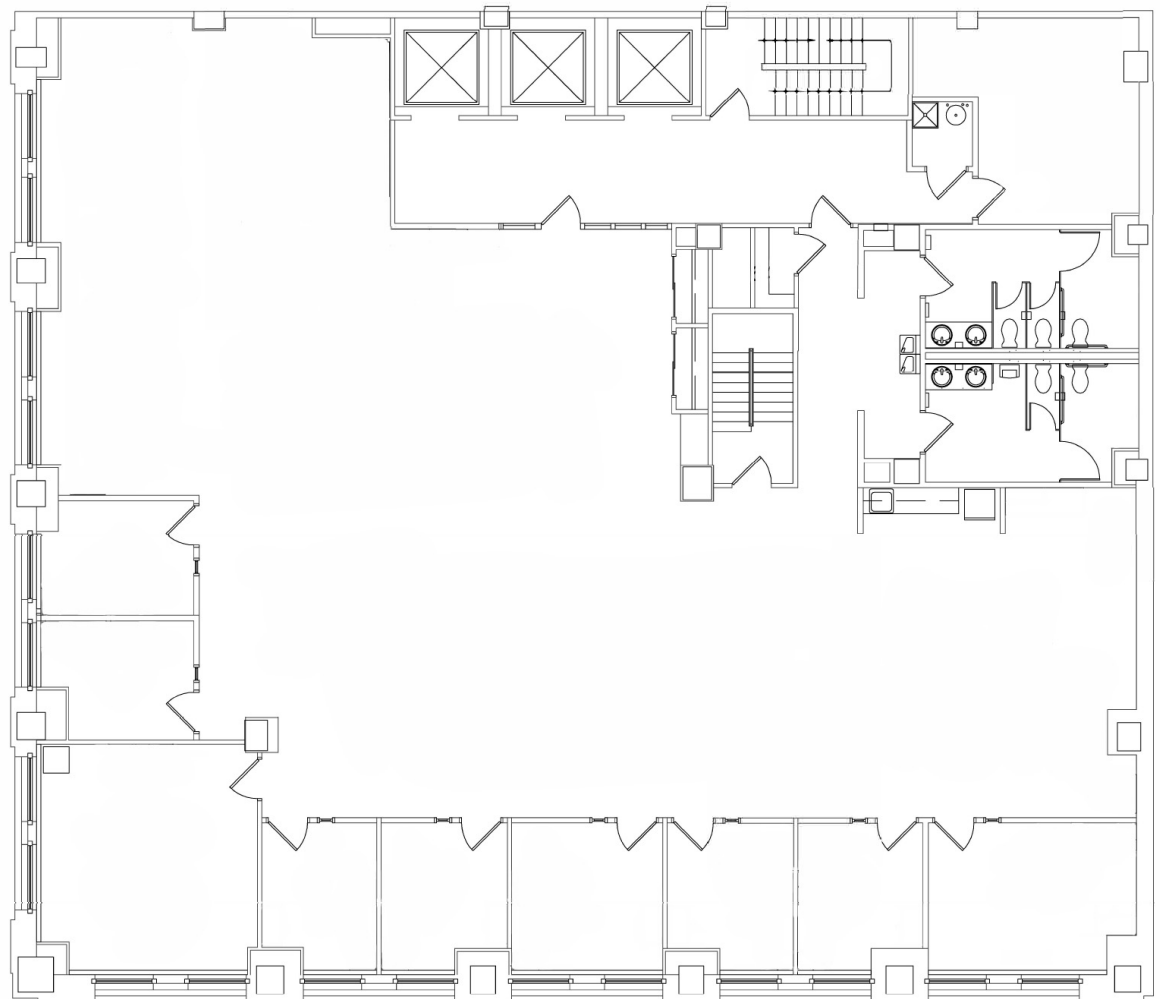
FURNITURE  
INCLUDED



CBD  
VIEWS



RECENT  
RENOVATIONS

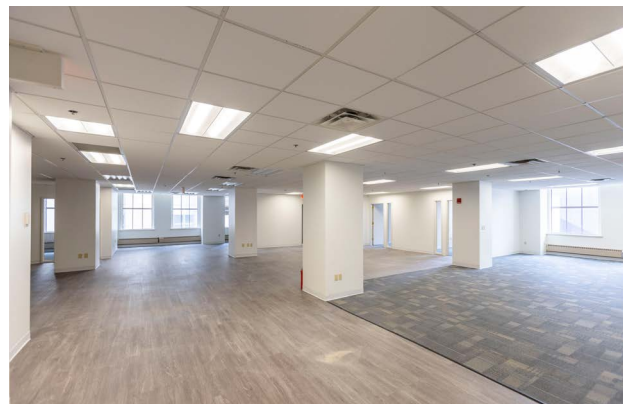
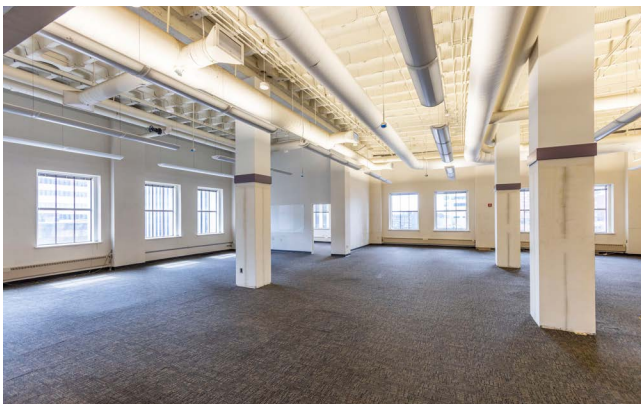
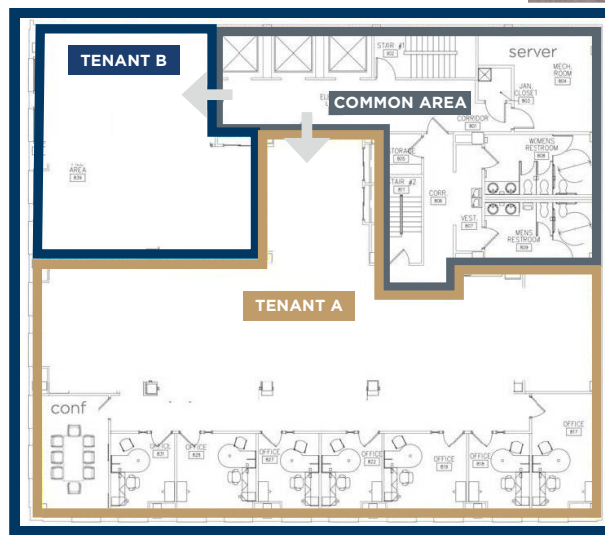


# AVAILABILITIES

## 51,048 Total SF Available

FLOOR	SF AVAILABLE	CLICK TO VIEW SPACE
Mezzanine	2,200	<a href="#">View Floorplan</a>
Floor 2	Fully Leased	<a href="#">View Floorplan</a>
Floor 3	6,106	<a href="#">View Floorplan</a>
Floor 4	6,106	<a href="#">View Floorplan</a>
Floor 5	6,106	<a href="#">View Floorplan</a> <a href="#">View Updates!</a>
Floor 6	6,106	<a href="#">View Floorplan</a>
Floor 7	6,106	<a href="#">View Floorplan</a>
Floor 8	6,106	<a href="#">View Floorplan</a>
Floor 9	6,106	<a href="#">View Floorplan</a>
Floor 10	6,106	<a href="#">View Floorplan</a>

### DEMISED OPTION



# CENTRAL LOCATION WITH QUICK ACCESSIBILITY TO OHIO & KENTUCKY VIA I-71, I-471 & I-75

15

RESTAURANTS OFF  
