

ATRIUMS™ 

ELEVATE YOUR WORKDAY.

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ATRIUMS™

WELCOME TO THE ATRIUMS

The Atriums is a mixed-use campus featuring two state-of-the-art towers, Atrium I and II, connected by a central atrium.

The campus provides prime office space and state-of-the-art amenities. Atrium I will also house 262 modern apartments, fostering a dynamic mixed-use environment.

HOME AWAY FROM HOME

Conference Center

- 49 Person Conference Room
- 86 Person Conference Room
- Two (2) Huddle Rooms

Atrium Health Club

- State-of-the-art Equipment
- Private Fitness Room
- Locker Rooms and Showers

On-site Food Options

- Press
- Subway
- Bad Penny Coffee
- Starbuck's Coming Soon

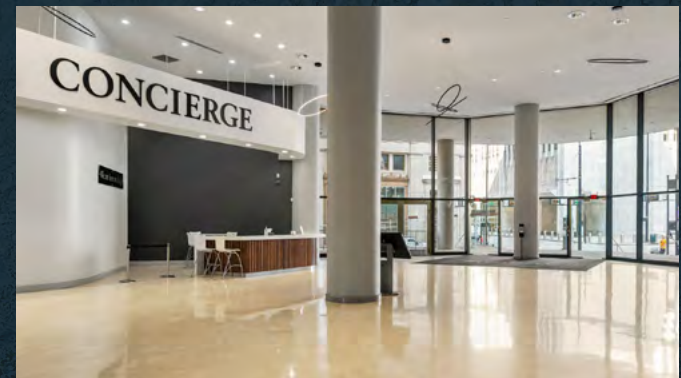
Game Room

- Golf Simulator
- Pool Table
- Shuffleboard

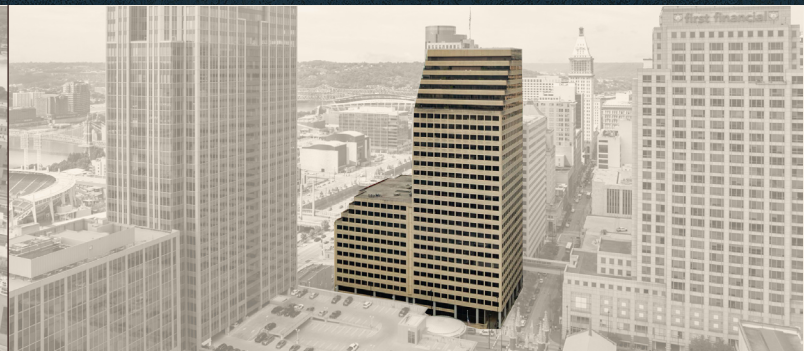
Outdoor Patio Seating

Concierge Service

Adjacent to the brand new Moxy Hotel
& Social House

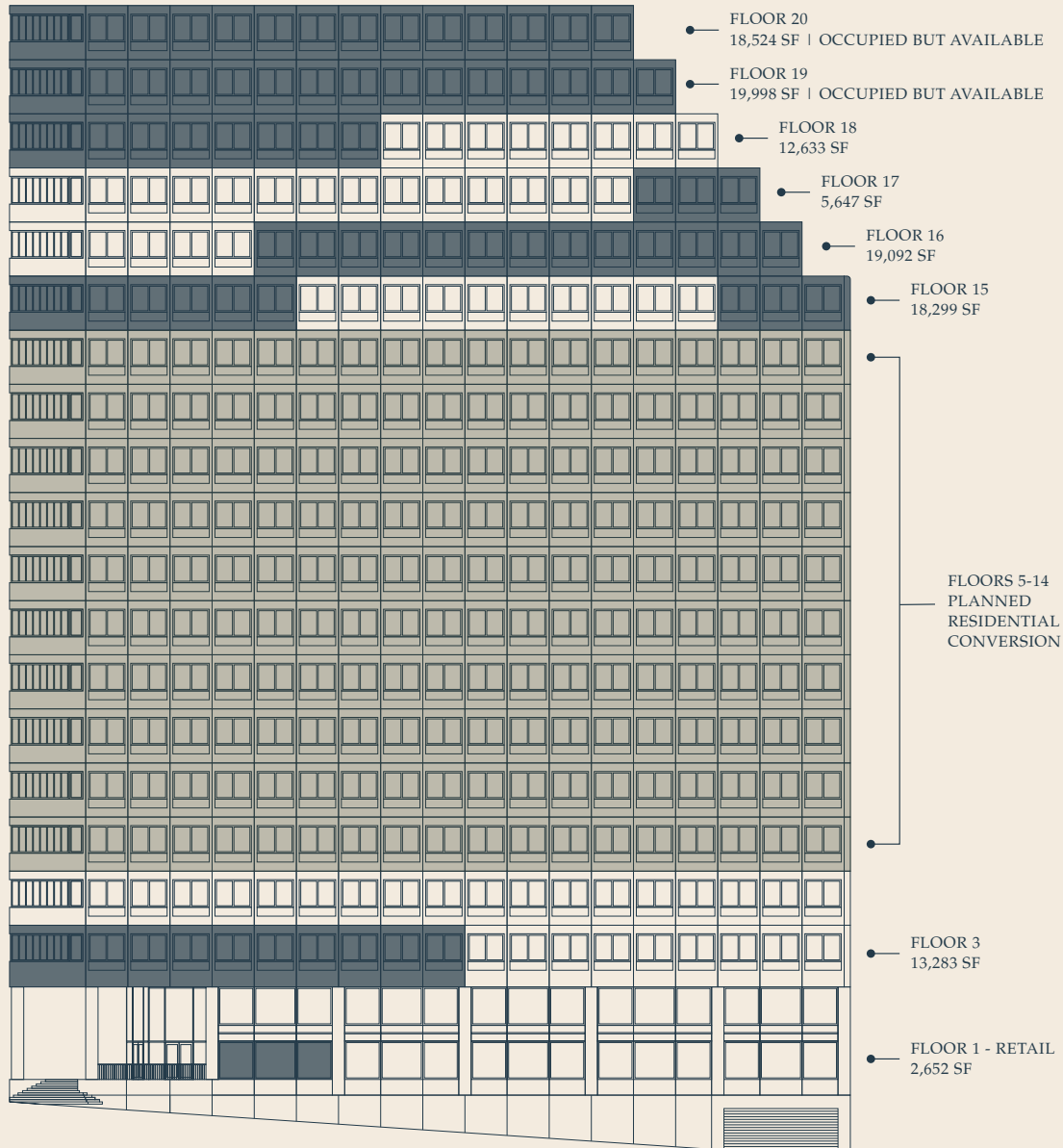


BUILDING SPECS



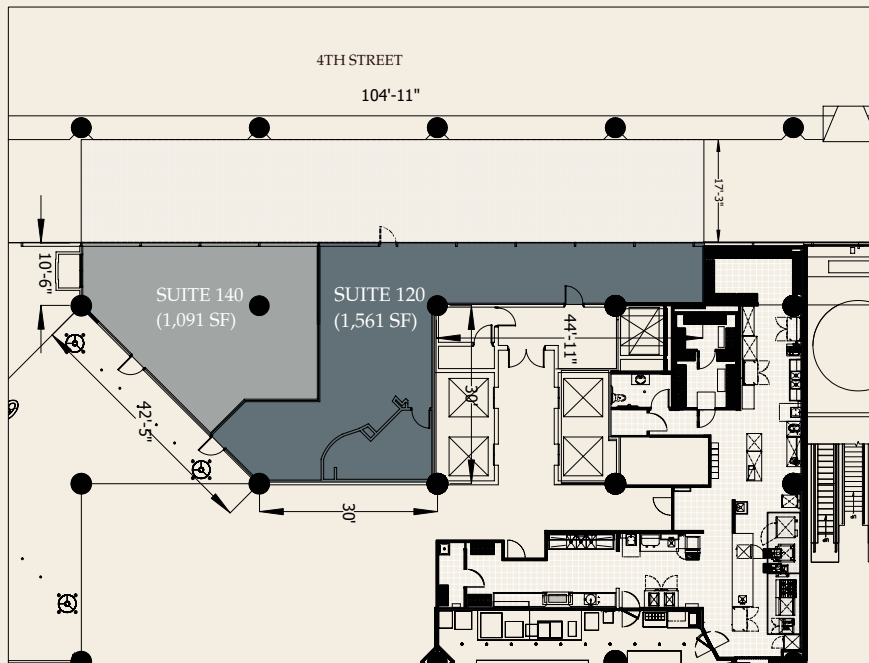
	Atrium 1 201 E 4th Street	Atrium 2 221 E 4th Street	LEED Certified
Building Size/Floors	568,052 /19 Floors	656,245/27 Floors	
Year Built/Renovated	1981/2024	1984/2024	
Asking Net Rate	Floors 1-4: \$11.50/SF Net Floors 5-14: Planned Residential Conversion Floors 15-17: \$13.50/SF Net Floors 18-20: \$15.50/SF Net	Floors 2-12: \$12.50/SF Net Floors 14-20: \$13.50/SF Net Floors 21-26: \$15.50/SF Net Floors 27-30: \$19.00/SF Net	
