

# Sublease available

83,264 square feet available



Offering **83,264 s.f.**, Omnicare Center is the **ideal office destination** located in the heart of Cincinnati's central business district.

### Highlights:



Efficient floorplates

- 3rd Floor: 19,028 s.f. available
- 4th Floor: 32,733 s.f. available (January 1, 2022)
- 10th Floor: 31,503 s.f. available



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



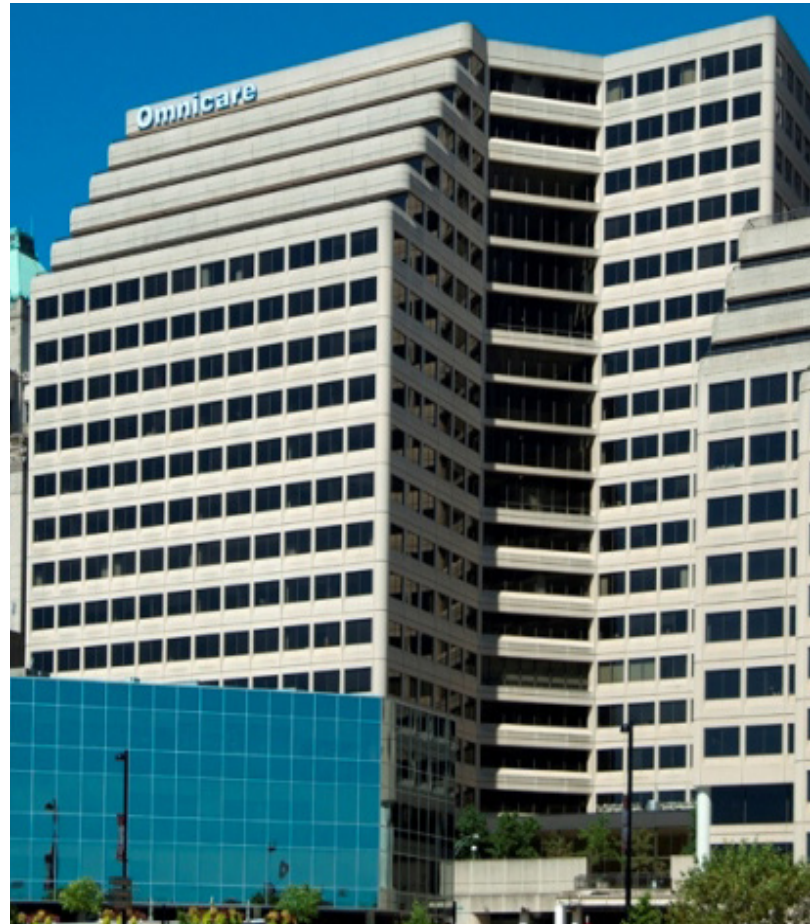
On-site property management



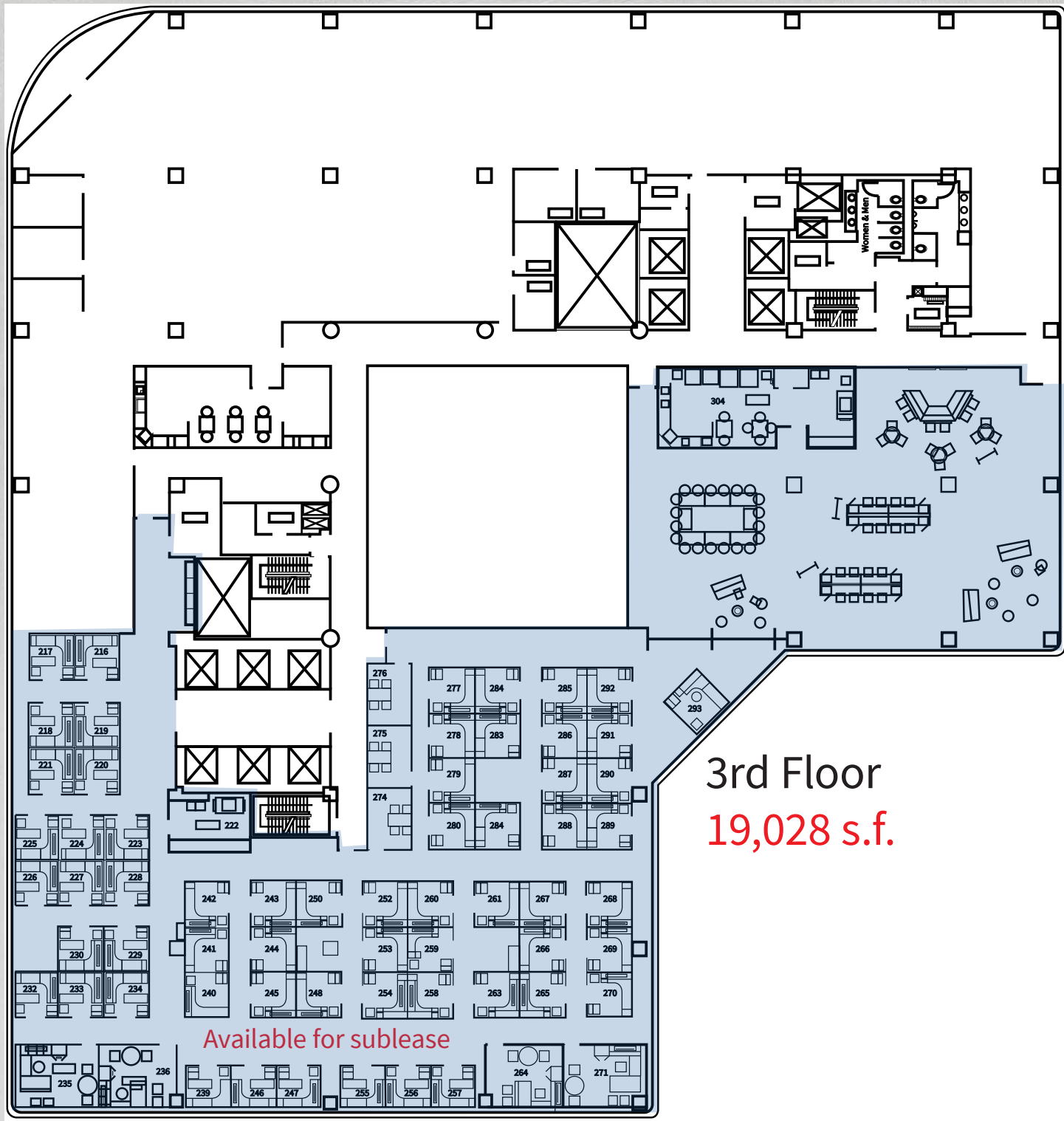
Move-in ready condition with furniture available