THE SKYWALK

39

RESTAURANTS  
WITHIN 3 BLOCKS

97%

DOWNTOWN  
WALK SCORE



NEWPORT ON  
THE LEVEE

# SURROUNDING AMENITIES

## ● RESTAURANTS

1. French Crust Bistro
2. Eli's BBQ Findlay
3. Goose & Elder
4. Taft's Ale House
5. B&A Street Kitchen
6. Pepp & Dolores
7. Sacred Beast
8. Madtree Alcove
9. Losanti
10. Salazar
11. The Eagle
12. Abigail Street
13. Five on Vine
14. Bakersfield
15. Jack Brown's
16. LouVino
17. Lucius Q
18. Copper & Flame
19. Revel OTR Winery
20. Hard Rock Cafe
21. Council Oak Steaks
22. Bebo's Artisan Burgers
23. Butcher and Barrel
24. First Watch
25. Crown Republic
26. Rosie's Italian
27. Spoon & Cellar
28. Nicholson's Fine Food
29. Metropole
30. Nada
31. Boca
32. Sotto
33. Maplewood Kitchen
34. BRU Burger Bar
35. Prime Cincinnati
36. Silver Ladle
37. Mita's by Jose Salazar
38. Jeff Ruby's
39. Morton's The Steakhouse
40. McCormick & Schmick's
41. Sleepy Bee Cafe
42. D Burnham's
43. Wild Eggs