2025 OPEX	\$10.75/SF	\$10.54/SF	
Electric	Separately Metered per proportionate share of floor		
Parking Spaces	286-space parking garage	154-space parking garage	
Loading Docks	1 full-service loading dock in each building		
Telecom	Spectrum; AltaFiber		
Janitorial	5 nights per week; 1 night per week is a detail cleaning		
Maintenance/Services	On-site management and building engineer		
Building Hours	Monday – Friday 6am – 6pm Saturday – 8am – 1pm Sunday – Closed		
Structural			
Structural Exterior	Steel Frame/concrete/glass	Steel frame/concrete/glass	
Height (Deck to Deck)	12'8"		
Finished Ceiling Height	9'		
Building Systems			
Heating/Cooling	All-electric building with boiler for penthouse make up unit; cooling is provided via 3 building chillers: One (1) 350 ton B1 chiller and two (2) 650 ton penthouse chillers		
Electric	Single service at 120/277/480		
Elevators			
Number of Cabs	6 Low-rise: Floors 1-11 4 High-rise: Floors 9-10, 14-20 1 Freight (all floors) 2 Parking Garage	4 Low-rise: Floors 1-2 5 Mid-rise: Floors 3-16 5 High-rise: Floors 19-30 1 Freight (all floors) 1 Parking Garage	

ATRIUM 1

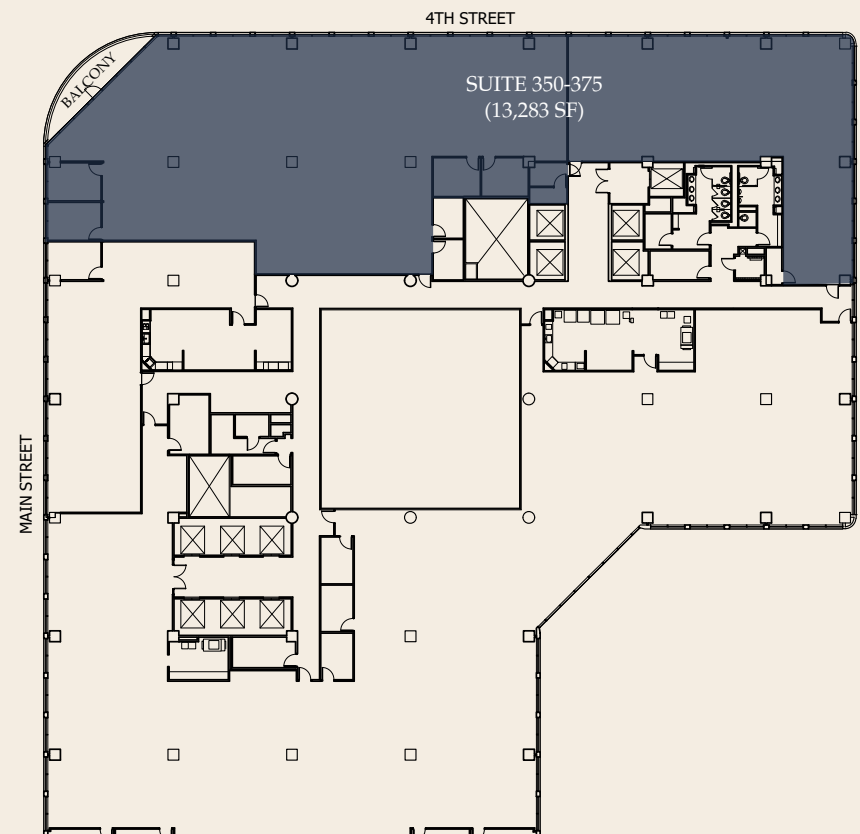


ATRIUM 1

1ST FLOOR SUITE 120-140 (2,652 SF)

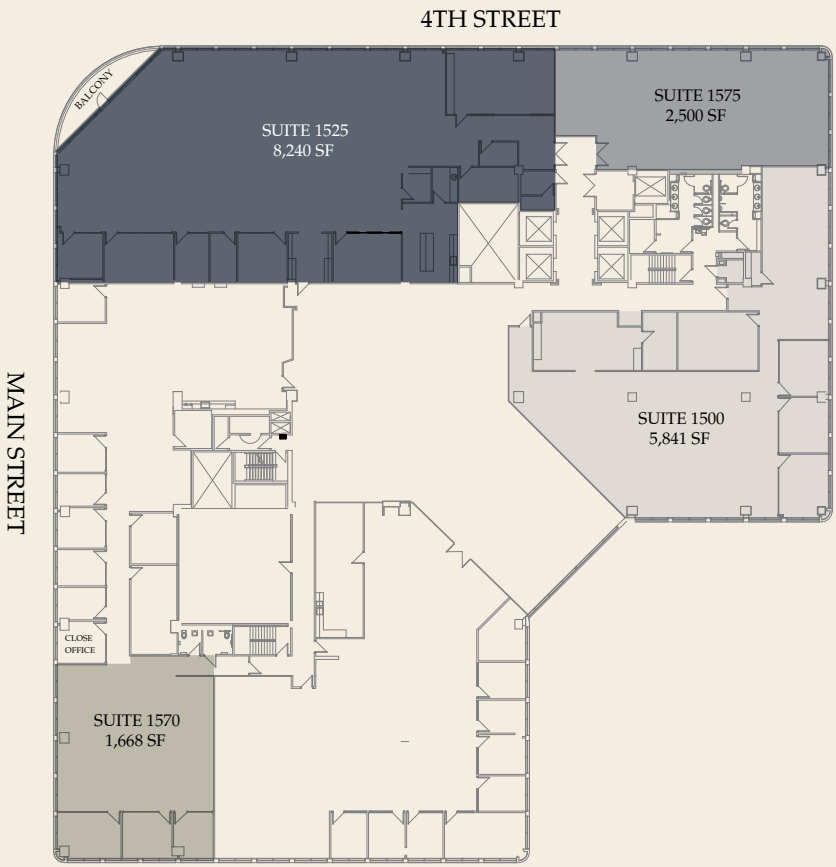


3RD FLOOR SUITE 350-375 (13,283 SF)

