



# The Zussman Building

311 Elm Street, Cincinnati, OH 45202

Office Space for Lease

## BASE RENTAL RATE STARTING AT \$8.75/SF NNN

Landlord is willing to offer lease terms as short as **1 year** on a gross rent basis on select suites.

### Upgrades Include:

- New entry & lobby improvements
- Renovated common areas
- Newly built out suites
- Renovated creative spaces
- Abundant public parking nearby
- Lower level storage units







## PROPERTY HIGHLIGHTS

- **Base rental rate starting at \$8.75/rsf nnn.**  
A very attractive historic property at extremely favorable lease terms.
- Highly visible and accessible office building at the corner of 3rd and Elm Street.
- Located at the front door to downtown (CBD) with outstanding riverfront panoramic views and easy highway access.
- Walking distance to restaurants, hotels, apartments, The Banks, Paycor Stadium, Icon Music Center, and Great American Ball Park.
- 90,126 sf office building.
- Newly renovated lobby.
- 7 story building with 11,163 sf +/- floorplates.
- 200-33,489 sf +/- available for lease.
- Great opportunity for corporate headquarter use. Can accomodate up to 33,489 sf +/- that would include highly visible building signage for a multi-floor user.
- Buildout of spaces including creative space design and traditional office space buidout option.







## FLEXIBLE OFFICE LEASING

We have learned that tenants want flexible lease terms and mitigated risk. At 311 Elm Street the tenant can expand or contract their space as their business needs call for.

## CREATIVE OPTIONS

Beginning with the redevelopment of Floor 2, we offer as little as one (1) year lease for newly renovated office suites on a gross rent basis (operating expenses included) base \$18.00/sf. Suites from 200 sf +/- and greater. Tenants would have the option to renew on a year to year basis.

Secured storage space is also available with convenient ground level access on a month to month lease basis. 10x10 units at \$120/month.

## LOCATION INFORMATION

Building Name	The Zussman Building
Street Address	311 Elm Street
City, State, Zip	Cincinnati, Ohio 45202
County	Hamilton

