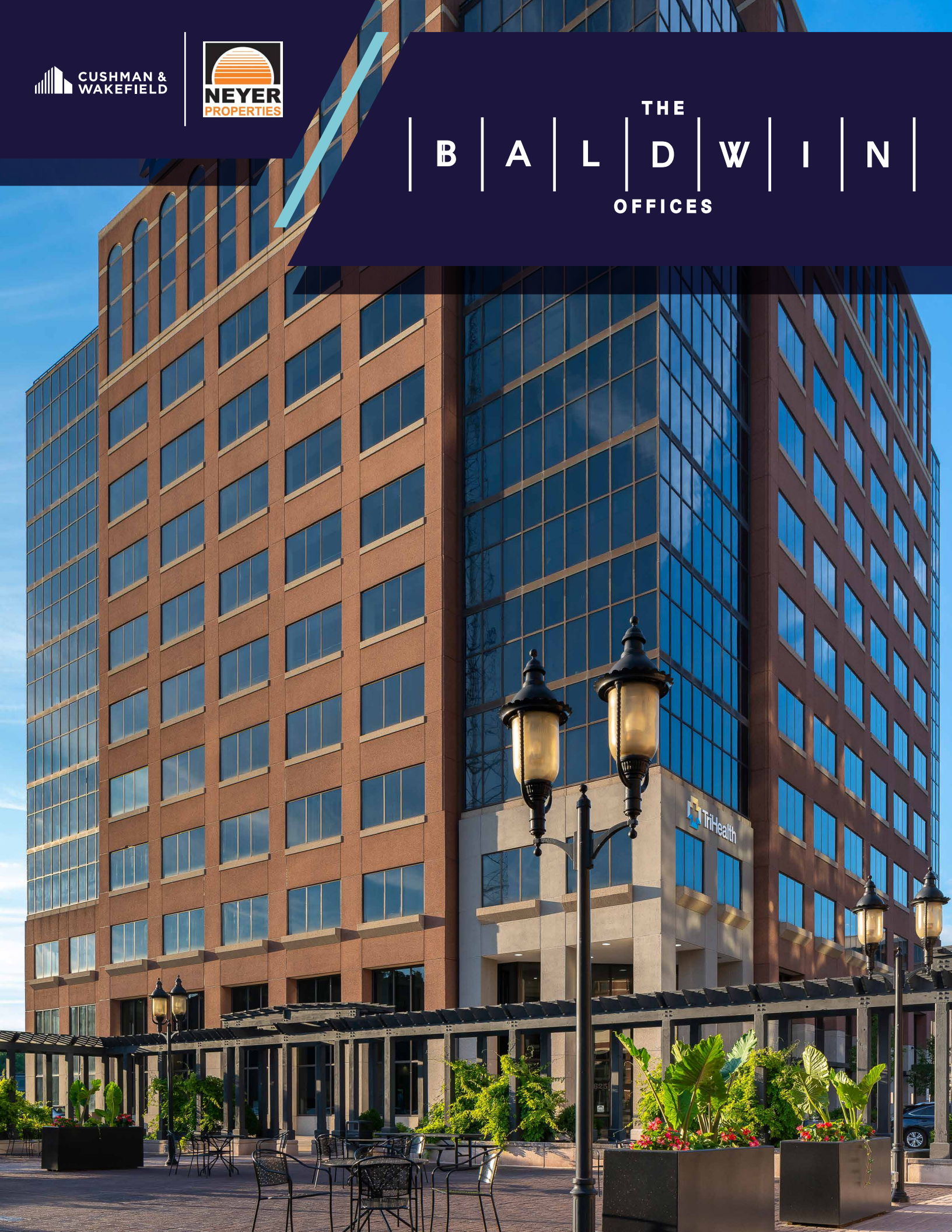
CUSHMAN & WAKEFIELD

NEYER PROPERTIES

THE BALDWIN OFFICES



34,272 SF Available

$15.75 /SF Net
+ $12.51 /SF OpEx

Property Highlights

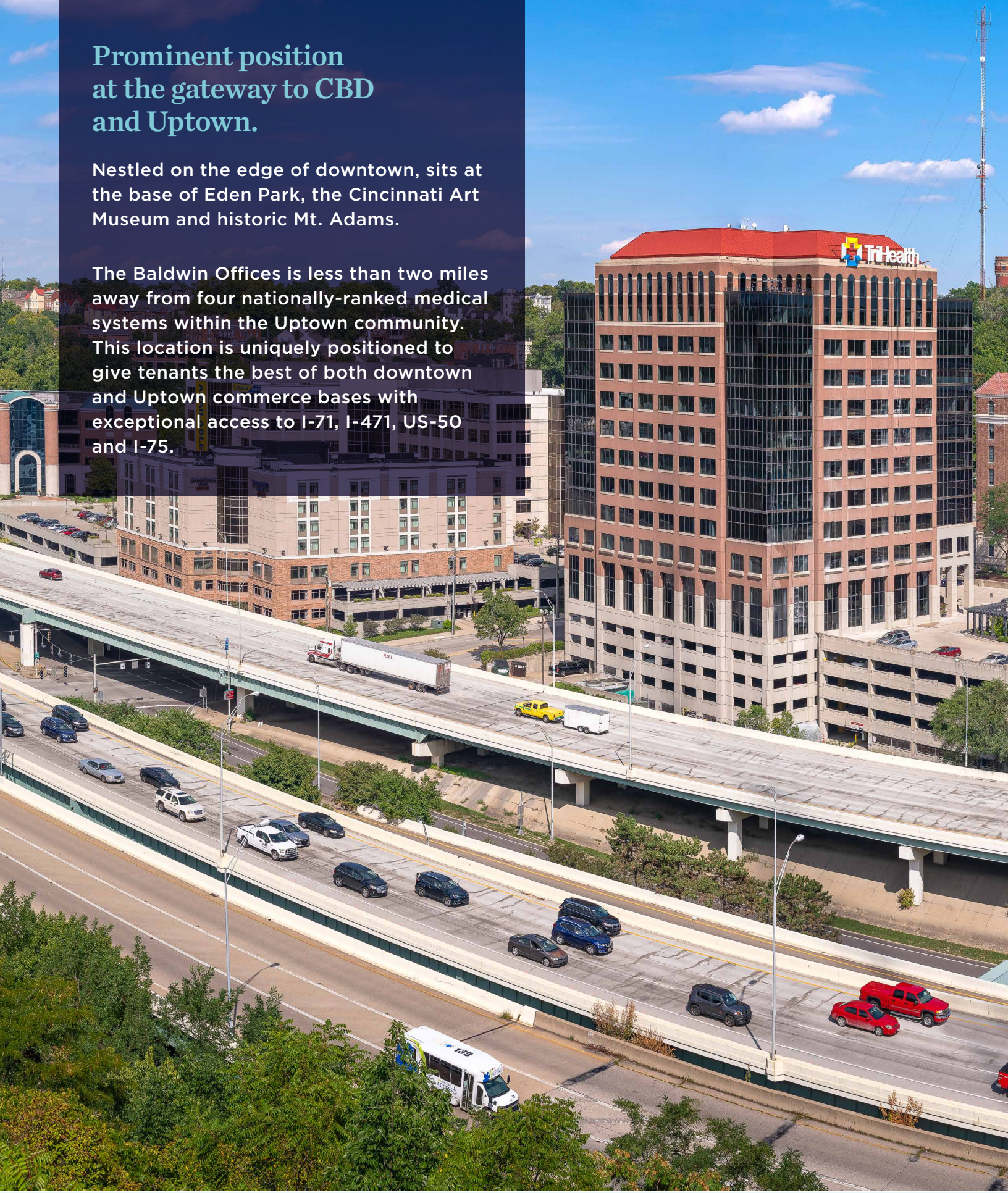
THE BALDWIN OFFICES

- 209,894 SF, 12-story office building
- Free visitor parking and free garage parking for tenants
- Extraordinary access to I-71, I-471, US-50 and I-75
- Blade signage opportunity
- On-site conference center
- On-site cafe featuring Starbucks and Boar's Head delicatessen serving breakfast & lunch
- On-site management team and security

Prominent position at the gateway to CBD and Uptown.

Nestled on the edge of downtown, sits at the base of Eden Park, the Cincinnati Art Museum and historic Mt. Adams.