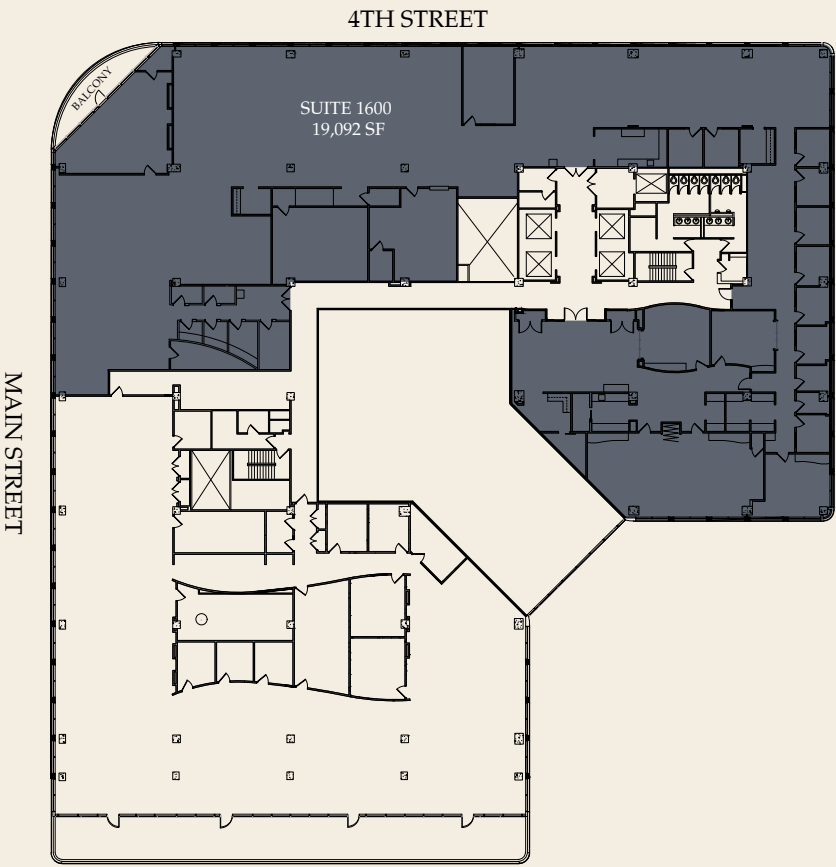


ATRIUM 1

15TH FLOOR SUITE 1500-1575 (18,299SF)

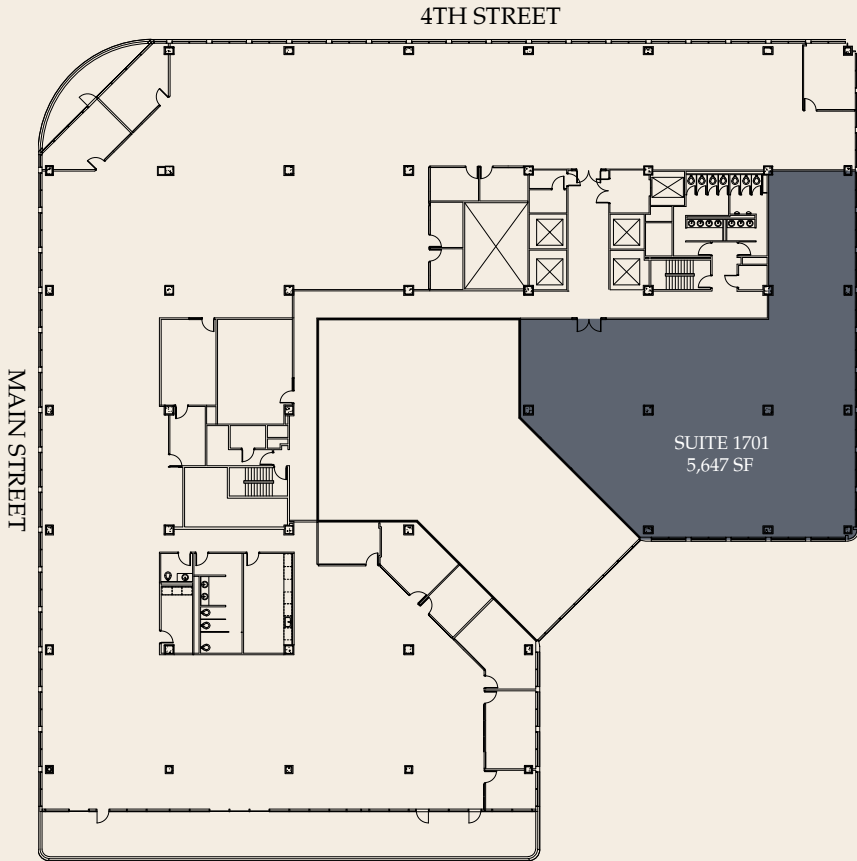


16TH FLOOR SUITE 1600 (19,092 SF)

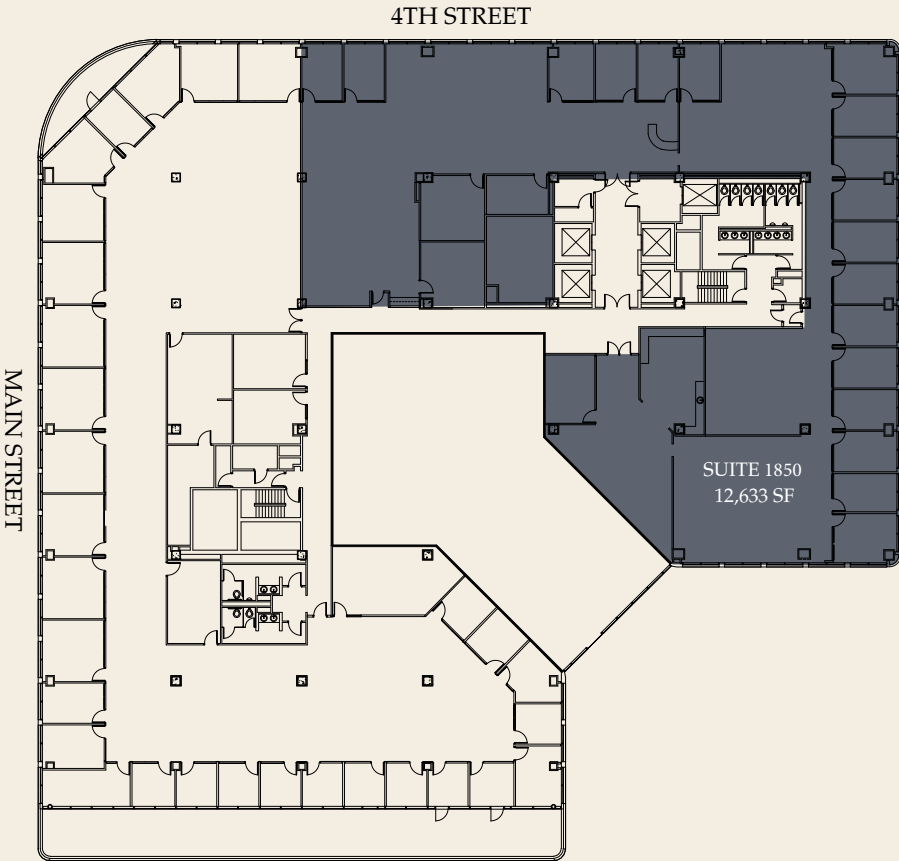


ATRIUM 1

17TH FLOOR
SUITE 1701 (5,647 SF)

