

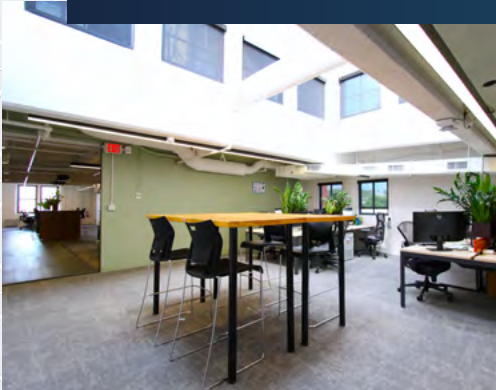
# FOR SUBLEASE

## 221-235 W 12 STREET



**SUBLEASE TERM:  
THROUGH  
4/1/2029**

**PRIVATE ROOFTOP | CREATIVE OPEN INTERIOR | PLUG & PLAY**



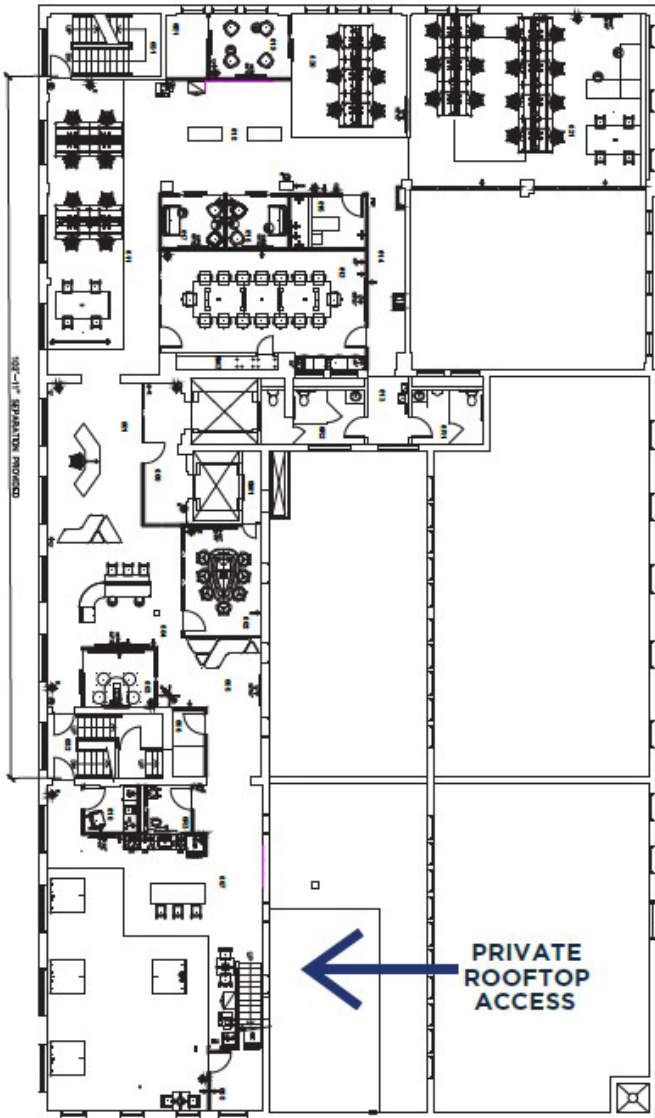
**6TH FLOOR  
7,981 SF  
FULLY FURNISHED**

**THE STRIETMANN CENTER  
LOCATED IN  
OVER-THE-RHINE**

**JOHN SCHENK**  
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**CBRE**

# FLOOR PLAN



## SPACE

## CAPACITY TOTAL SEATS

WORKSTATIONS	30 DESKS
OPEN COLLABORATION	8 SEATS
Huddle Rooms (2 Rooms)	6 SEATS
LARGE CONFERENCE ROOM (1)	18 SEATS
MIDSIZE CONFERENCE ROOMS (3 ROOMS)	16 SEATS
KITCHENETTE / COMMUNITY AREA	21 SEATS
WELLNESS ROOM (1)	1 SEAT
RELAXATION AREA (1)	4 SEATS
LOBBY / BREAKOUT AREA (1)	6 SEATS
BATHROOMS (3)	
ROOFTOP (1)	
STORAGE / IT (3)	

# SUBLEASE OPPORTUNITY





## SUITE SPECIFICS

BUILDING ROOFTOP DECK,  
PENTHAUS EVENT CENTER, ULTIMATE  
WALKABILITY, ONSITE COFFE/CAFE,  
SECURED ELEVATOR ACCESS,  
PRIVATE 6TH FLOOR ROOFTOP,  
CREATIVE/OPEN COLLAB DESIGN, GREAT  
NATURAL LIGHT, STRONG CREDIT SUBLESSOR,  
HIGH-FINISH FIT-OUT, SINGLE TENANT FLOOR,  
EXCELLENT LOCATION

