




Omnicare

 **JLL** SEE A BRIGHTER WAY

Sublease Available

138,000 sq. ft. available

Offering **138,000 s.f.**,
Omnicare Center is the
ideal office destination
located in the heart
of Cincinnati's central
business district.

Highlights



Efficient floorplates of up to 34,106 s.f.



Excellent initial rental rate of **\$13.75** per r.s.f.
gross, assuming a lease expiration of 7/31/2028



Floorplate consists of private offices, work
stations, conference rooms and kitchenette



On-site parking available and in close
proximity to numerous garages and lots



Abundance of on-site amenities including
restaurant, coffee shop, conference center,
fitness center and banking



Convenient downtown location is highly
accessible to interstates



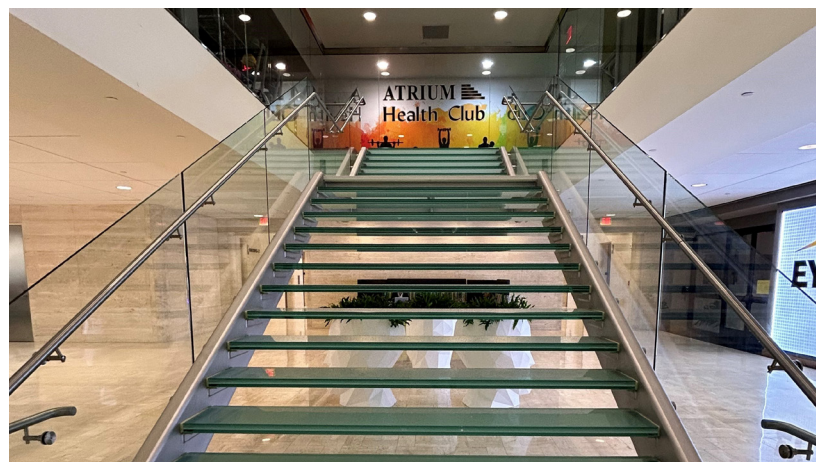
On-site property management



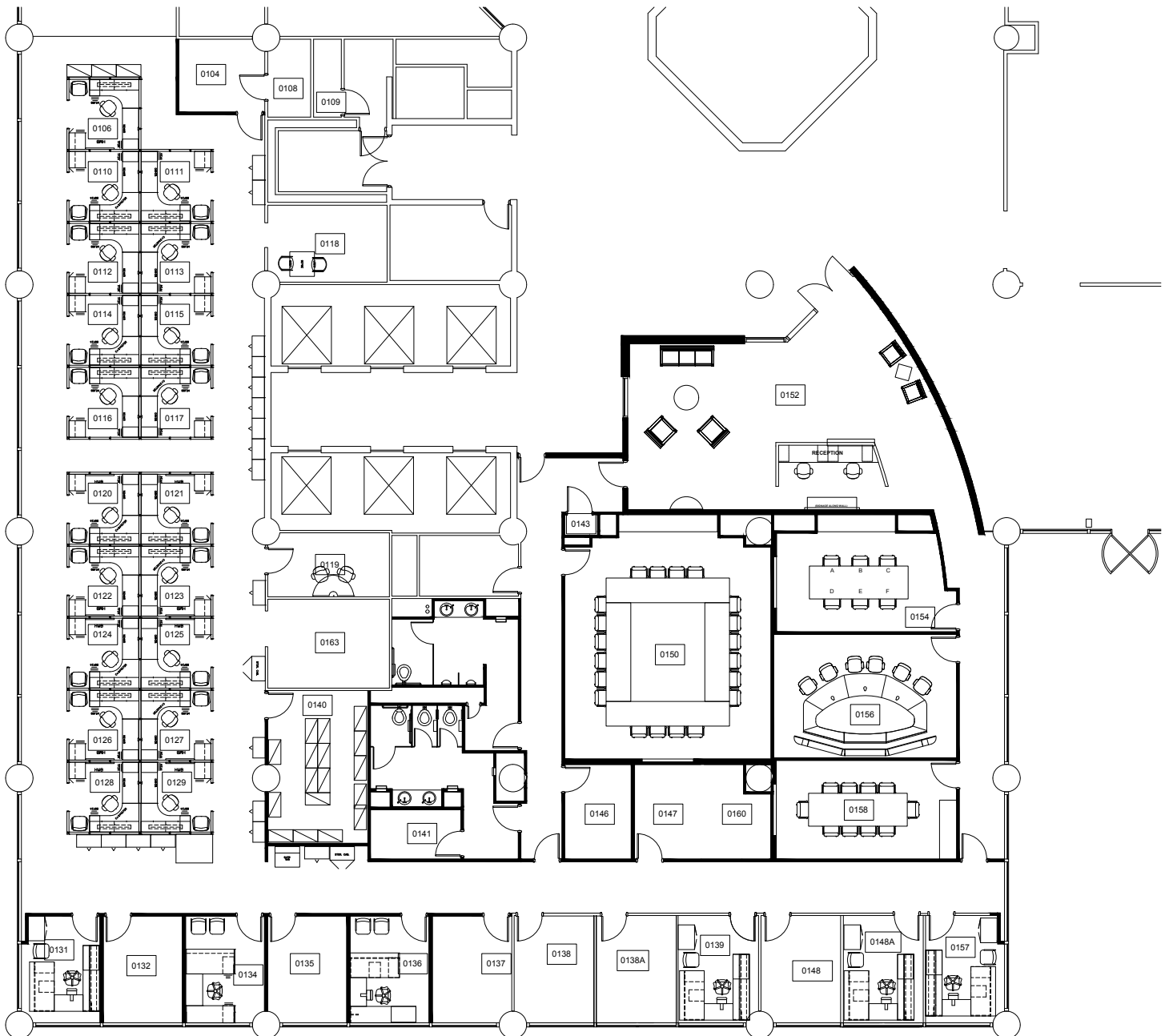
Move-in ready condition with furniture available



