



36
EAST 7TH



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36 E. Seventh Street
Cincinnati, OH 45202

Building size 197,302 sf
Available space 131,831 sf

\$12.50/sf Net
\$7.73/sf OpEx

Iconic building in downtown's Arts & Backstage District.

Located in the heart of the city, 36 East 7th delivers sweeping views of Downtown Cincinnati. This Class A office tower with a recent multi-million dollar renovation offers large floorplates providing flexible layouts for tenants.

Several on-site amenities provide workplace convenience including the 15th floor sky lobby with a large outdoor terrace overlooking the neighborhood of Over-the-Rhine. Tenants have access to collaboration space with free WiFi and ample room for team meetings in addition to a state-of-the-art conference room with accommodations for up to 50 people. A fitness studio is available exclusively for tenants with showers and locker room.

Surrounded by abundant amenities, 36 East 7th is just five blocks from Over-the-Rhine and The Banks and is a stop on the Cincinnati Bell Connector Route.

- 26-story office building
- Parking available in attached building garage
- Easy access to I-75, I-71, US-50 and I-471
- Building naming rights for large scale tenant
- Onsite team collaboration space and 50 person conference center
- Recent multi-million dollar renovation project

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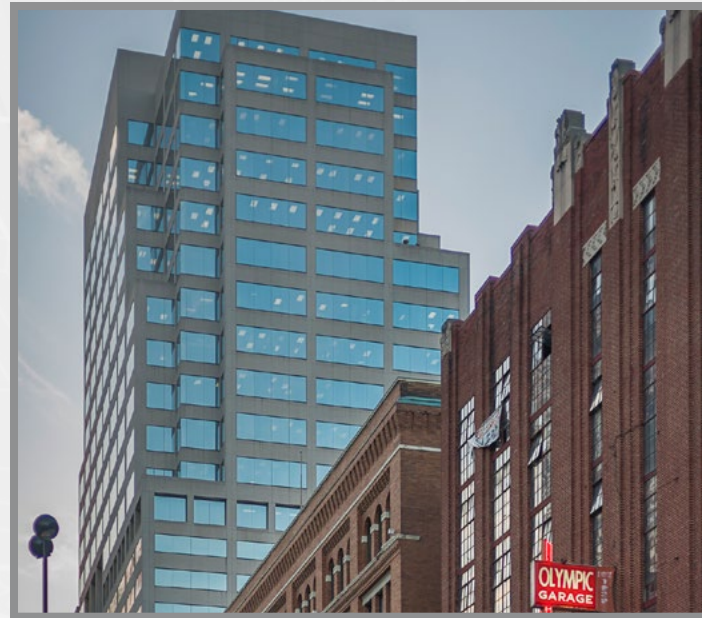
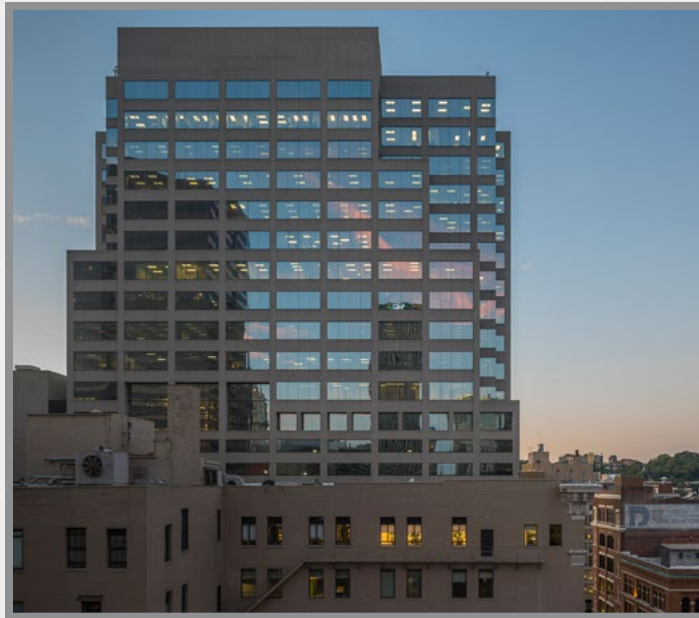
Highlights

Availability

Area
Amenities

Conference
Facilities

Neyer CBD
Portfolio



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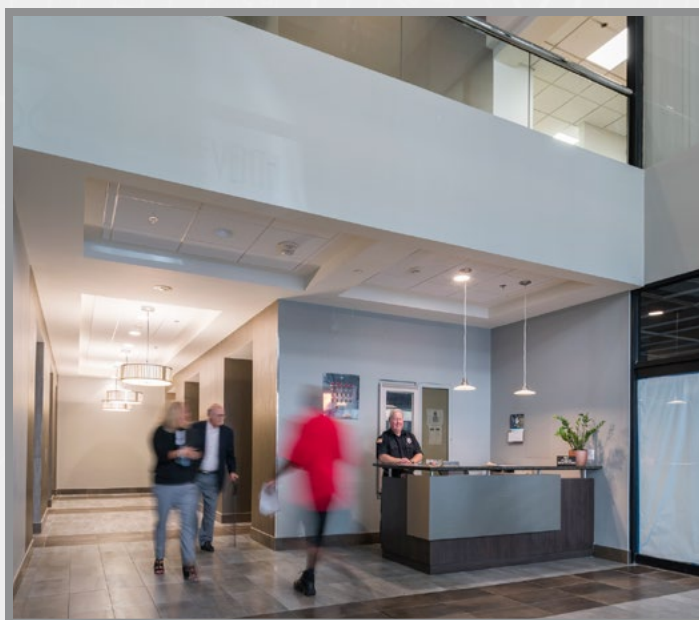
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Current Availability