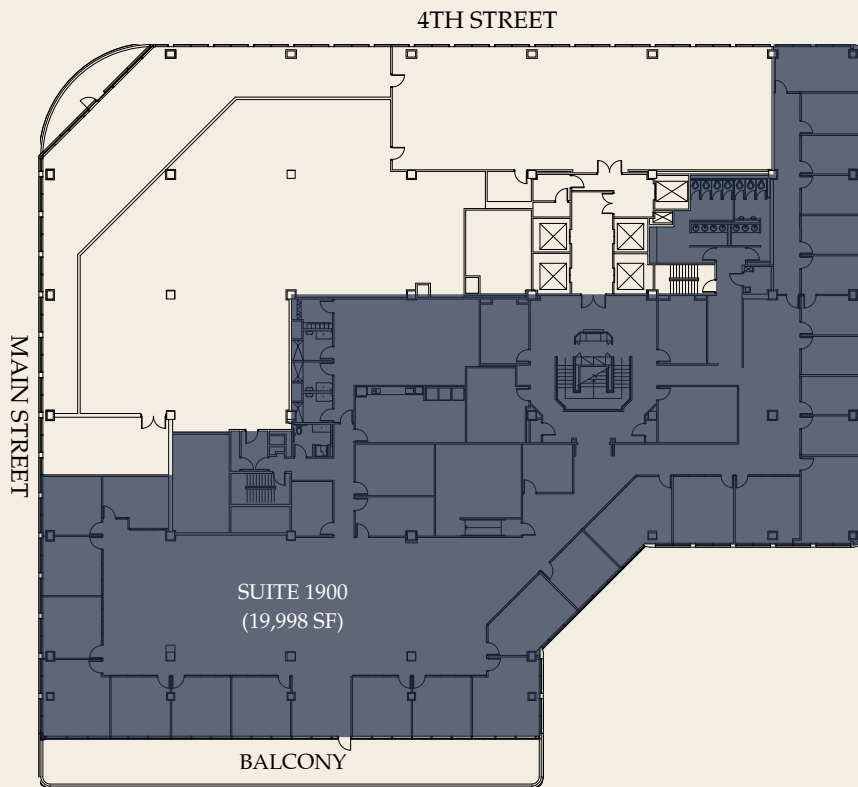


18TH FLOOR
SUITE 1850 (12,633 SF)

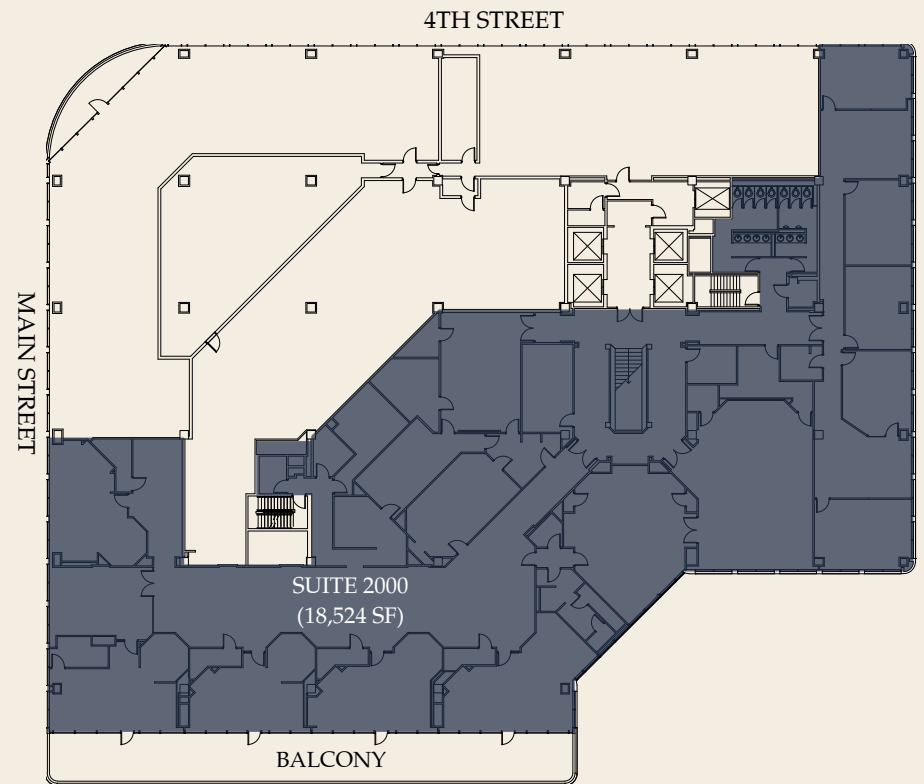


ATRIUM 1

19TH FLOOR
SUITE 1900 (19,998 SF)

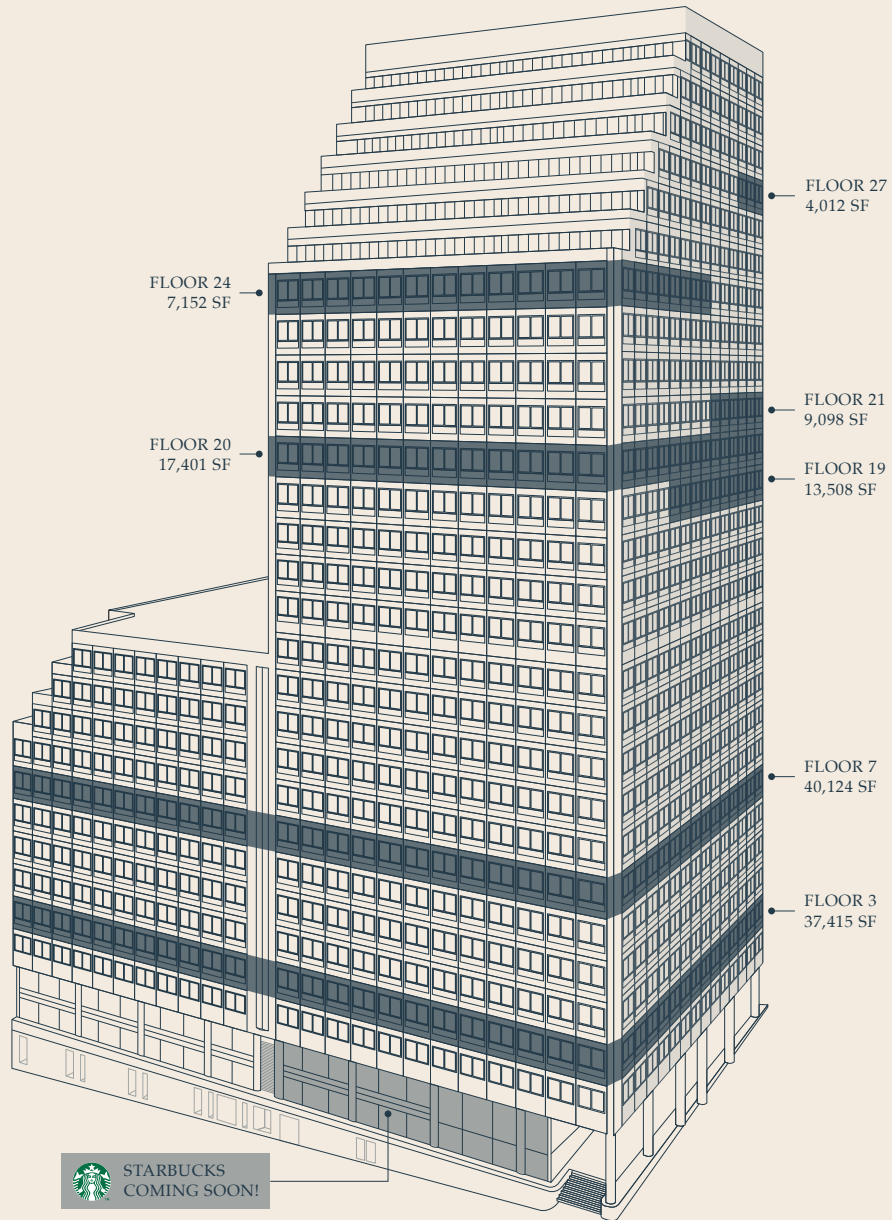


20TH FLOOR
SUITE 2000 (18,524 SF)