Master lease expiration date: 7/31/2028

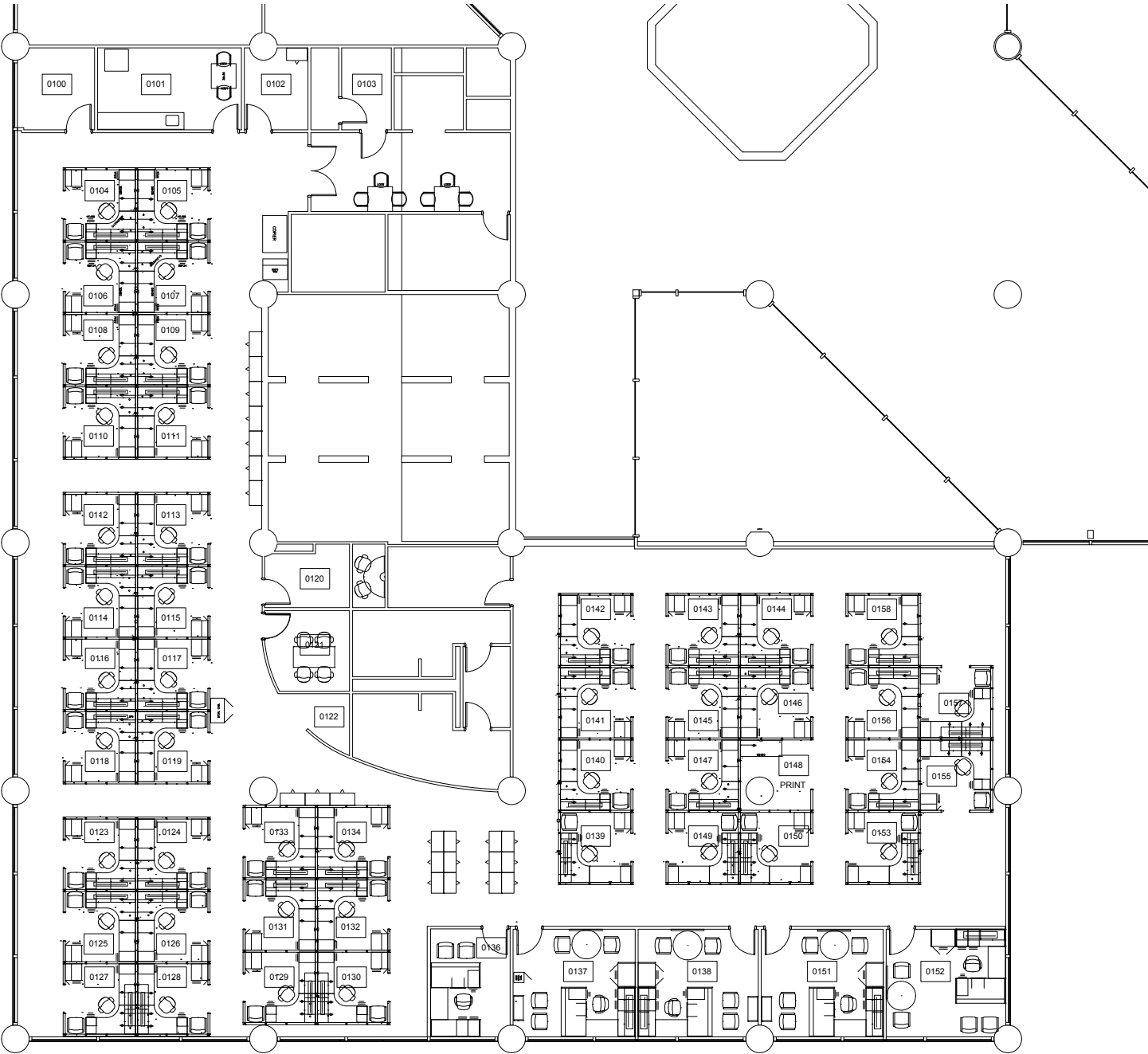


Efficient floorplates allow tenants to utilize the space to its maximum capacity. Furniture is available for a turn-key solution.



1st Floor

10,670 s.f.