Available Suites



Suite	SF
1500	3,102
1616	5,050
1620	1,885
1650	5,323
1700	19,351
1800	19,351
2000	5,581
2020	3,567
2040	6,490

Suite	SF
2100	14,296
2200	14,517
2300	17,892
2400	3,561
2500	5,561
2600	4,235
2622	2,069

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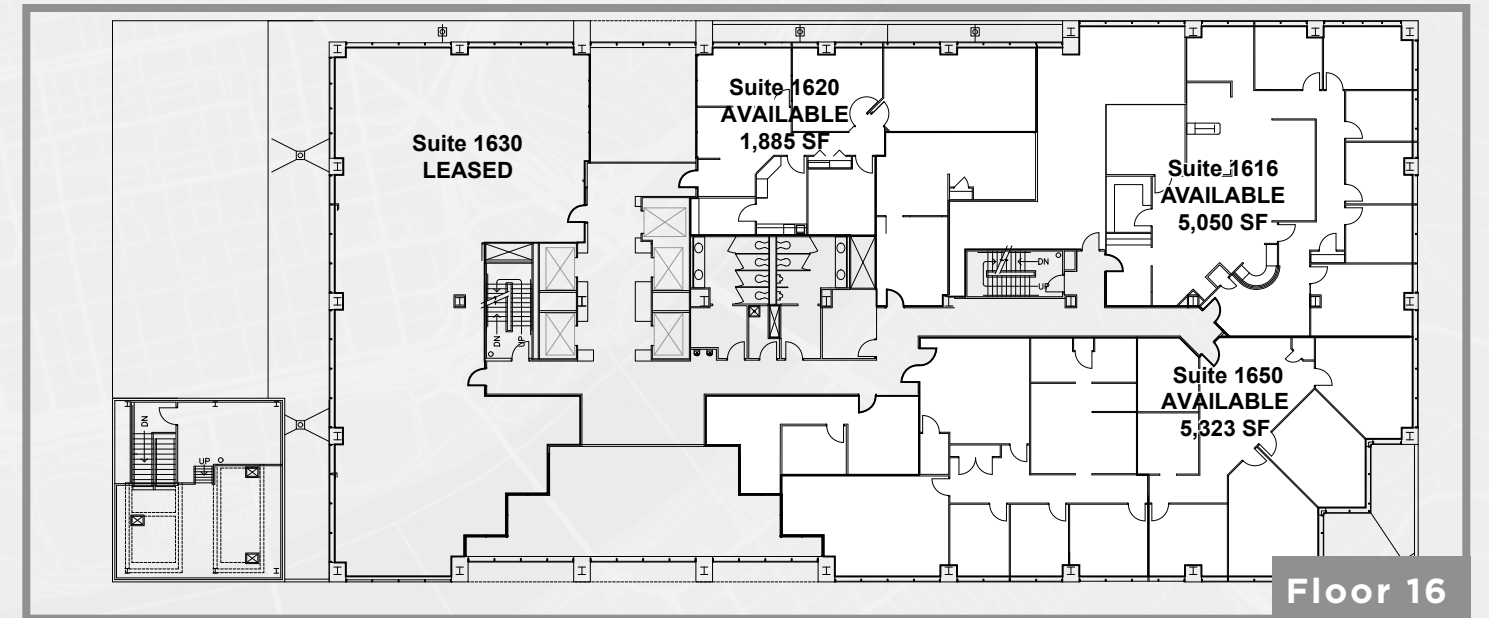
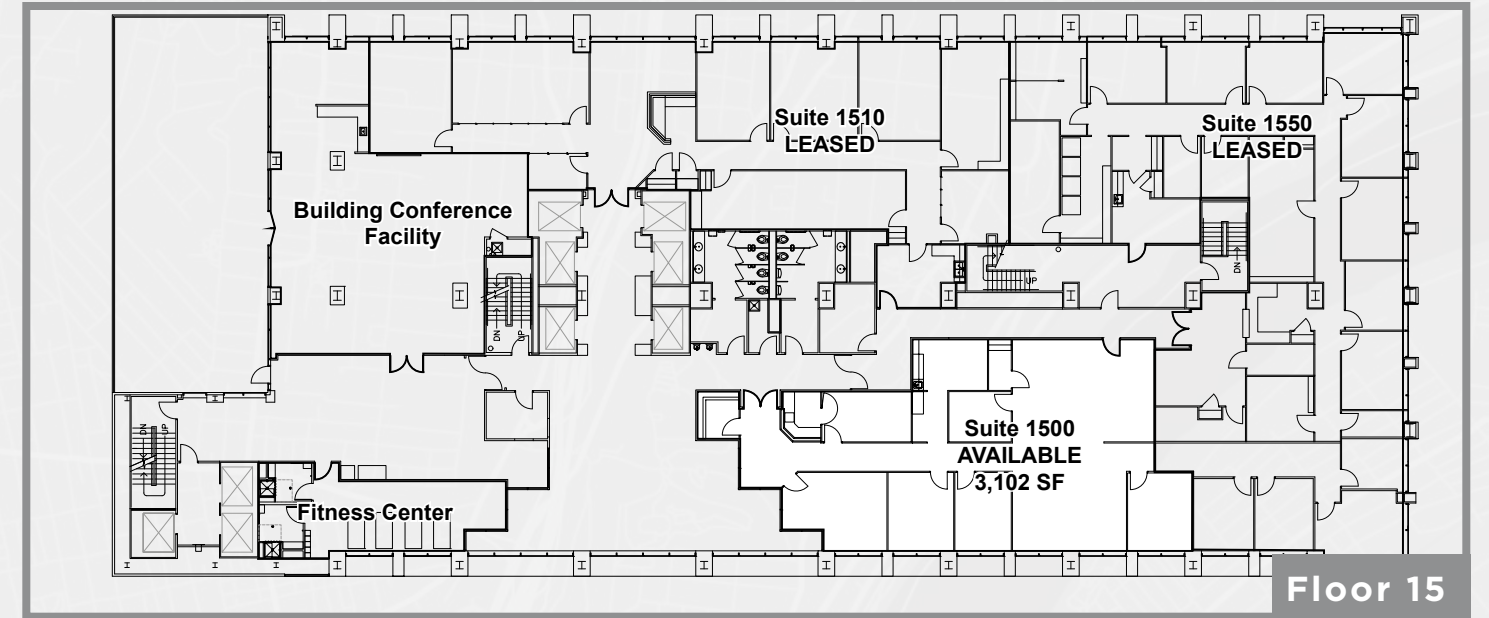
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Current Availability