44. Subito
45. Montgomery Inn
46. The Blind Pig
47. E+O Kitchen
48. Taste of Belgium
49. Ruth's Chris Steakhouse
50. Tin Roof
51. Filson Kitchen
52. Jefferson Social
53. Yard House
54. Morelein Lager House

## ● FAST CASUAL

1. Poke Hut
2. Graeter's Ice Cream
3. Fuel
4. Izzy's Sandwich Shop
5. Deme Kitchen
6. Penn Station
7. Mazunte Centro
8. Chipotle
9. Green District Salads
10. Urbana Cafe
11. Mr. Sushi
12. Starbucks
13. Wahlburgers
14. Skyline Chili
15. Kidd Coffee Co
16. Lola's Coffee Bar
17. Condado Tacos

## ● RX & MARKETS

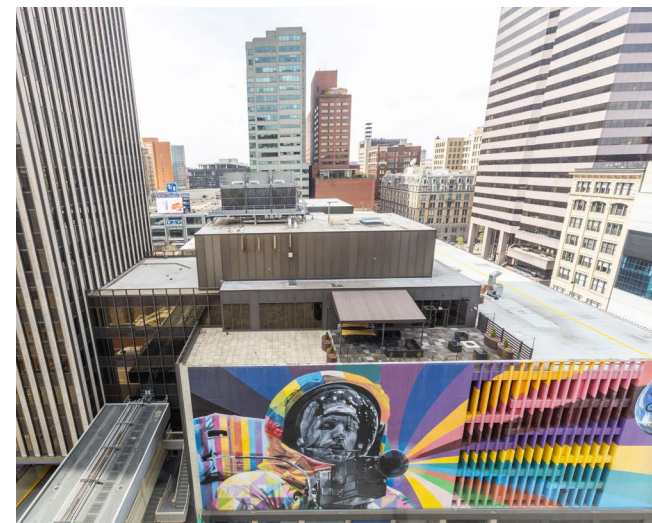
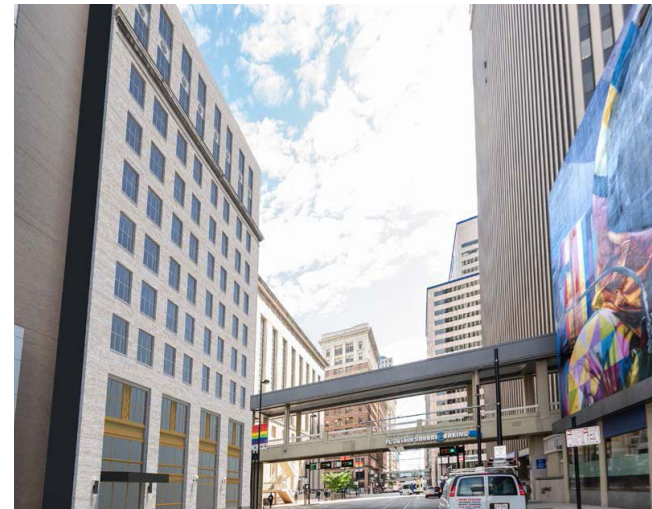
1. Findlay Market
2. Homage
3. Pet Wants Cincy
4. Warby Parker
5. Kroger
6. CVS
7. Walgreens