ATRIUM 2

ATRIUMS 

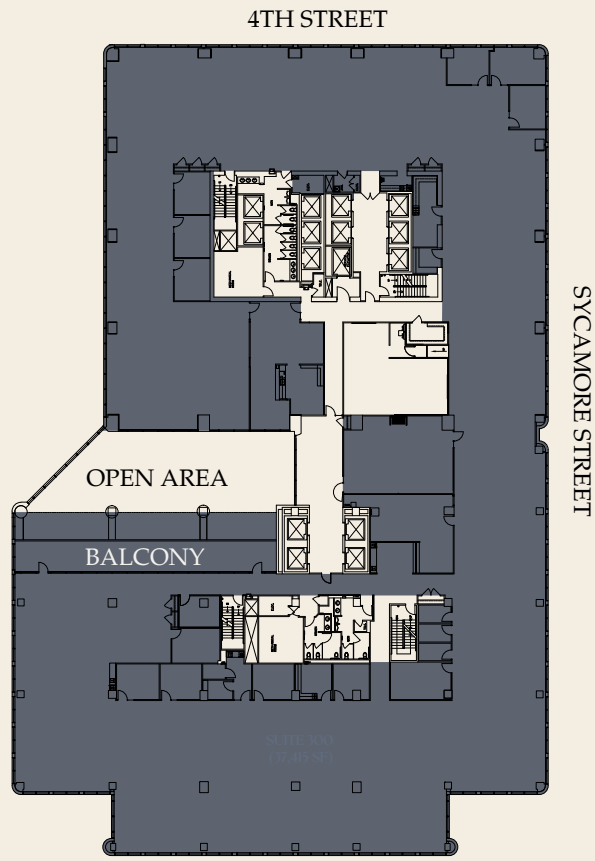


 STARBUCKS
COMING SOON!

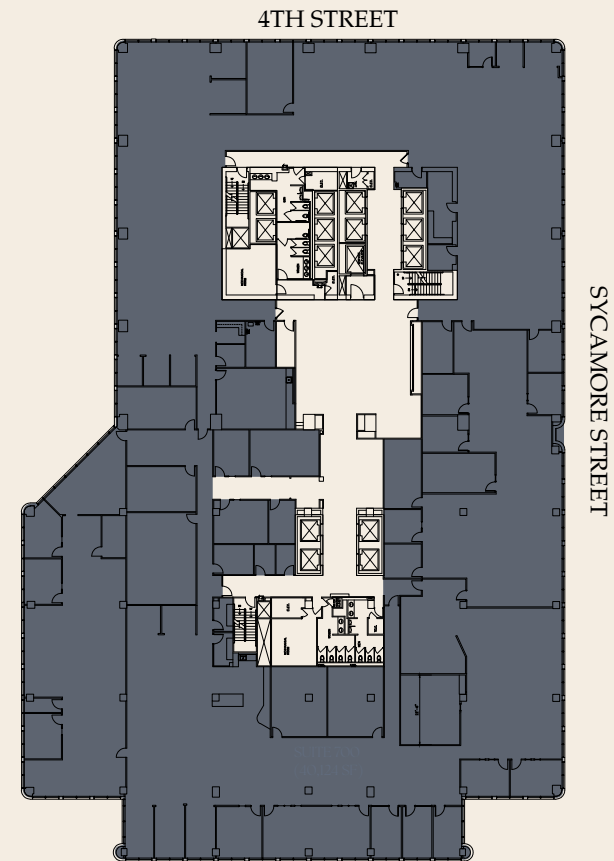


ATRIUM 2

3RD FLOOR
SUITE 300 (37,415 SF)

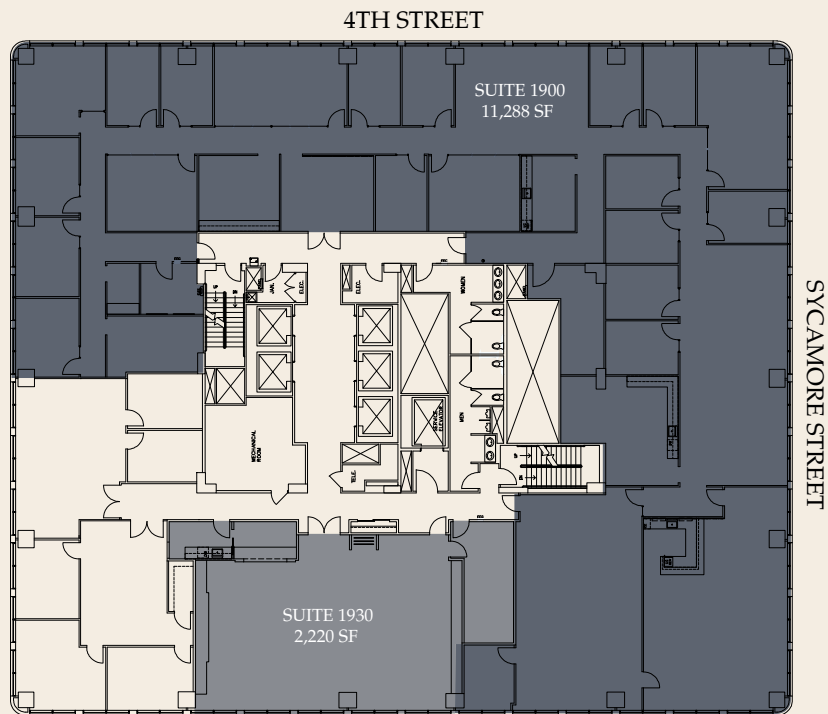


7TH FLOOR
SUITE 700 (40,124 SF)