Floors 15-16



Highlights

Availability

Area Amenities

Conference Facilities

Neyer CBD Portfolio

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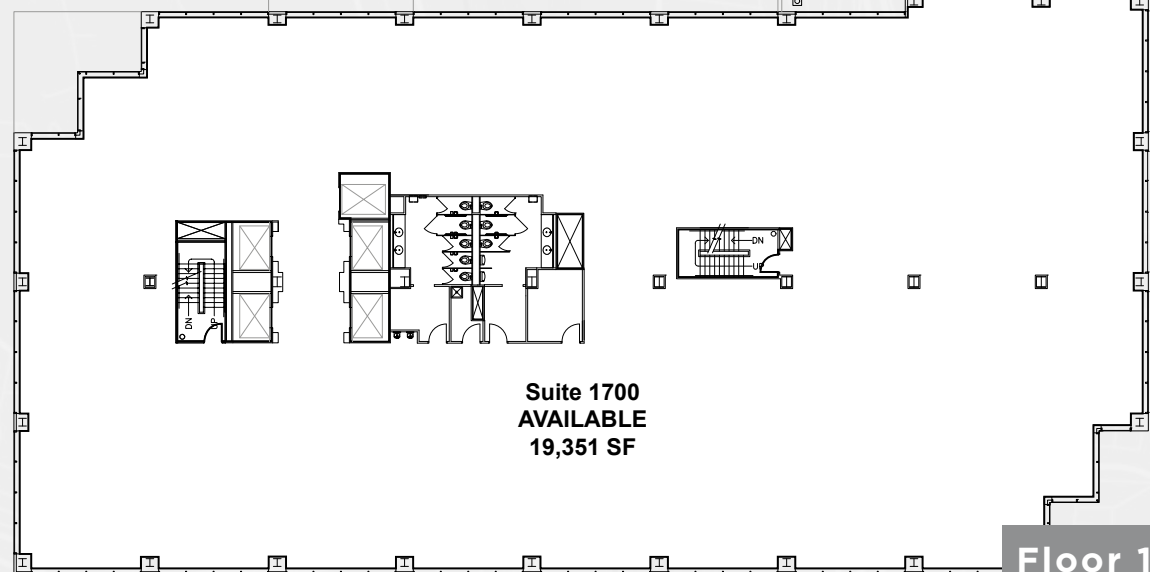
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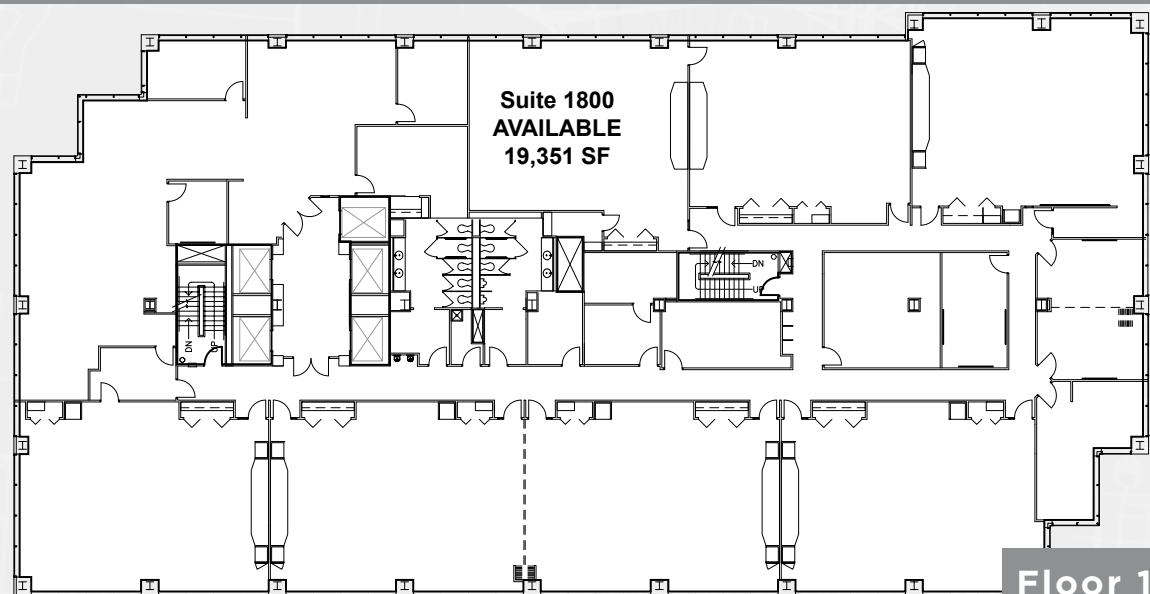
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Current Availability