## PROPERTY INFORMATION

Property Type	Office
Zoning	DD, Cincinnati
APN#	145-0001-0191

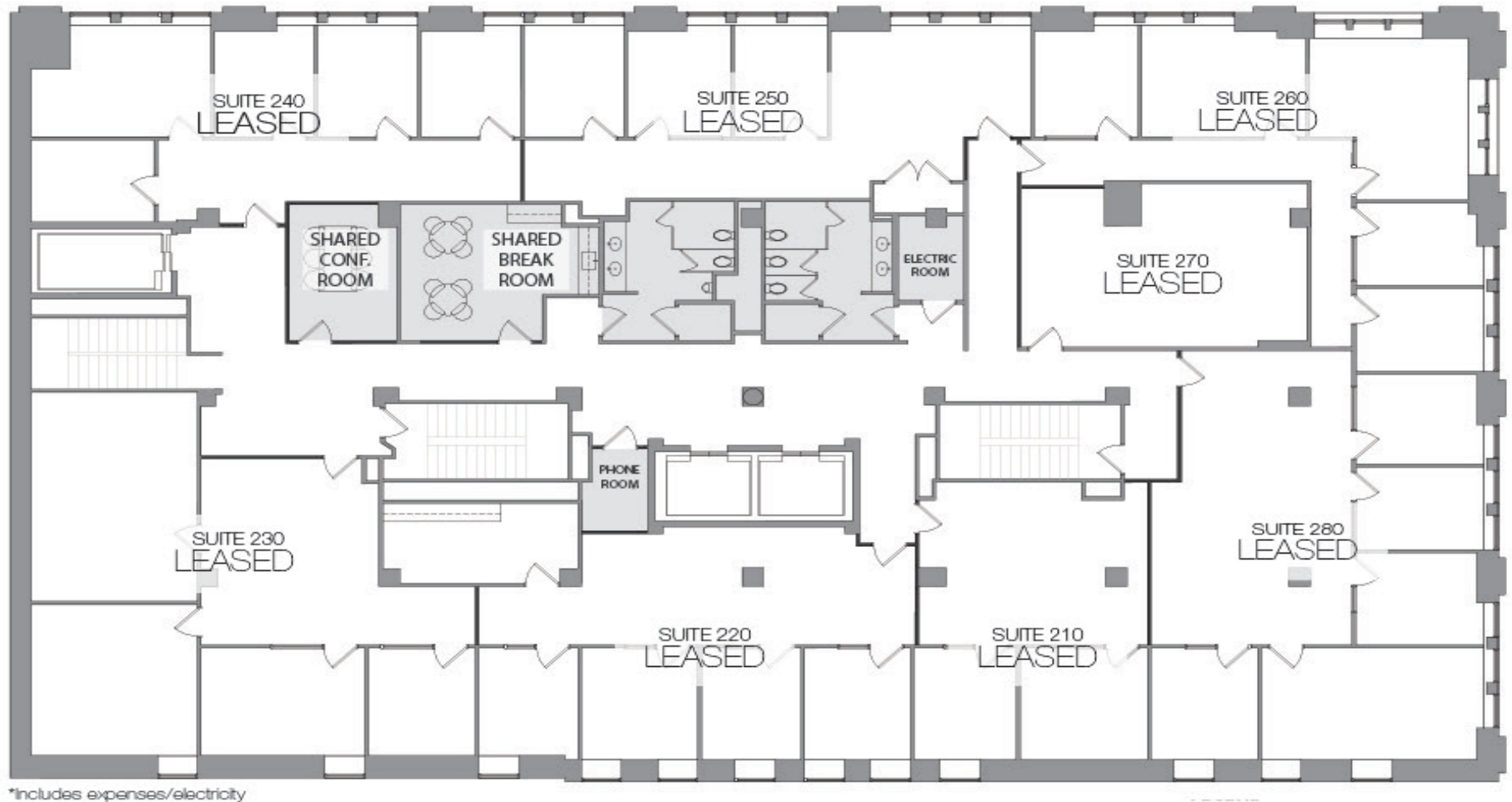
## BUILDING INFORMATION

Building Class	B
Number of Floors	8
Average Floor Size	11,163 SF
Year Built	1890
Upcoming Renovations	2023/2024
<b>Lease Rate</b>	<b>\$8.75/sf annually</b>





