

# CENTENNIAL PLAZA III

895 Central Avenue, Cincinnati, OH 45202



## LEASE SUMMARY

AVAILABLE SF:	1,245 SF – 15,200 SF – Full Floor
TOTAL SF VACANT:	90,000 SF
BASE RENT	\$10.25/SF
2022 OPEX EST.	\$7.25/SF \$17.50 FSG

## AVAILABLE SPACE

SUITE	SIZE (SF)
FIRST FLOOR	Suite #1 - 2,422 SF
	Suite #2 - 5,854 SF
SECOND FLOOR	Suite #1 - 6,135 SF
	Suite #2 - 649 SF
	Suite #3 - 2,634 SF
	Suite #4 - 3,383 SF
	Full Floor – 12,801 SF
THIRD FLOOR	4,120 SF
	Suite #1 – 2,696 SF
EIGHTH FLOOR	Suite #2 – 1,245 SF
	Suite #3 – 6,361 SF
NINETH FLOOR	15,198 SF
TENTH FLOOR	15,198 SF
ELEVENTH FLOOR	15,198 SF

## PROPERTY HIGHLIGHTS

- Less than 2 blocks from I-75 and minutes from I-71
- Highway visibility (136,101 VPD) with building signage opportunities
- Walking distance to FC Cincinnati West End Stadium and City Hall
- Garage parking within close proximity for all employees
- Free visitor parking
- Campus setting in downtown Cincinnati
- Building conference center
- Only 13 miles from Cincinnati/Northern Kentucky International Airport
- I-75 offers two exits with quick access to Centennial Plaza III



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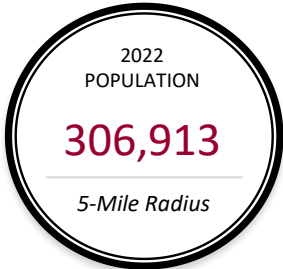
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POPULATION	0-3 Minutes	3-5 Minutes	5-10 Minutes
Population	887	1,218	2,838
Total Businesses	119	95	643
Total Employees	4,110	1,872	19,860
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
Estimated Households (2021)	2,113	12,484	19,595
Estimated Average HH Income (2021)	\$51,789	\$70,323	\$77,391
Total Household Expenditure	\$87.9 M	\$636.91 M	\$1.06 B
Median Age	33.6	37.9	38.3



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