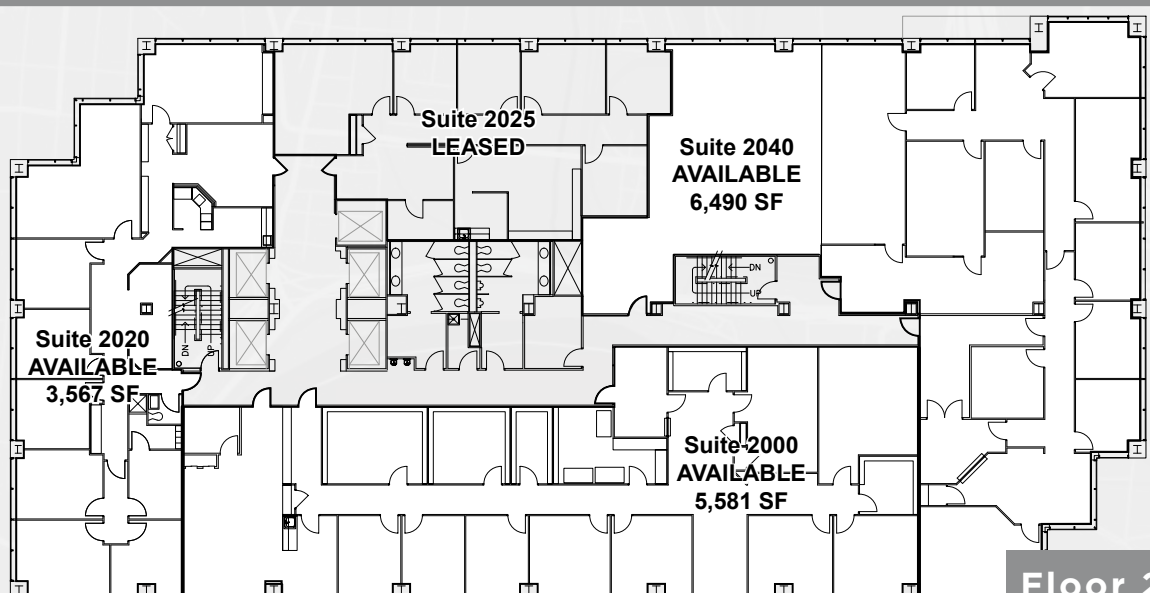
Floors 17-20 and 21-22



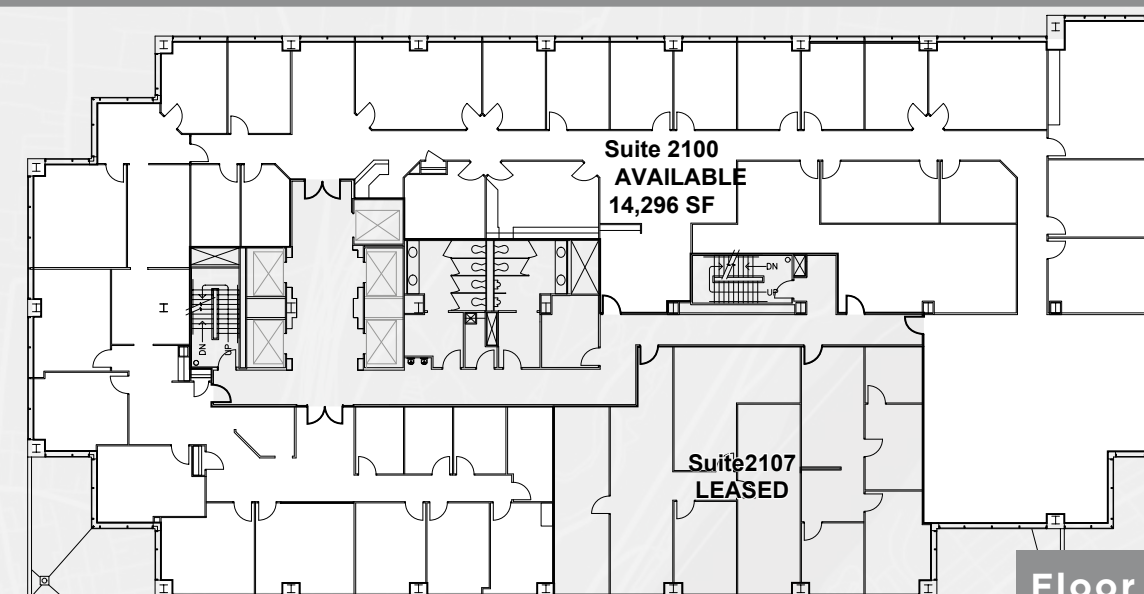
Floor 17



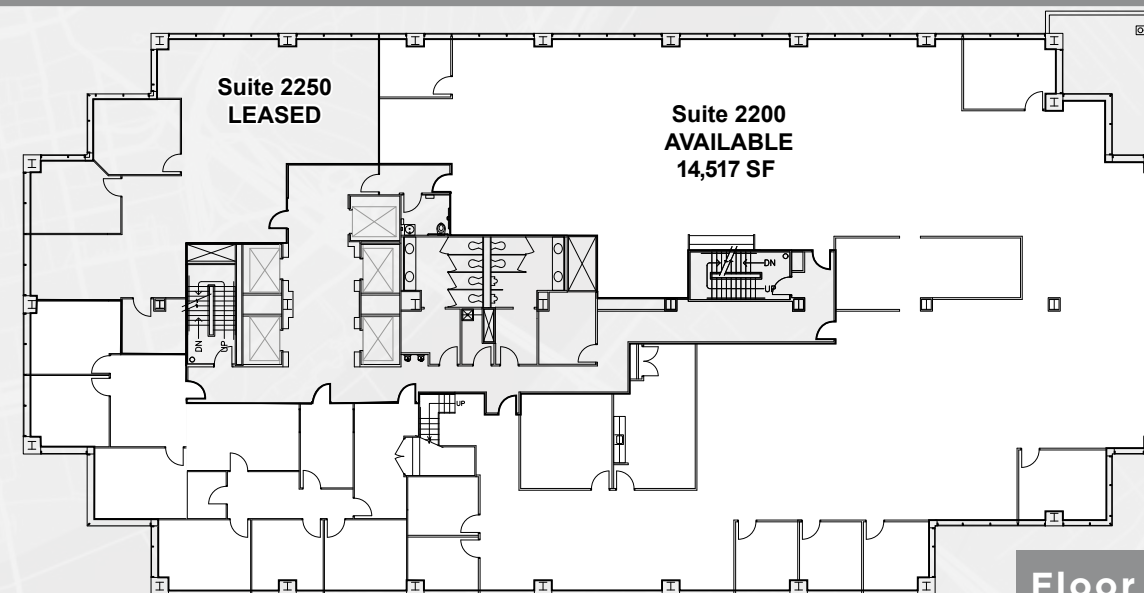
Floor 18



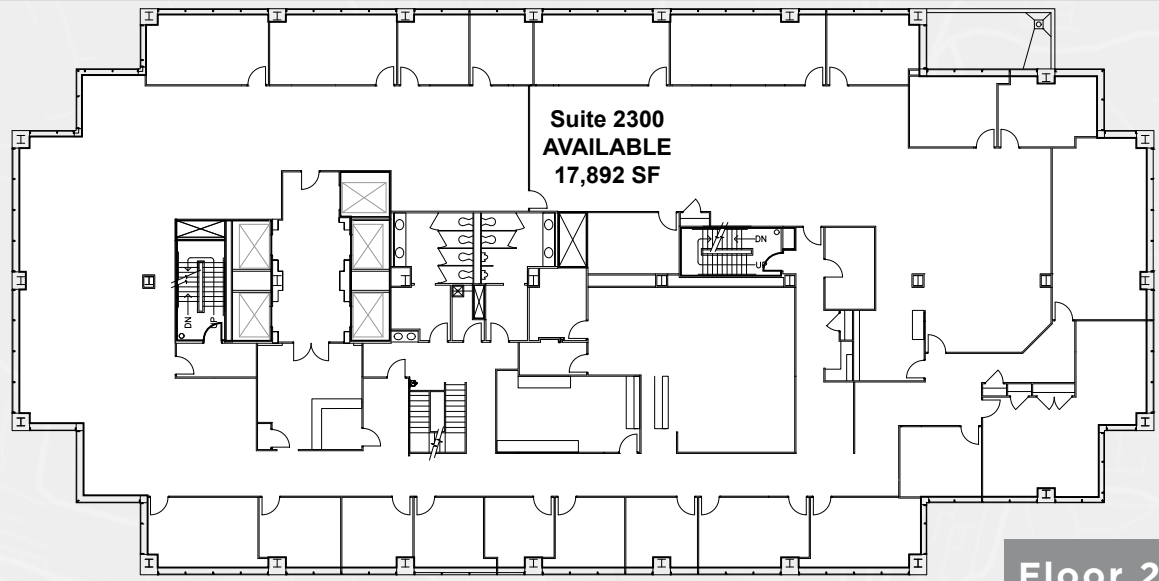
Floor 20



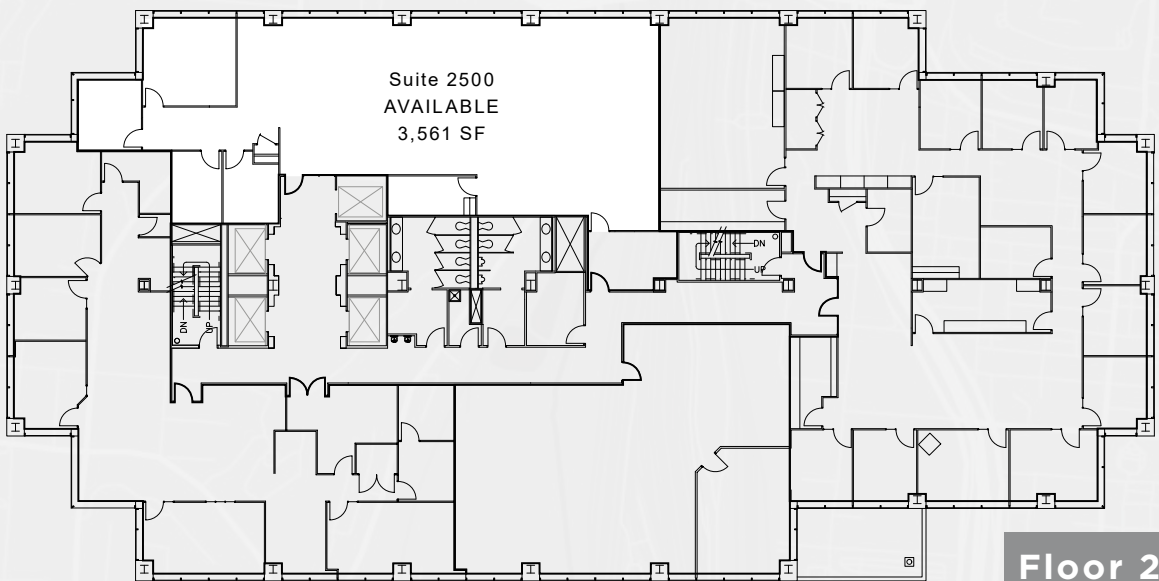
Floor 21



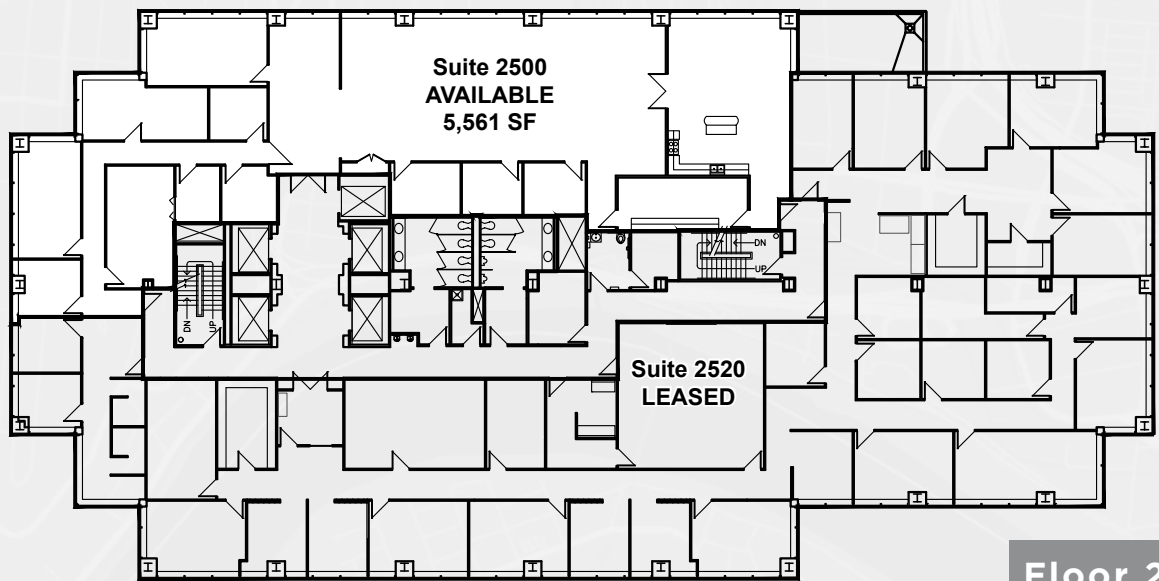
Floor 22



Floor 23



Floor 24



Floor 25