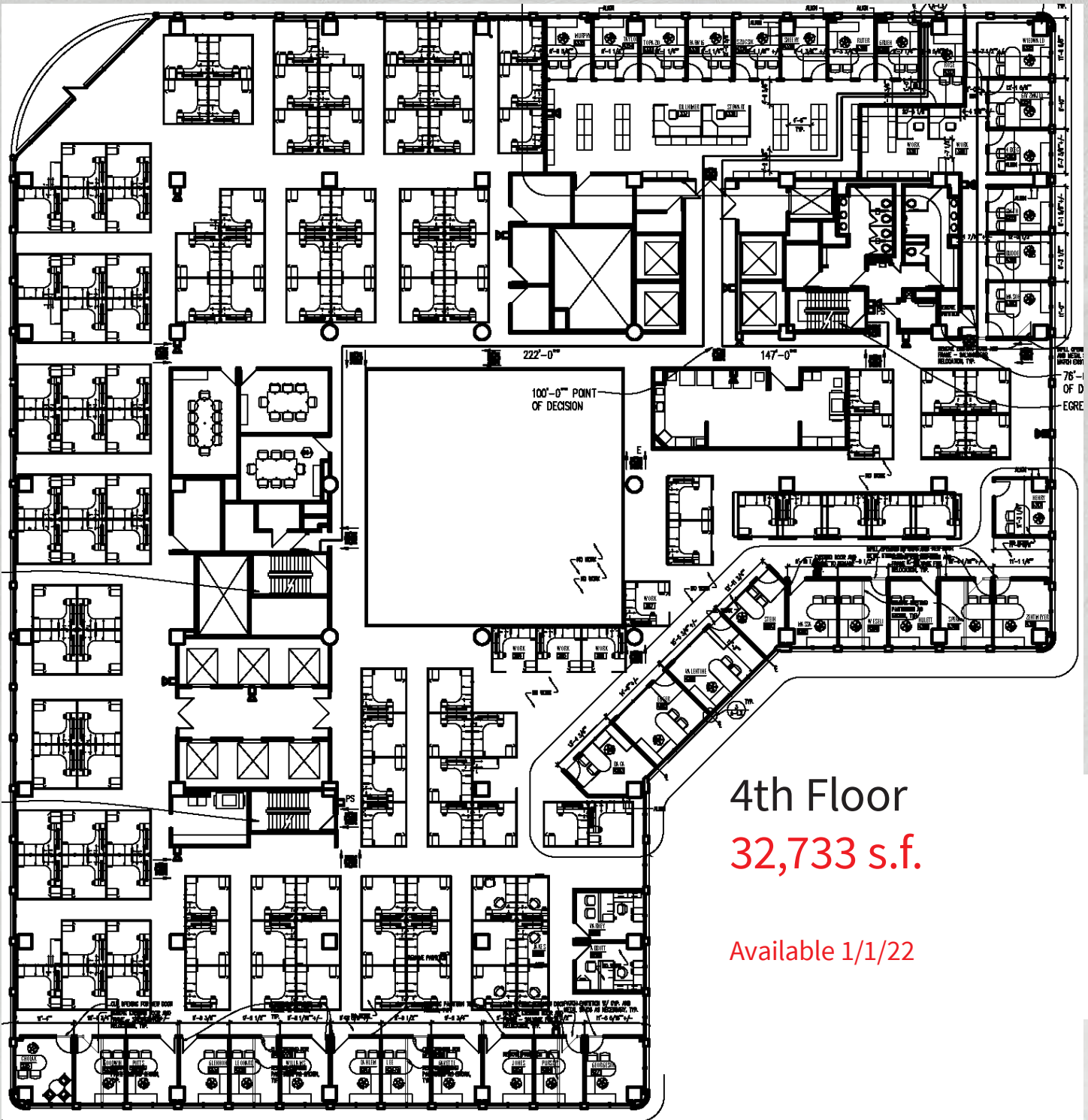


Master Lease Expiration Date: 7/31/2028

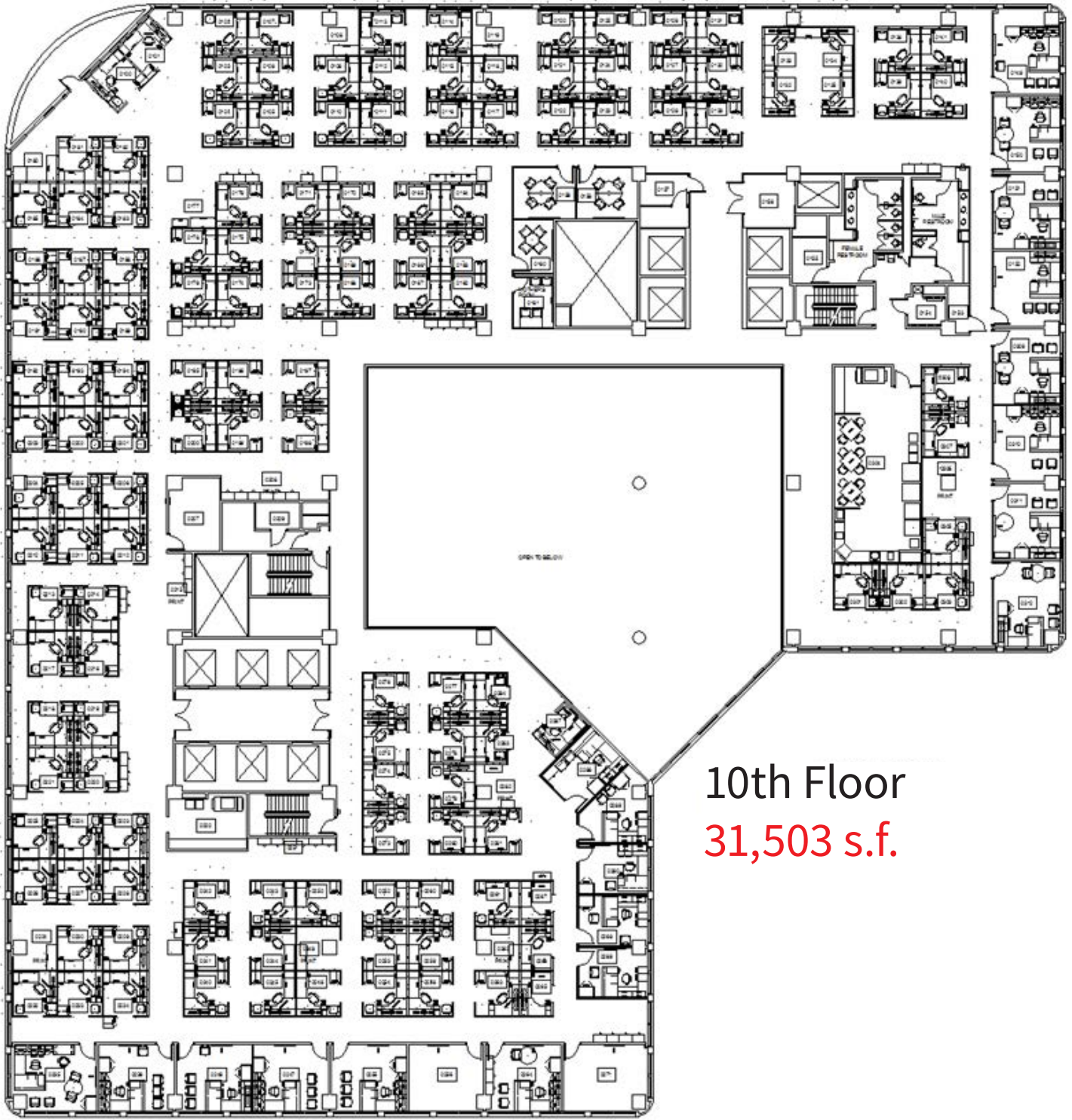