## ● ENTERTAINMENT

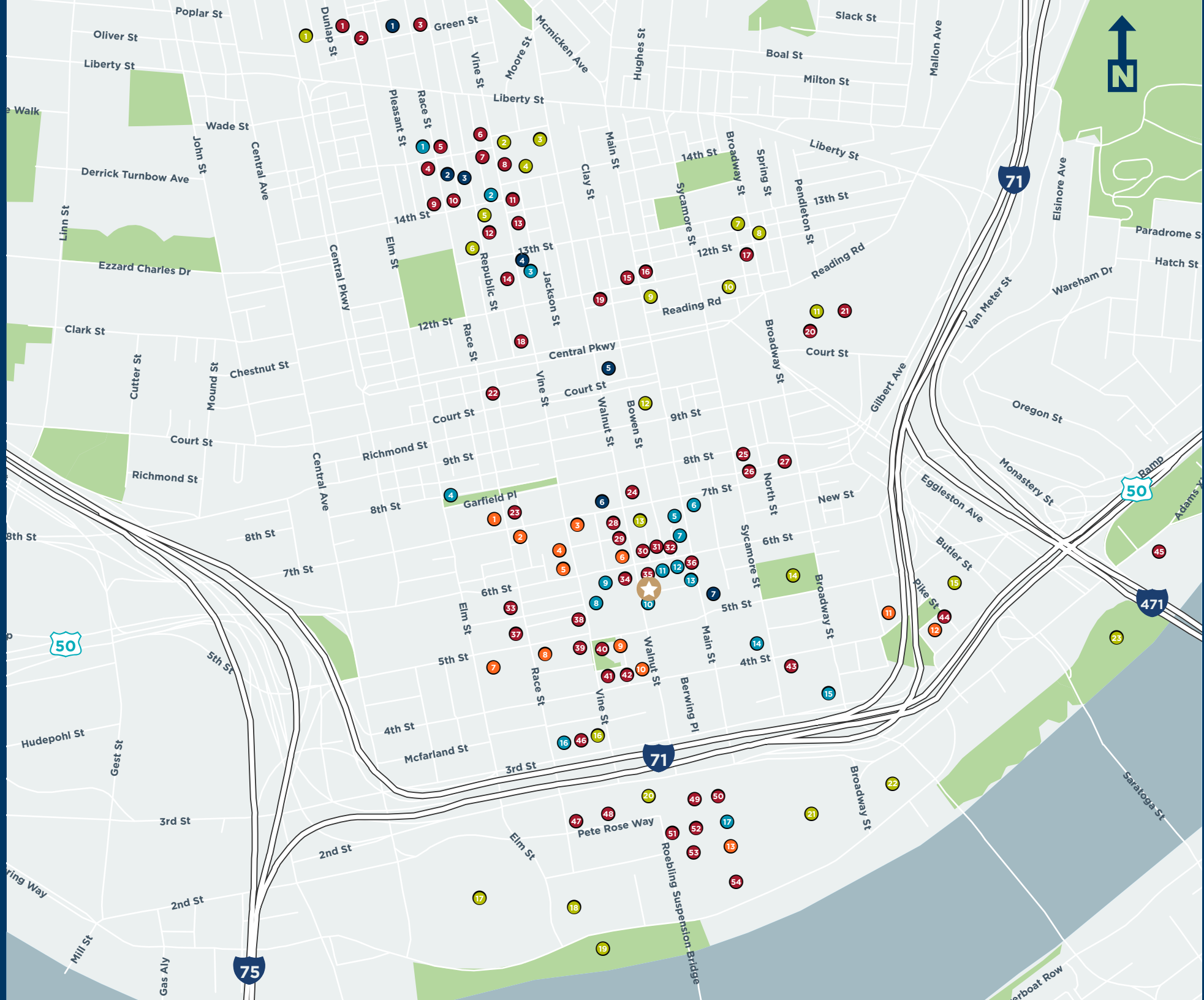
1. Samuel Adams Taproom
2. Nostalgia Wine Lounge
3. Mecca OTR
4. Lost & Found OTR
5. Ghost Baby
6. Sundry & Vice
7. Braxton Brewing Co
8. Hart & Cru Wine Bar
9. Pins Mechanical
10. BrewDog Cincinnati
11. Hard Rock Casino
12. E&J Gallo
13. Aronoff Center for the Arts
14. Procter & Gamble Park
15. Taft Art Museum
16. The View at Shires Garden
17. Paul Brown Stadium
18. Brady Music Center
19. Smith Waterfront Park
20. National Underground Railroad Center
21. Great American Ball Park
22. Heritage Bank Arena
23. Sawyer Point Park

## ● HOTELS

1. TownePlace by Marriott
2. Kinley Hotel
3. The Guild
4. Hampton Inn
5. The Cincinnati
6. 21c Museum Hotel
7. Hyatt Regency
8. Hilton Cincinnati
9. Westin Cincinnati
10. Renaissance Downtown
11. Residence Inn by Marriott
12. Lytle Park Hotel
13. AC Hotel by Marriott









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