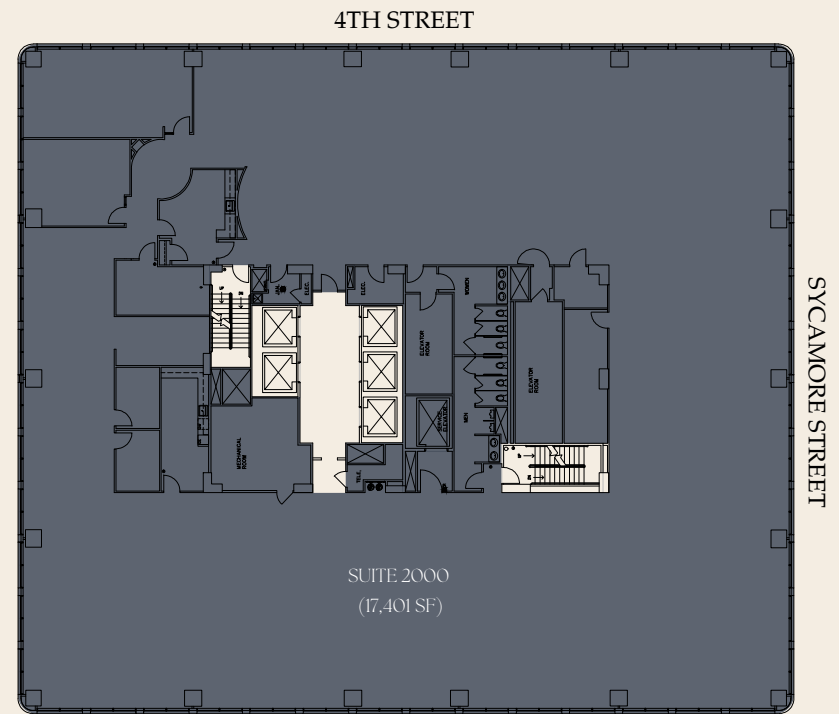


ATRIUM 2

19TH FLOOR SUITE 1900-1930 (13,508 SF)

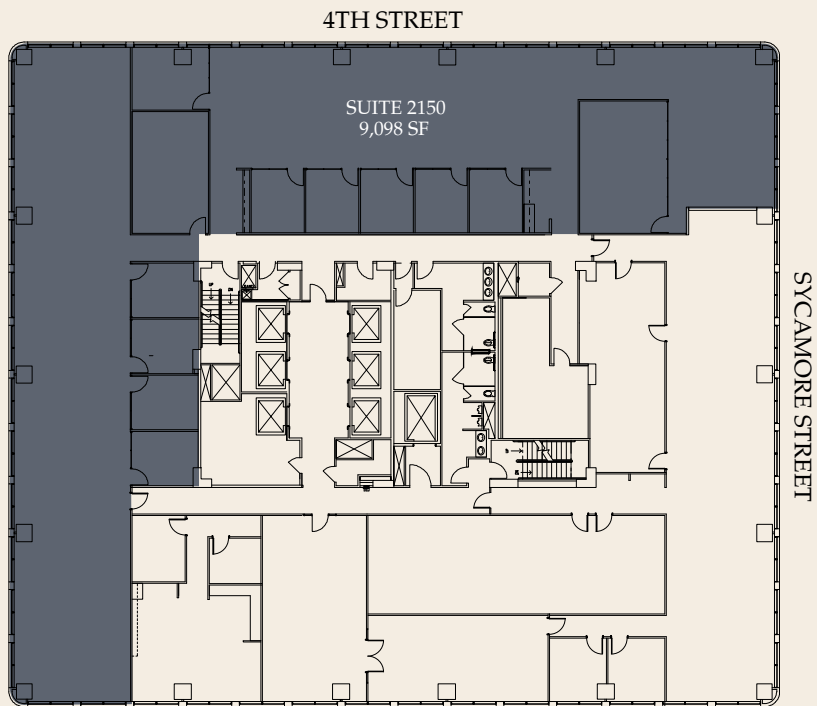


20TH FLOOR SUITE 2000 (17,401 SF)

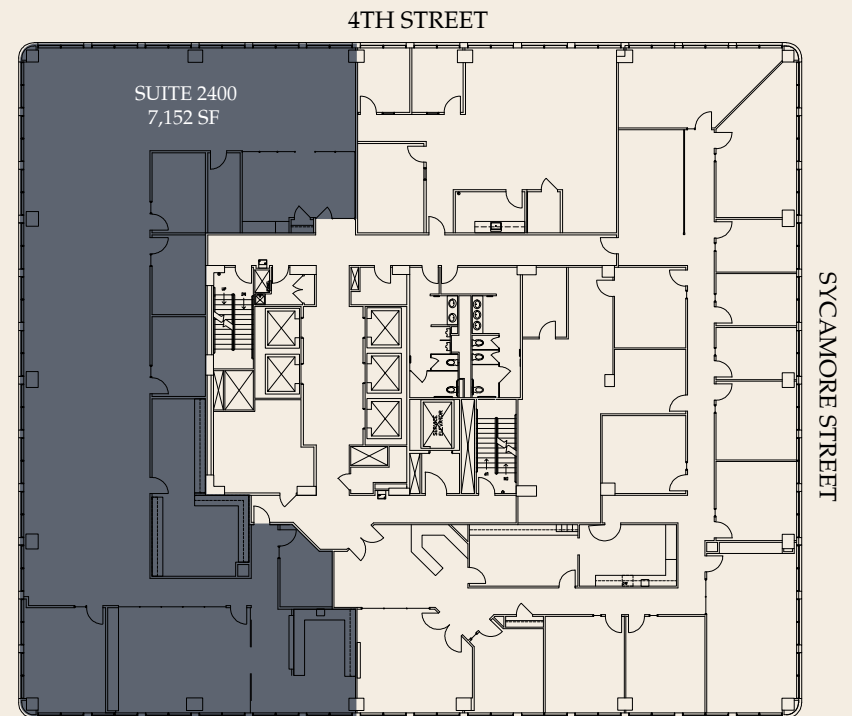


ATRIUM 2

21ST FLOOR SUITE 2150 (9,098 SF)

