



PRINCETON HILL



30 MERCHANT STREET, CINCINNATI, OH



CLASS A HEADQUARTER BUILDING FOR LEASE OR SALE

CLASS A PREMIUM OFFICE SPACE

Property Highlights

- Expansive 95,910 SF total space with efficient 31,970 SF floor plates on 5.89 acres
- Flexible floor configurations available as shown in detailed plans
- Set in a premium landscaped campus within the desirable Tri-County market
- Strategic location with convenient access to major highways, including I-75 and I-275
- Surrounded by diverse amenities including dining options, accommodations and retail centers
- Superior parking facilities featuring a dedicated 40-car executive garage with direct elevator access

SALE PRICE: \$6,000,000



This premium office property offers an expansive 95,910 SF of total space with efficient 31,970 SF floor plates that can be configured to meet diverse business needs. Situated in a beautifully landscaped campus in the sought-after Tri-County market, the location provides strategic access to I-75 and I-275, placing your business at a key regional transportation hub. Employees will appreciate the abundance of nearby amenities including various dining options, hotels, and shopping destinations.



PROPERTY OVERVIEW



Building Name - Princeton Hill

Address - 30 Merchant Street, Cincinnati, OH 45246

County - Hamilton

Parcel ID #(s) - 599-0043-0015-00

Office Submarket - Tri-County

Year Built - 1988

Rentable Area - 95,910

Number of Stories - 3 stories with basement housing office and underground parking

Property Land Size - 5.89 Acres

Developer - Linclay Corporation

Architect/Engineer - Hixson Architecture Engineering Plannings

Structural Detail

Building Structure - Concrete foundations & steel frame

Building Exterior - Polished granite-faced exterior walls with window wall glazing system

Floor Height - 1st floor= 15’, 2nd floor = 10’, 3rd floor = 10’

Celing Height - 8’

Floor Load Capacity - 1st floor = 100lbs, 2nd floor = 112lbs, 3rd floor = 125lbs

Window System - Aluminum-framed storefront system; double glazed windows with nsulated panes, vertical structural sealant jointing and head and sill set

Finishes for Public Areas and Tenant Spaces (Flooring, Wall Covering, Ceilings, etc.)

Main Lobby - Granite tile on floors; wood panel or gypsum board walls

Typical Tenant Space -Painted or vinyl-clad gysum board walls; acoustical tile and painted gypsum board ceilings; carpet and vinyl tile finishes on floors

Restrooms/Facilities - Standard ceramic tile with chrome hardware and porcelain sinks and toilets

Parking

Parking Spaces/Parking Ratio - 375 surface & 38 garage spaces

Parking Ingress/Egress - Via ramp on SW side of building

Service & Loading Area

Loading Area Location - Southwest side of building at parking level

Loading Area Description - Equipped with raised concrete platform with dock leveler and bumpers; a portion of the dock area is occupied by a standard trash dumpster

Building Systems

HVAC - Heating and cooling provided by five electric, package rooftop units. The units serving the tenant floors (3 total, one for each floor) are 75-ton Trane Intellipak systems with high efficiency condenser coils. These three units were installed in June, 2008. The fourth unit is a two-section Aaon unit of approximately 25 tons which provides only cooling and make-up air to the Atrium. The fifth unit serves conference rooms and its capacity is approximately 25 tons. The fourth and fifth units are believed to be original equipment. Four 5-ton Trane condenser units are also located on the roof. These units supply supplemental cooling for equipment rooms. These units appear to be original equipment. Heating and cooling are controlled by local thermostats

Air Distribution - Heated and/or cooled air is distributed through ducts to variable air volume (VAV) terminals located in the ceilings. Return air grilles are located in each space. Stairwells, rest rooms and other areas are ventilated by mechanical exhaust fans

Energy Management System - Johnson Controls EMS, which is run through a Niagara system

Electrical Main Service & Capacity - 2,000 Amps, 277/480 Volt, three phase, four wire alternating current (AC)

Lighting - Standard Type: T8 28 Watt SPX 41
Specialty Lighting: 28 watt and 13 watt Compact Fluorescent can lights

Utility & Other Service Providers

Electricity - Duke Energy - Service provided via underground cables

Natural Gas - No Natural Gas at the Property

Water/Sewer - Cincinnati Water Works - Water supplied via water main at Merchant Street