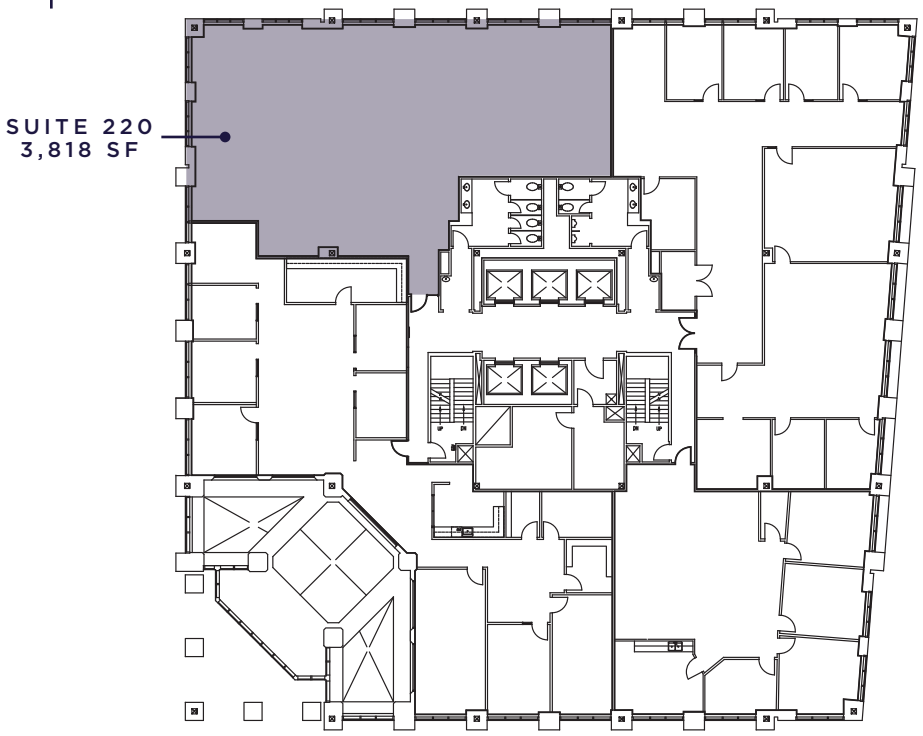
The Baldwin Offices is less than two miles away from four nationally-ranked medical systems within the Uptown community. This location is uniquely positioned to give tenants the best of both downtown and Uptown commerce bases with exceptional access to I-71, I-471, US-50 and I-75.