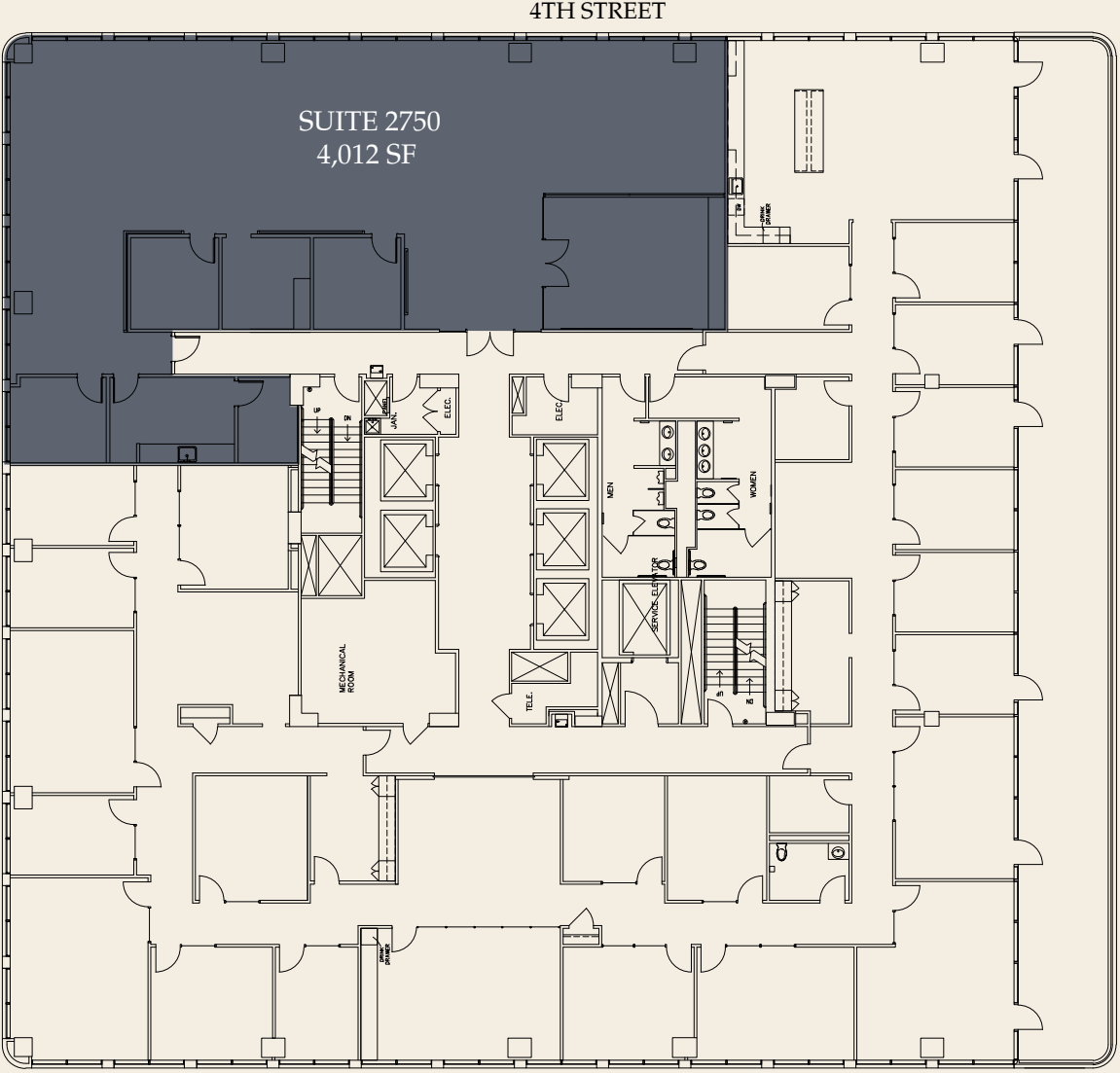


24TH FLOOR SUITE 2,400 (7,152 SF)



ATRIUM 2

27TH FLOOR
SUITE 2750 (4,012 SF)



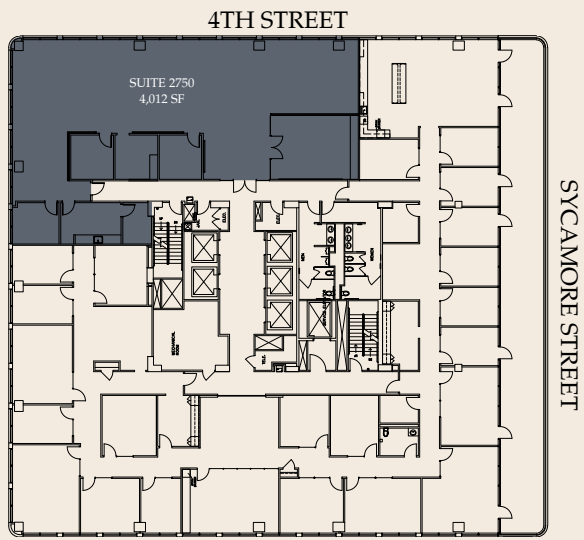
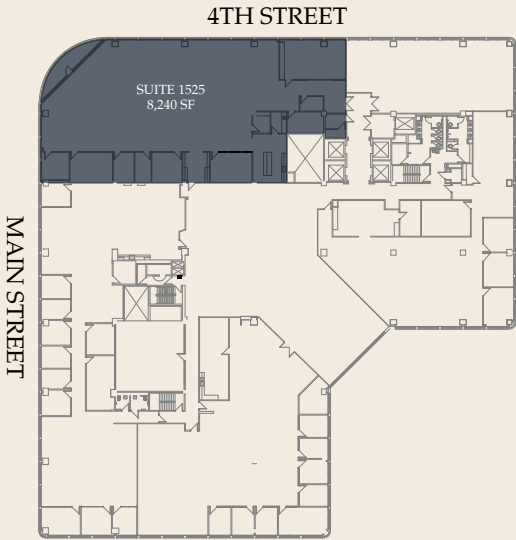
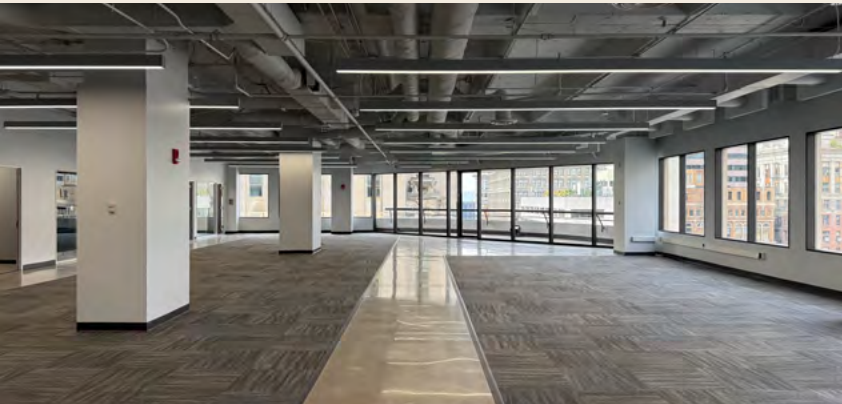
4TH STREET

SYCAMORE STREET

TURNKEY SPACES

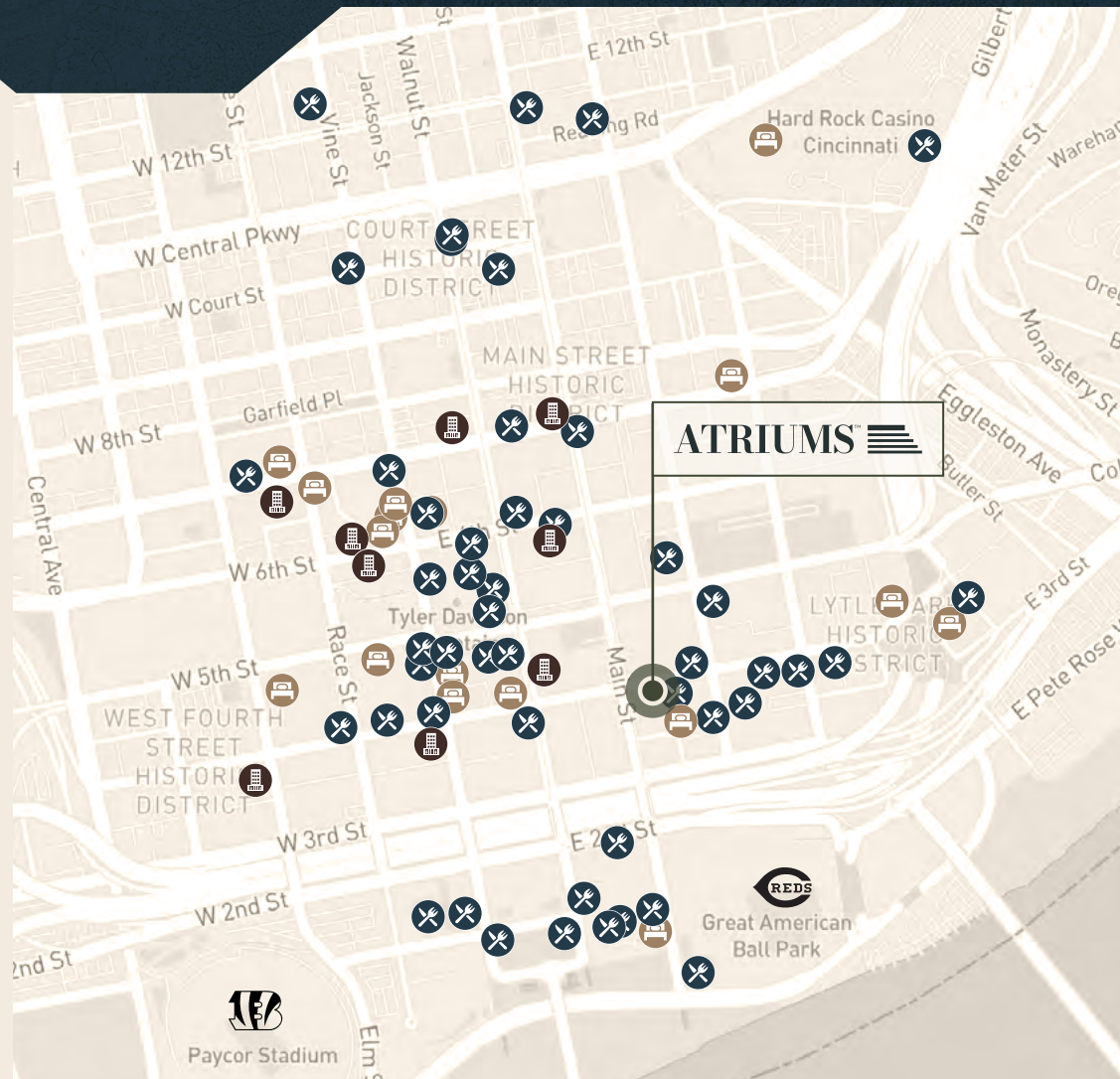
ATRIUM 1
SUITE 1525 (8,240 SF)