**Efficient floorplates** allow tenants to utilize the space to its maximum capacity. Furniture is available for a turn-key solution.



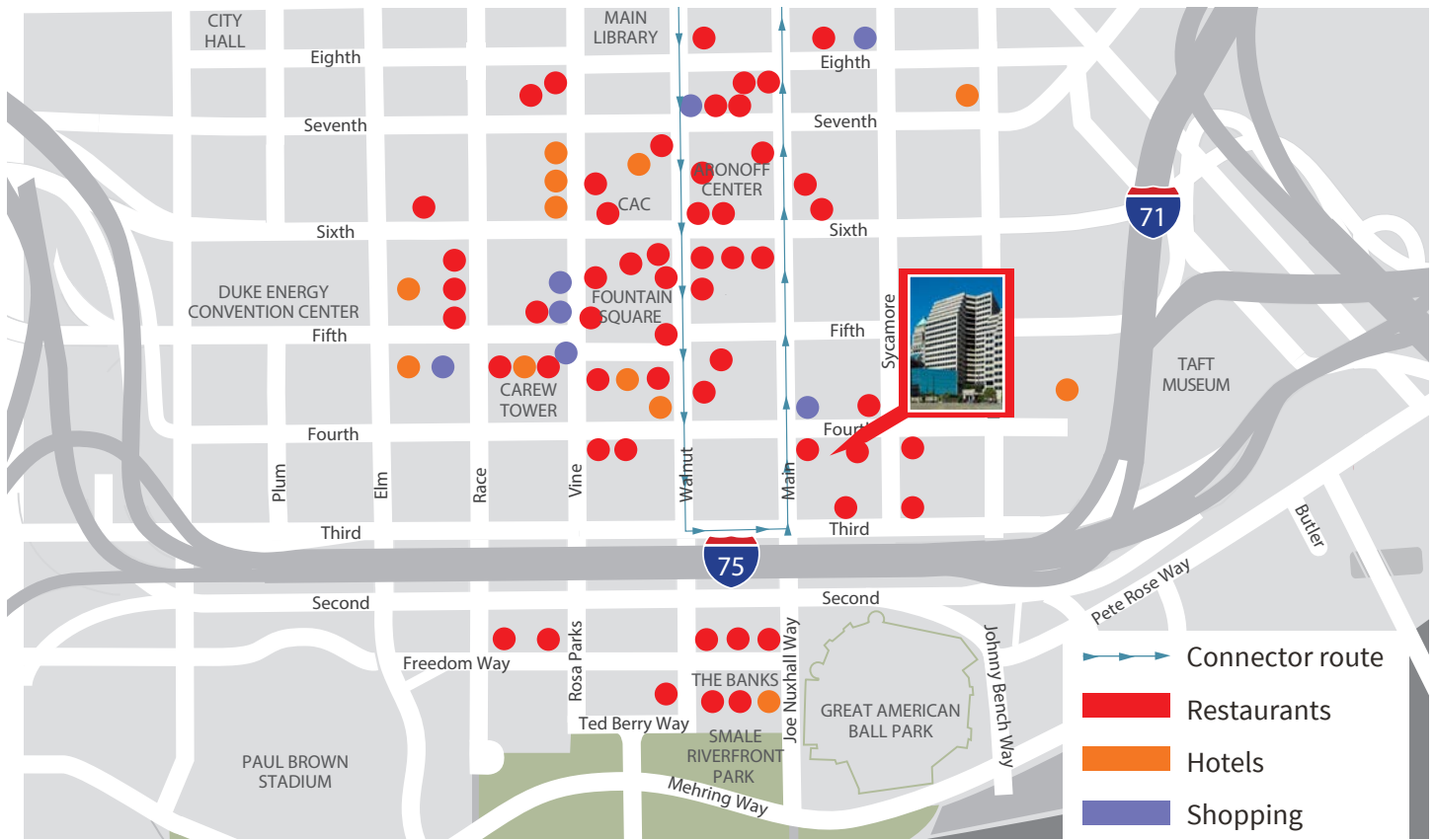


4th Floor  
32,733 s.f.  
Available 1/1/22



10th Floor  
31,503 s.f.