PROPOSED FLEXIBLE OFFICE SUITES  
FLOOR 2





FLOOR 3



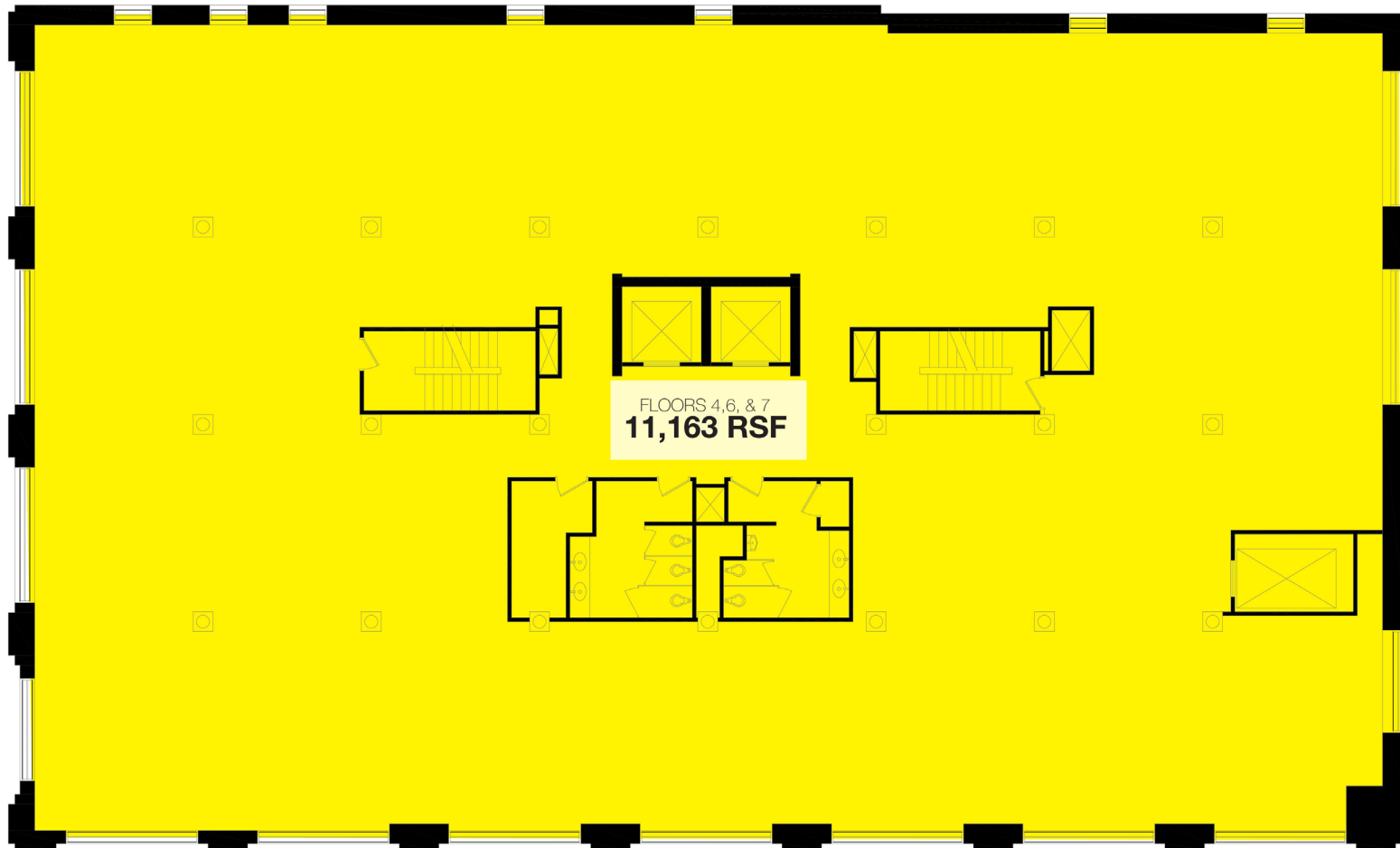


## FLOOR 5





## FLOORS 4,6, &7





## FLOORS 6 & 7

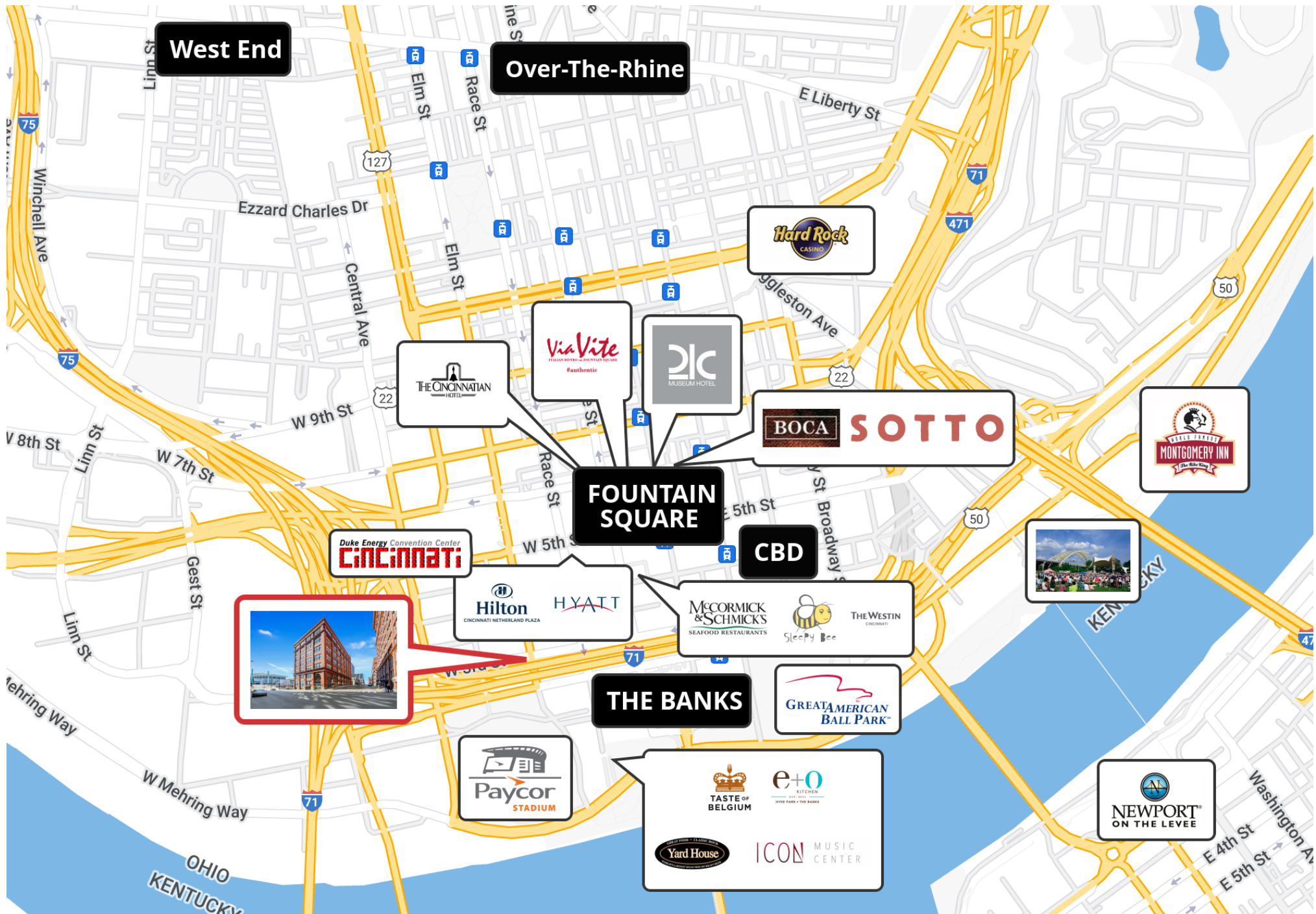






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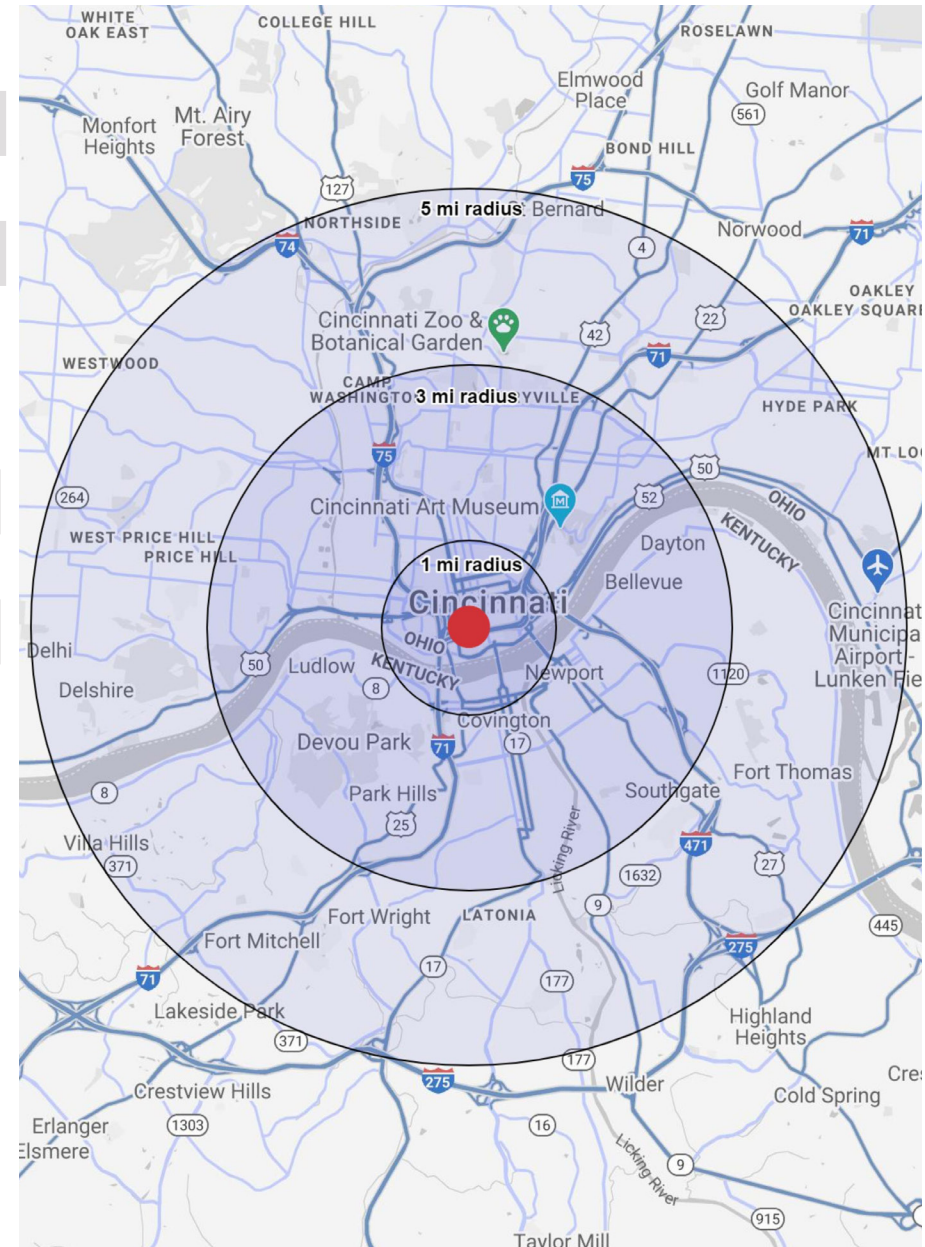
## DEMOGRAPHICS

**Population & Businesses**

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	15,105	134,260	297,364
2027 Projected Population	15,416	135,838	299,110
2022 Estimated Total Businesses	3,372	8,479	13,450
2022 Estimated Total Employees	67,084	150,661	207,957

**Households & Income**

	1 Mile	3 Miles	5 Miles
2022 Estimated Households	8,775	60,744	129,881
2027 Projected Households	8,947	61,435	130,723
2022 Est. Average HH Income	\$97,463	\$71,932	\$79,263
2022 Est. Median HH Income	\$72,525	\$51,513	\$56,042



\*This report was produced using data from private and government sources deemed to be reliable. The information here is provided without representation or warranty.  
 Sites USA, 2022. Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography





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