Telephone/Internet - Cincinnati Bell

Elevators

Passenger Elevators

Manufacturer: Westinghouse

Type: Hydraulic

Number of Cabs: 2

Load Capacity: 4,000 lbs. each

Speed: 125 fpm

Roof Deck/System

Date Installed - 2007

Type/Design - Low slope, single-ply, stone-ballasted EPDM system with concrete walk pavers; insulated with rigid insulation boards

Manufacturer - Firestone

Warranty Information - Firestone Limited Warranty - 10 years beginning on 4/19/2007 (expired)

Life Safety

Smoke alarms - Fire protection system consists of a wet-pipe sprinkler system, a wet standpipe with fire department hose valves and connections in each stairwell, portable fire extinguishers, smoke detectors, pull stations and alarm horns and strobes. Common areas and corridors are equipped with battery back-up exit lights, illuminated exit signs, pull stations,alarm horns and strobe light alarms. Exterior covered areas, including below grade parking, contain a dry-pipesprinkler system. Fire sprinkler risers located in fire protection equipment room in the lowest level.

EXCEPTIONAL SPACES

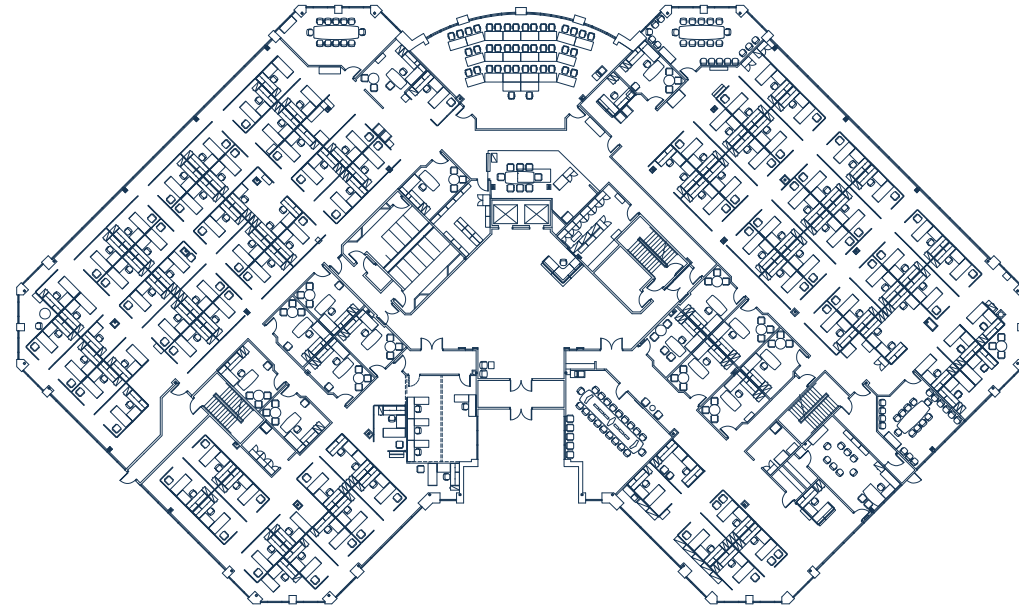


Each floor features efficient layouts that can be customized to accommodate various workplace configurations as illustrated in the detailed floor plans. The thoughtful design maximizes usable square footage while providing abundant natural light throughout the workspace. Whether seeking a full-floor presence or a more tailored footprint, the divisible nature of these floor plates provides options for businesses at various stages of growth.