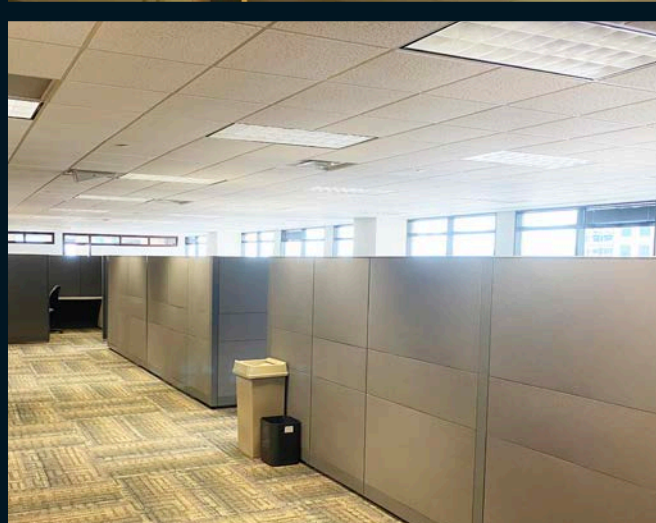
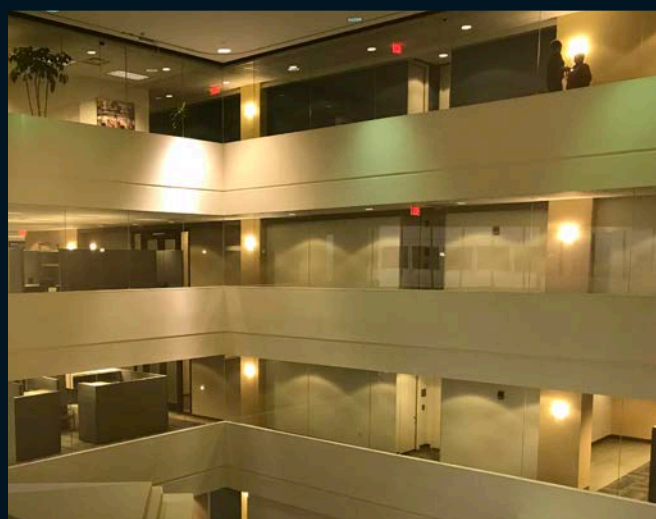
Tenants will benefit from central Omnicare Center's **centralized location** and access to major freeways and transportation alternatives, improving tenant commuting options.



- Restaurants**
- Pies & Pints
  - Taste of Belgium
  - Yard House
  - Jefferson Social
  - Ruth Chris Steakhouse
  - Burger Fi
  - Jimmy John's
  - Tin Roof
  - Holy Grail
  - Condado
  - The Stretch
  - Moerlein Lager House
  - The Grill at Palm Court
  - Starbucks
  - Orchids at Palm Court
  - McCormick & Schmick's
  - J Gumbo's
  - Currito
  - Skyline
  - Americano Burger Bar
  - Maplewood
  - Mita's
  - MidiCi

- Chipotle
- Via Vite
- Rock Bottom Restaurant & Brewery
- Panera
- Bru Burger Bar
- Potbelly
- Graeter's Ice Cream
- Prime
- Mr. Sushi
- Silver Ladle
- Pi Pizzeria
- Rusconi Pizza Pub
- Fusian
- Nada
- Boca
- Sotto
- Izzy's
- Einstein Bros Bagels
- Knockback Nats
- Jean Robert's Table
- Jeff Ruby's Steakhouse
- First Watch
- Neuf
- Taqueria Mercado
- Arnold's Bar & Grill

- Scotti's Italian
  - Subway
  - Dunkin' Donuts
- Hotels**
- AC Marriott
  - Hyatt Regency
  - Hilton Netherland Plaza
  - Millennium Hotel
  - 21c Museum Hotel
  - Westin
  - Renaissance Downtown Hotel
  - Residence Inn
- Shopping**
- Saks Fifth Avenue
  - CVS
  - Walgreen's
  - MiCA 12/v





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