- **6TH FLOOR: 7,981 SF**
- **SUBLEASE EXPIRATION: 4/1/2029**
- **ASKING RATE: \$28.00/SF GROSS + UTILS. & JAN.**
- **PARKING: 12 SPACES AT WASHINGTON PARK GARAGE AND 14 IN TOWNE CENTER GARAGE**
- **FURNITURE: IN PLACE AND AVAILABLE**

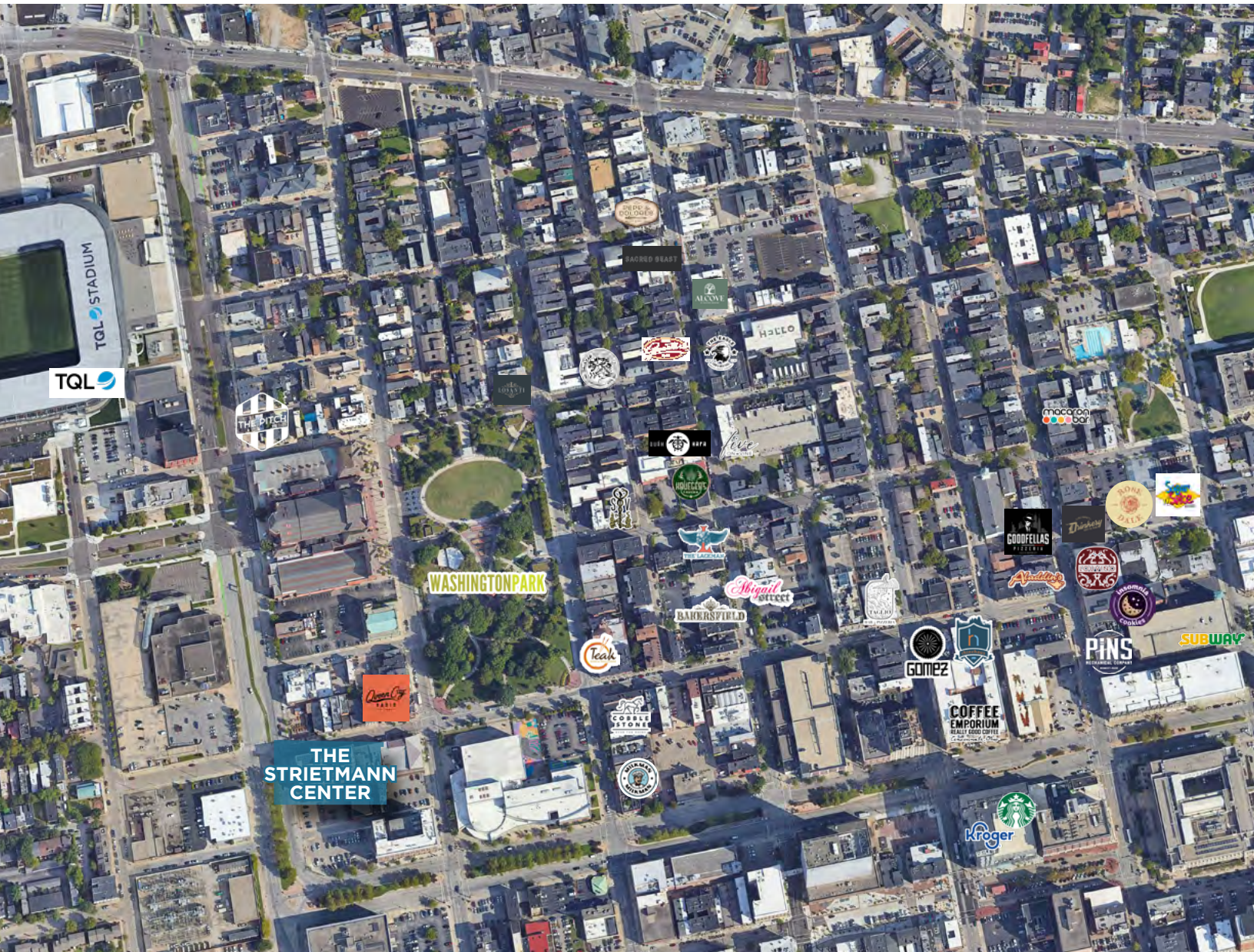




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W 12 STREET**



# PREMIUM OTR WALABILITY



## CONTACT

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