Current Availability

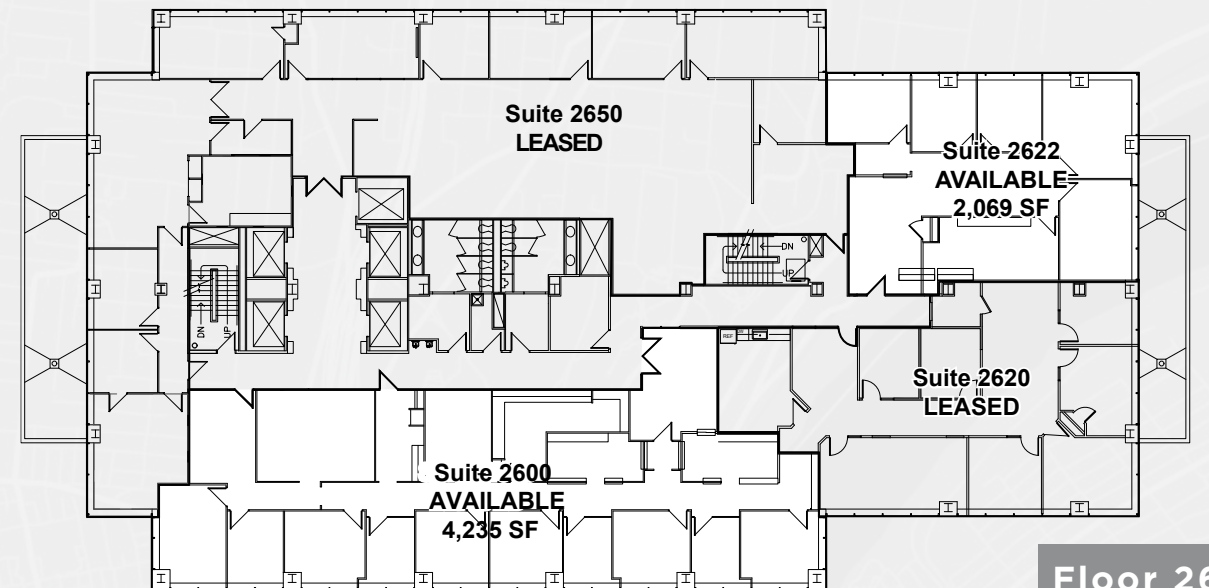
Floors 23-25 and 26

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Floor 26





Court & Walnut
 119 E Central Pkwy
 560 parking spaces
 \$140 per month

Lot #1636
 120 E Seventh St
 221 parking spaces
 \$155 per month

8th & Sycamore
 705 Sycamore St
 500 parking spaces
 \$145 per month

St Xavier
 235 E Seventh St
 150 parking spaces
 \$155 per month

URS Garage
 36 E Seventh St
 738 parking spaces
 \$185 per month

Olympic Garage
 120 E Seventh St
 400 parking spaces
 \$160 per month

Lot #1634
 209 E Seventh St
 30 parking spaces
 \$165 per month

36 East 7th

Area Amenities

Parking and Mobility

Ample parking is available in nearby lots and garages as illustrated in this map.