ATRIUM 2
SUITE 2750 (4,012 SF)



DOWNTOWN CINCINNATI

The Atriums' prime location in the Central Business District offers stunning river views and unparalleled walkability to a wide variety of restaurants and amenities. Tenants can easily stroll to Fountain Square—home to renowned restaurants like Jeff Ruby's Steakhouse and The Davidson—as well as the vibrant Banks district. The city's multifamily housing market is booming, with over 1,000 units currently under construction—a figure that excludes the 262 planned units at Atrium I, highlighting the significant growth and desirability of the area.



Walkable Dining & Entertainment | 30+ Options For Every Occasion



Walkable Lodging | Over 3,000 Hotel Rooms + Suites Downtown



Walkable Residential | 1,800+ Residential Units Downtown + in the Development Pipeline

The Blonde
630 Vine Street, 161 Units

Former Macy's HQ Conversion
7 W 7th Street, 341 Units

City Club
34 W 6th Street, 62 Units

15 W 6th St*
15 W 6th Street, 185 Units

The Rye
7th and Broadway, 35 Units

580 Building
580 Walnut Street, 179 Units

The Lofts at Shillito Place
4th and Race, 97 Units

The Textile Building
205 W 4th St, 282 Units

The Terraces*

Central Trust Tower*
9 W 4th St, 281 Units

Mercantile Library
414 Walnut St, 140 Units

36 E 7th St*
36 E 7th Street, 104 Units

*Under Construction

NEARBY PARKING

Atrium I

201 E 4th Street
Spaces: 286

Atrium II

221 E 4th Street
Spaces: 154

Keenes Olympic Garage

120 E 7th St
Spaces: 400

36 E 7th Garage

Spaces: 743

Fountain Square North

Under Fountain Square
Spaces: 604

Fountain Square South

SP Parking | 416 Vine St
Spaces: 408

Laz Enterprises (Lot# 1644)

3rd and Main
Spaces: 200

8th and Sycamore Garage

315 E 7th St
Spaces: 500

ABM Parking Services (Lot #1636)

230 E 7th St
Spaces: 239

The Banks Garage

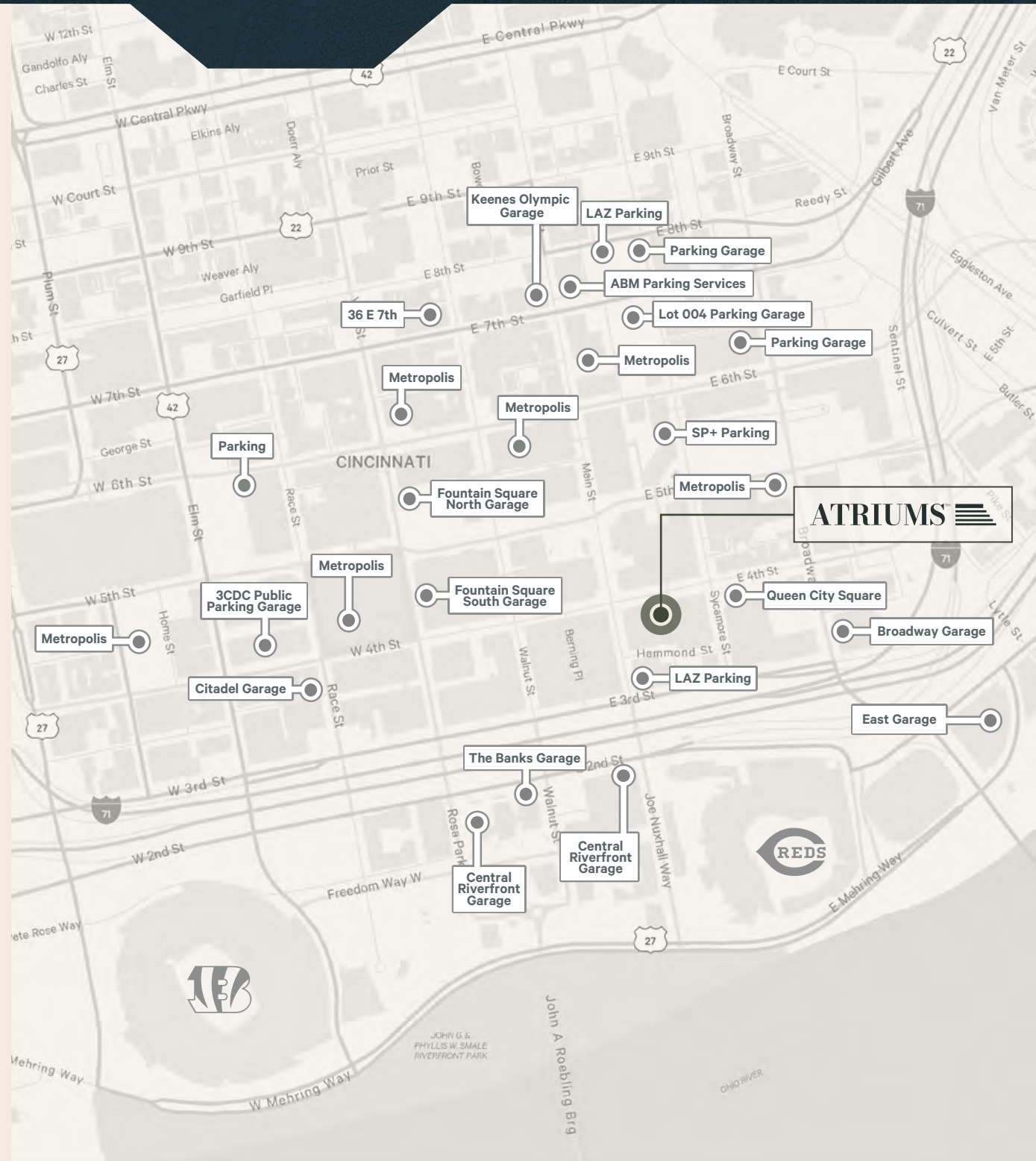
99 E 2nd St
Spaces: 4,097

East Garage

443 E Pete Rose Way
Spaces: 1,185

Queen City Square Garage

340 Sycamore St.
Spaces: 2,291



ATRIUMS™

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