2nd Floor

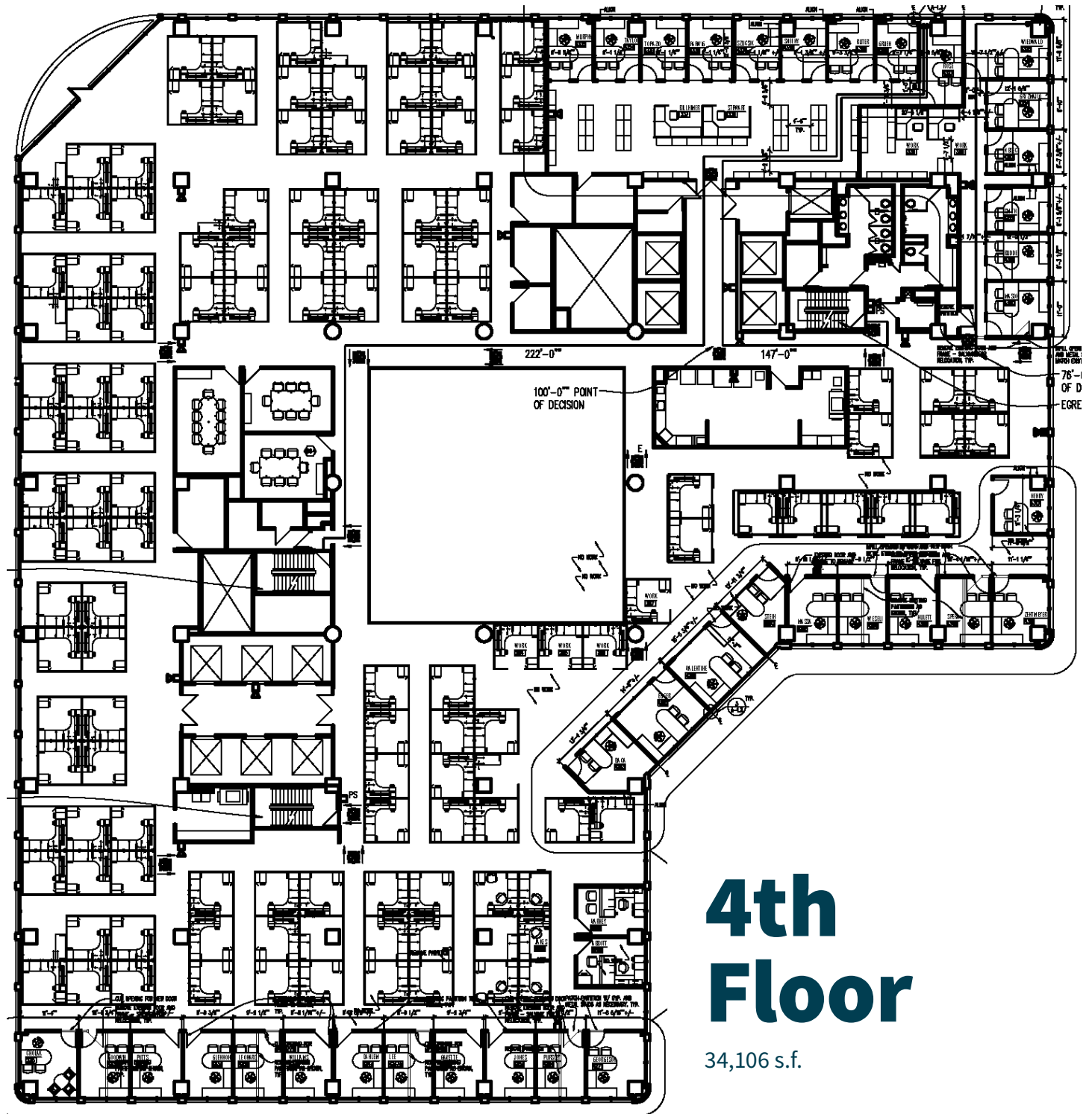
9,999 s.f.