Metro and TANK buses as well as the Cincinnati Bell Connector streetcar offer low-cost alternatives to parking in the Business District while Red Bike, Bird and Lime provide micro-mobility options.



Red Bike Station



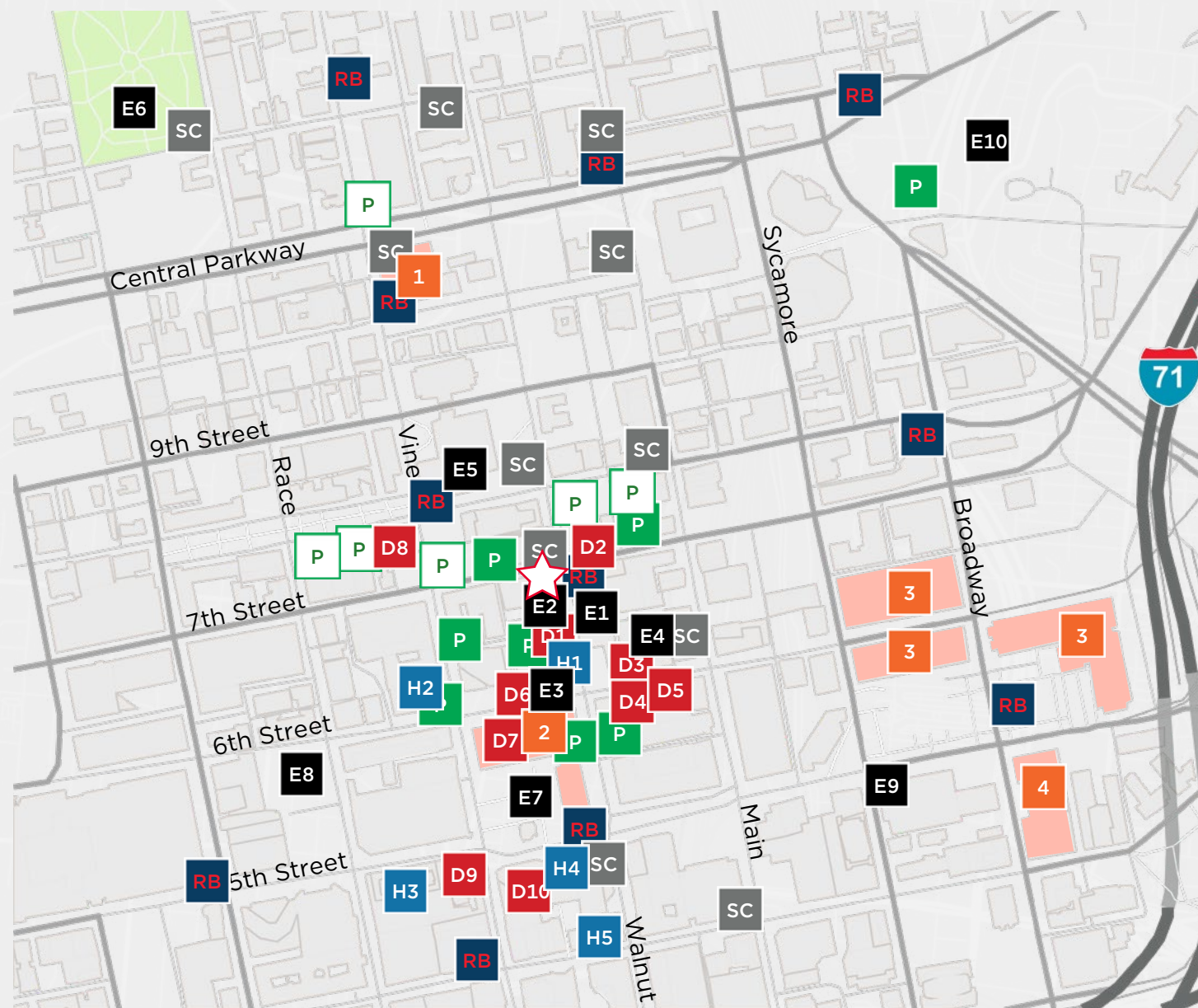
Cincinnati Bell Connector Station

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Fortune 500 Headquarters

- 1 Kroger
- 2 Fifth Third Bank
- 3 Procter & Gamble
- 4 Western Southern

★ 36 E. Seventh St.

Area Amenities

Whether traveling by car, bus, streetcar, bike or foot, Downtown Cincinnati's high concentration of amenities is close by. Highlighted is a small selection of what's available near 36 East 7th.

Hotel

- H1 21c Museum Hotel
- H2 The Cincinnati, Hampton Inn & Suites
- H3 Hilton Netherland Plaza
- H4 The Westin
- H5 Renaissance Downtown

Dining

- D1 Nicholson's Tavern & Pub, Metropole, Fausto
- D2 Jeff Ruby's Steakhouse, First Watch
- D3 Nada, Boca, Sotto
- D4 Prime, Mr. Sushi
- D5 Starbucks, Silver Ladle, Wahlburgers
- D6 Fusian, Akash India
- D7 Rock Bottom Brewery, Rooted Juicery, Zablong, Panera, Chipotle, Via Vite
- D8 Jean-Robert's Table
- D9 Morton's Steakhouse
- D10 McCormick & Schmick's