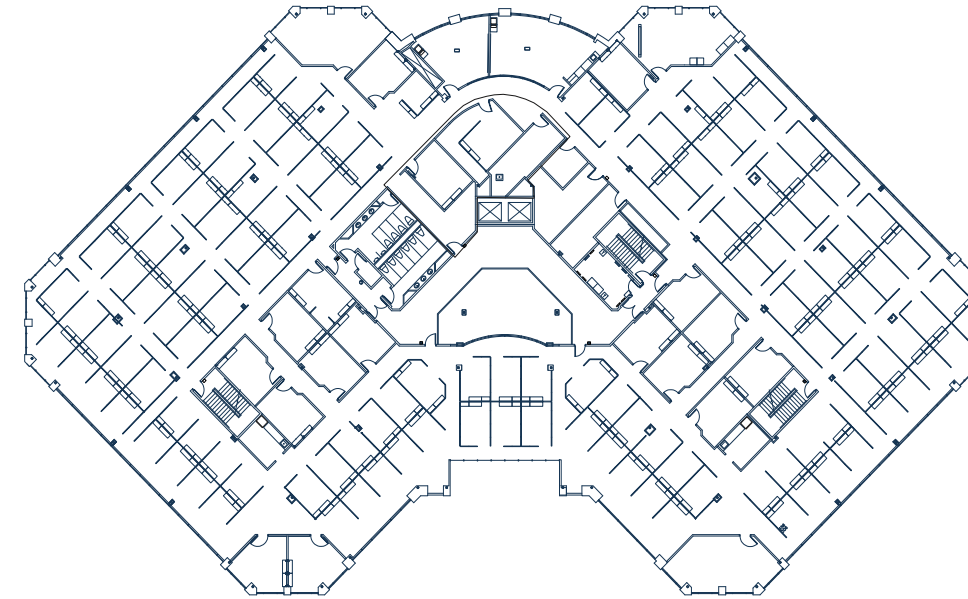
95,910 SF Total
31,970 SF Floor Plates

FLOOR PLAN

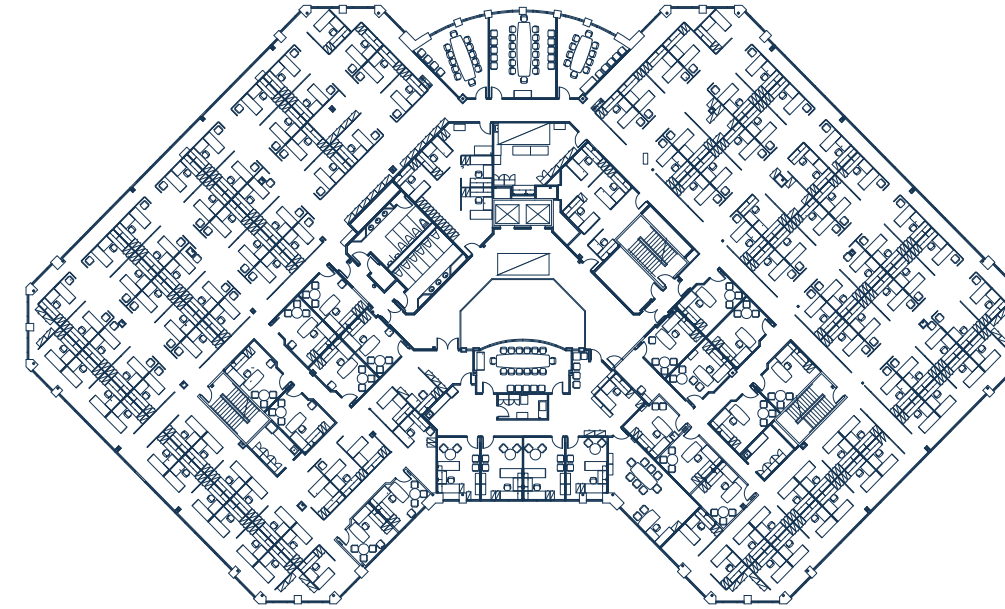
1st Floor



2nd Floor

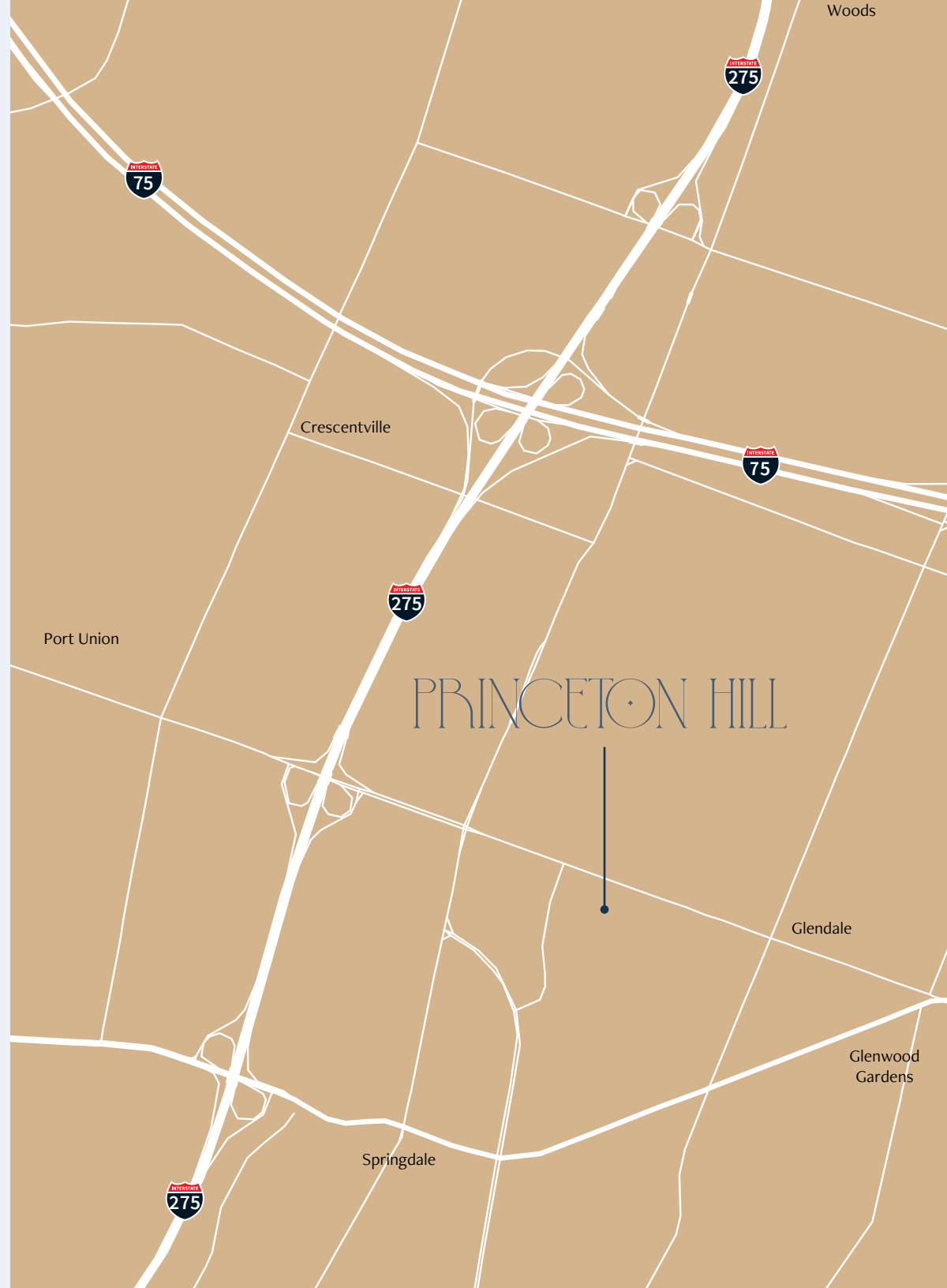


3rd Floor



LOCATION

The Tri-County submarket stands as one of Cincinnati's premier business districts, strategically positioned at the intersection of Springdale, Sharonville, and Evendale. This thriving commercial hub is anchored by major corporations like GE Aircraft which recognized the area's potential for expansion early on. Its exceptional accessibility via I-75 and I-275 has cemented its status as a transportation nexus, connecting businesses seamlessly to downtown Cincinnati and the broader regional market. Today, the area boasts a sophisticated blend of Class A office space, retail destinations, hospitality venues, and dining establishments, creating a comprehensive work-life environment. With its established business infrastructure and continued investment, Tri-County has firmly secured its position among Cincinnati's top three suburban office submarkets, offering companies the ideal balance of metropolitan connectivity and suburban convenience.



AREA AMENITIES



RESTAURANTS

O'Charley's, TGI Friday's, Jersey Mike's, Jimmy John's, Chipotle, Steak & Shake, Firehouse Subs, Dunkin' Donuts, Panera Bread, First Watch, Chick-Fil-A, Dos Amigos, Benihana, The Friendly Stop, Meritage, Piccolo Wine Room, Bluebird Bakery, Glendale Trackside Pub and more!

BANKING

Key Bank, PNC, Chase, U.S. Bank

SHOPPING

Cassinelli Square, Tri-County Mall, Princeton Plaza Shopping Center, Tri-County Commons, Fleet Feet Cincinnati

HOTELS

Atrium Hotel & Conference Center, Residence Inn, LivINN Cincinnati, Fairfield Inn & Suites

RECREATION

Washington Park, Tri-County Golf Ranch, Glenview Golf Course, Full Throttle Adrenaline Park

Todd W. Pease

Senior Vice President
todd.pease@jll.com

Michelle Klingenberg

Managing Director
michelle.klingenberg@jll.com

Britney Aviles

Associate
britney.aviles@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