Mezzanine

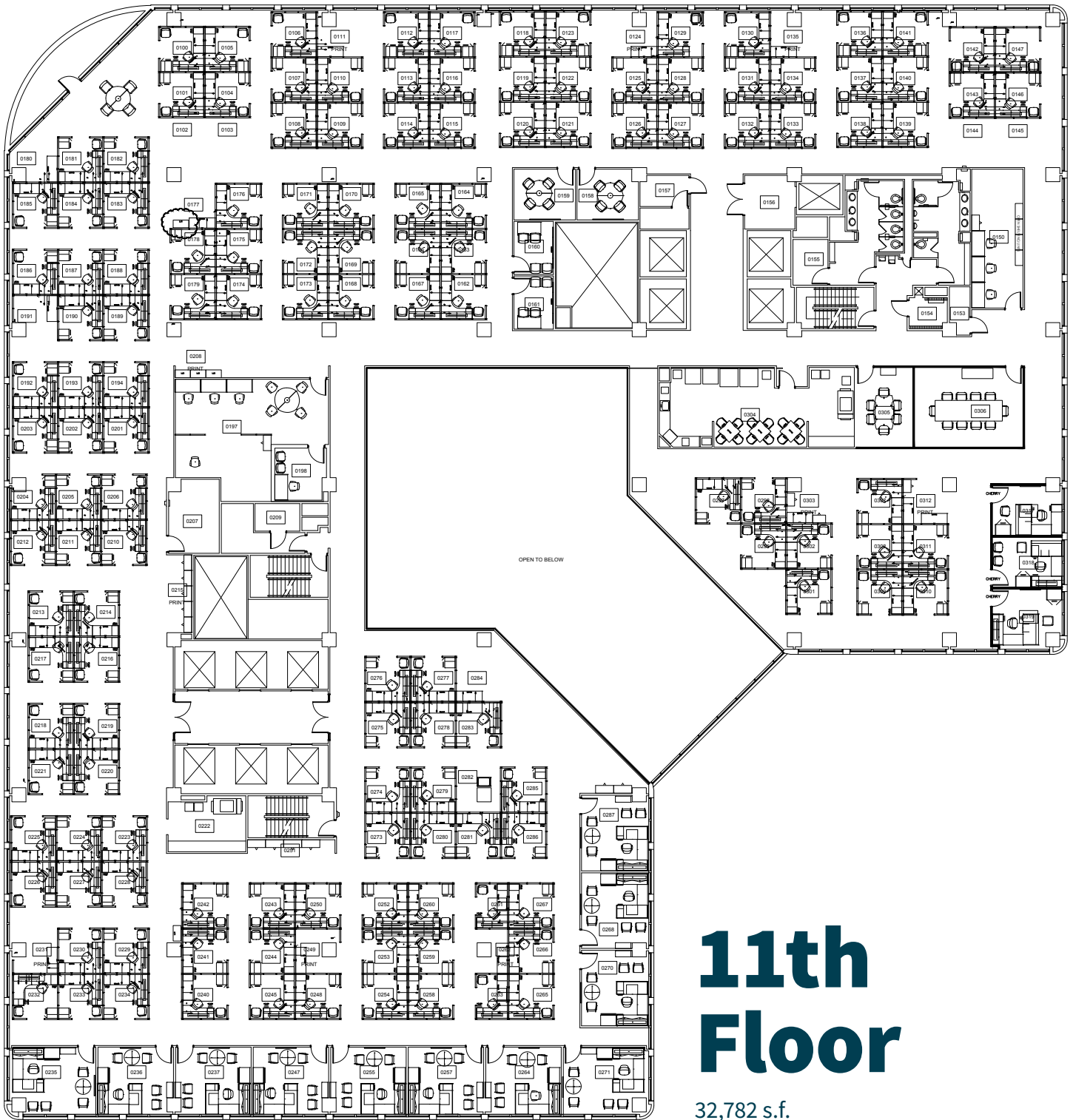


3rd Floor

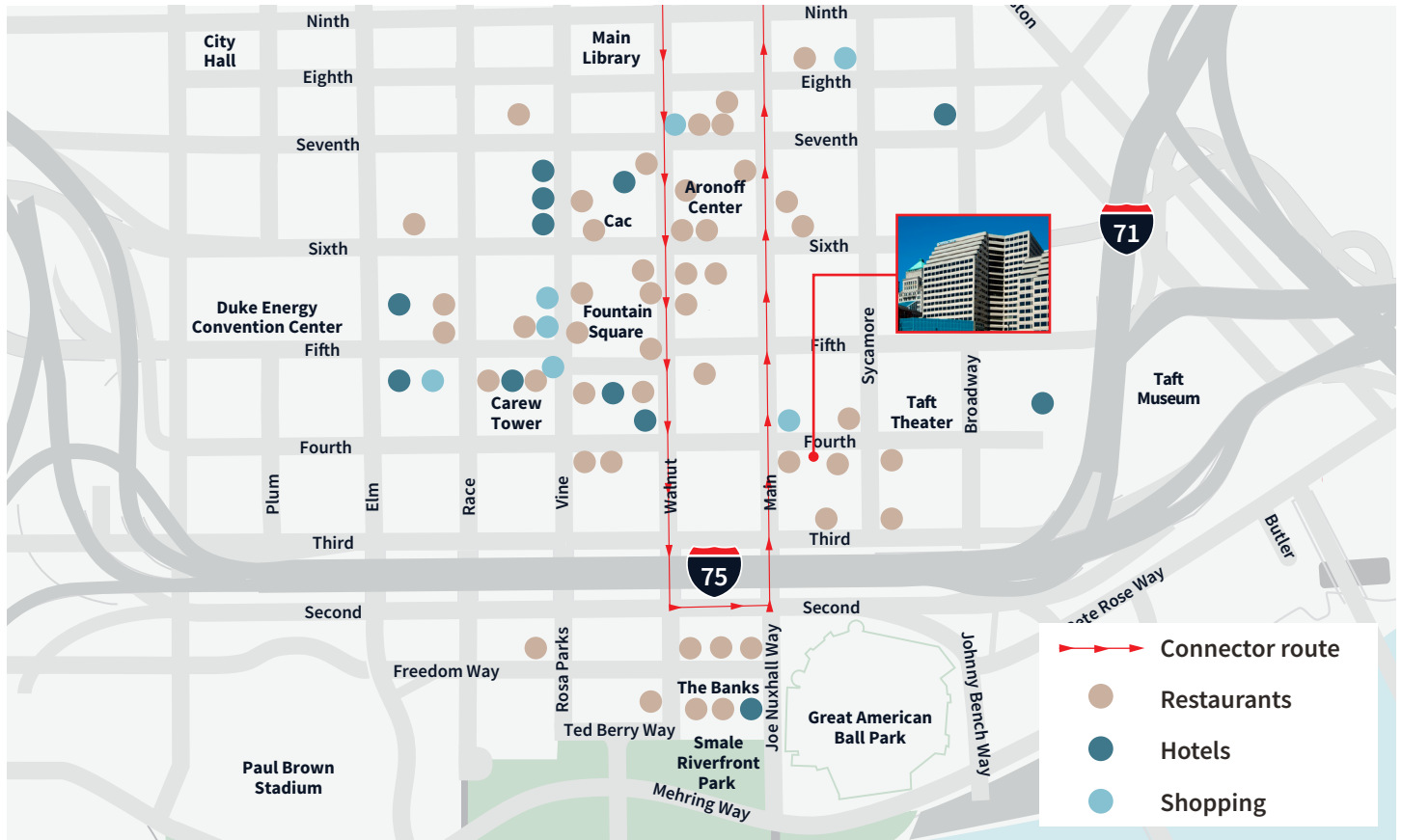
19,028 s.f.







Tenants will benefit from Omnicare Center’s central location and access to major highways and public transit, improving tenant commuting options.



Restaurants

Taste of Belgium	The Grill at Palm Court	Bru Burger Bar	Izzy's
Yard House	Starbucks	Potbelly	Einstein Bros Bagels
Jefferson Social	Orchids at Palm Court	Graeter's Ice Cream	Knockback Nats
Ruth Chris Steakhouse	McCormick & Schmick's	Prime	Frankie's Sips & Savories
Burger Fi	Currito	Mr. Sushi	Jeff Ruby's Steakhouse
Jimmy John's	Skyline	Silver Ladle	First Watch
Tin Roof	Americano Burger Bar	Rusconi Pizza Pub	Taqueria Mercado
Holy Grail	Maplewood	Fusian	Arnold's Bar & Grill
Condado	Mita's	Nada	Scotti's Italian
The Stretch	Chipotle	Boca	Subway
Moerlein Lager House	Via Vite	Sotto	Dunkin' Donuts

Hotels

AC Marriott	21c Museum Hotel
Hyatt Regency	Westin
Hilton Netherland Plaza	Renaissance Downtown Hotel
Millennium Hotel	Residence Inn

Shopping

Saks Fifth Avenue
CVS
Walgreen's
MiCA 12/v



201 E. 4th Street/Atrium 1





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