Cincinnati Bell Connector

- SC Streetcar Station

Red Bike

- RB Red Bike Station

Parking

- P Monthly Parking
- P Hourly/Daily Parking

Entertainment

- E1 Aronoff Center, Weston Art Gallery
- E2 Righteous Room, Scene Ultra Lounge, Horse & Barrel Bourbon House, Cocktail Terrace
- E3 Contemporary Arts Center
- E4 Igby's
- E5 Public Library
- E6 Washington Park
- E7 Fountain Square
- E8 Tokyo Kitty
- E9 Taft Theatre
- E10 Hard Rock Cincinnati

Highlights

Availability

Area Amenities

Conference Facilities

Neyer CBD Portfolio



36 East 7th
36 E. Seventh St., Cincinnati, OH

- Seating capacity: 50
- Projector provided
- White board for use or as a projection screen
- Balcony with seating and views
- Kitchenette



The Baldwin Offices
625 Eden Park Dr., Cincinnati, OH

- Seating capacity: 20-25
- Projector provided
- White board for use or as a projection screen
- Additional tables available



Shared Conference Facilities

Neyer Properties tenants have complimentary access to several building conference facilities with free WiFi around the city.



Gateway West Office Park
644 Linn St., Cincinnati, OH

- Seating capacity: 30
- White board for use or as a projection screen
- Kitchenette



Centennial III
895 Central Ave., Cincinnati, OH

- Seating capacity: 35
- Screen and projector provided
- Kitchenette



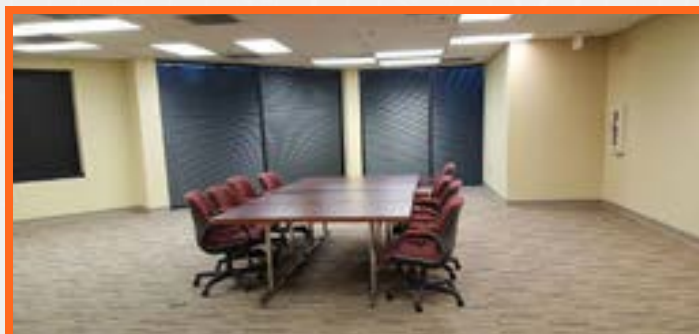
Fountain Pointe I
4665 Cornell Rd., Blue Ash, OH

- Seating capacity: 50
- White board for use
- Counter for food



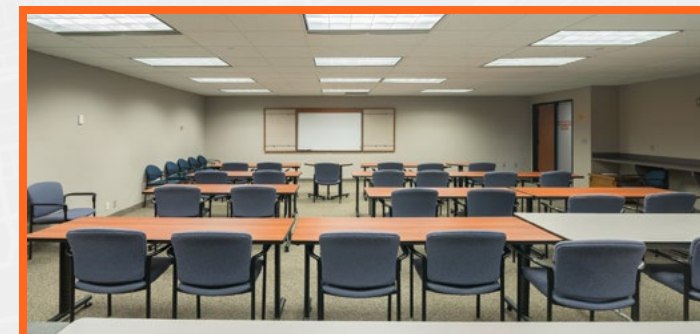
Fountain Pointe II
4675 Cornell Rd., Blue Ash, OH

- Seating capacity: 50-60
- Screen and projector provided
- Sink and counter for food



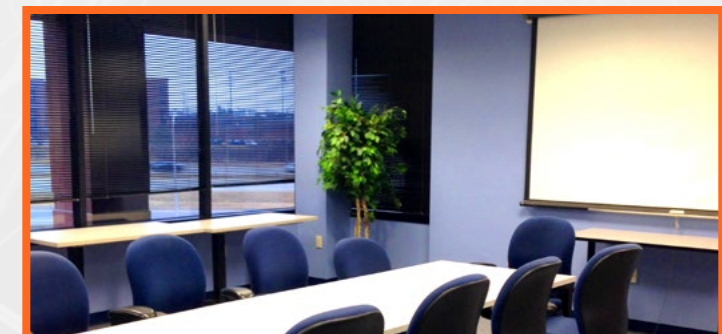
One Crowne Point
1 Crowne Point Ct., Sharonville, OH

- Seating capacity: 8-15
- White board for use



Northmark I
10101 Alliance Rd., Blue Ash, OH

- Seating capacity: 45
- White board for use or as a projection screen



Olympic Corporate Center I
3940 Olympic Blvd., Erlanger, KY

- Seating capacity: 15-34
- Projector provided
- White board for use or as a projection screen



- **Gateway West**
644 Linn Street


- **Centennial III**
895 Central Avenue

- **36 East 7th**
36 E. Seventh Street

- **The Baldwin Offices**
625 Eden Park Drive

The Central Business District Portfolio by Neyer Properties represents 749,197 sf of high-rise office buildings in Cincinnati's Central Business District. The assets within the portfolio have been updated to complement the needs of today's office user. Building renovations include modernized finishes throughout, client and tenant work areas imbedded within the building common areas and innovative technology infrastructure.

Over the past 6 years, Neyer Properties has invested over \$7 million in renovations in the Central Business District Portfolio. The four properties allow Neyer Properties to accommodate a wide range of needs from office users and react to the changing needs of the current tenants in the Portfolio.

A light gray background map of the Cincinnati area, showing a network of streets and highways. The map is centered on the city and extends to the surrounding suburbs.

Neyer Properties is a full-service commercial real estate developer specializing in sustainable land development, construction management, investment and redevelopment. Based in Cincinnati, Neyer Properties is a leader in design and innovation shown through its creation of cutting-edge and sustainable facilities. The company currently owns over 4.5 million square feet of office, industrial and retail space and has over 200 acres ready for development in the tri-state area.

For more information, please contact:

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