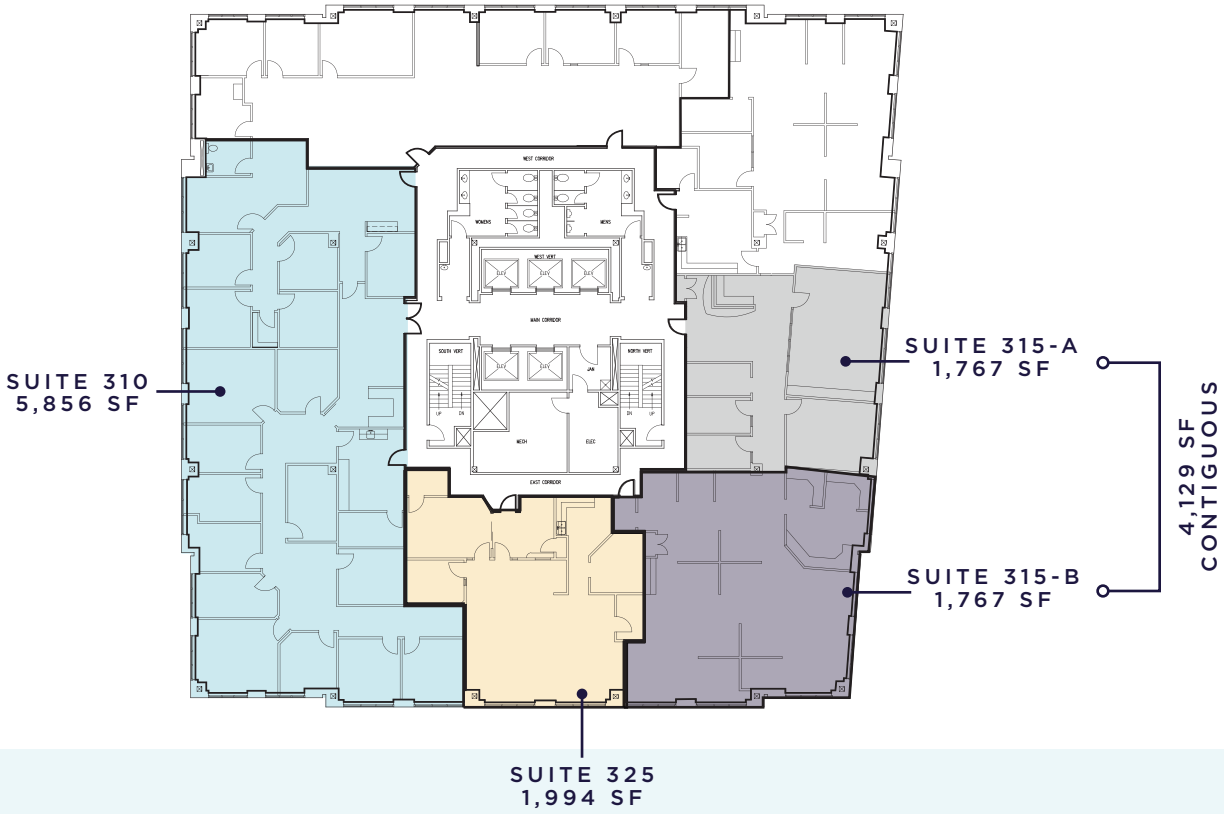
Floorplans

THE BALDWIN OFFICES

2nd Floor | 3,818 SF



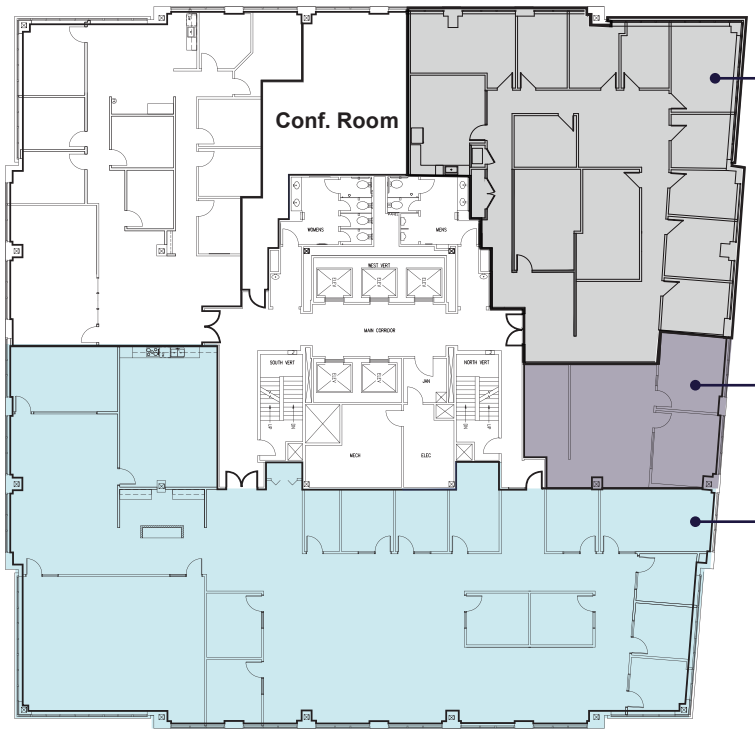
3rd Floor | 11,979 SF CONTIGUOUS



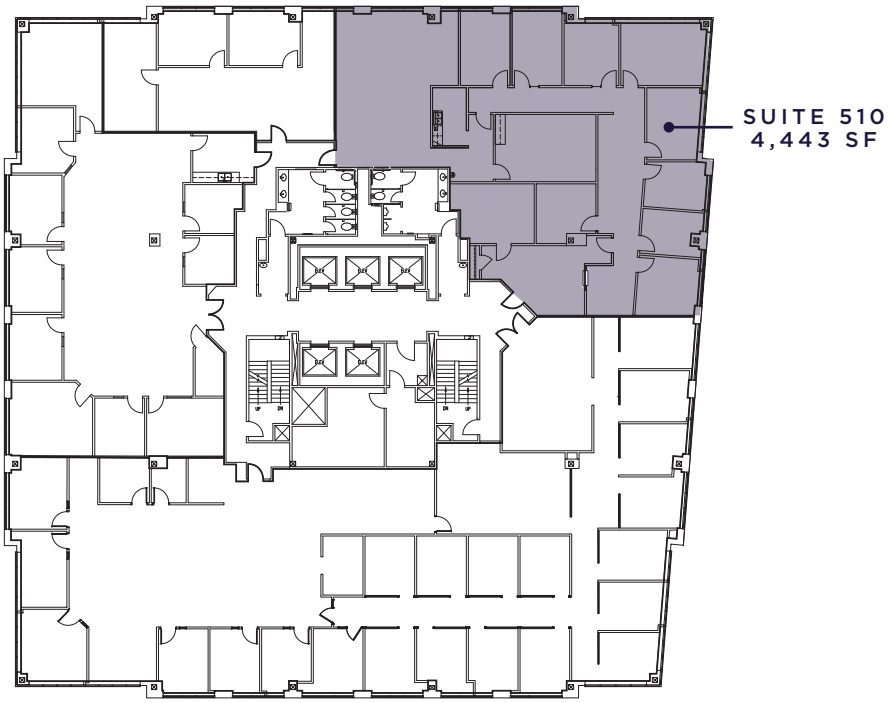
Floorplans

THE BALDWIN OFFICES

4th Floor | 14,032 SF



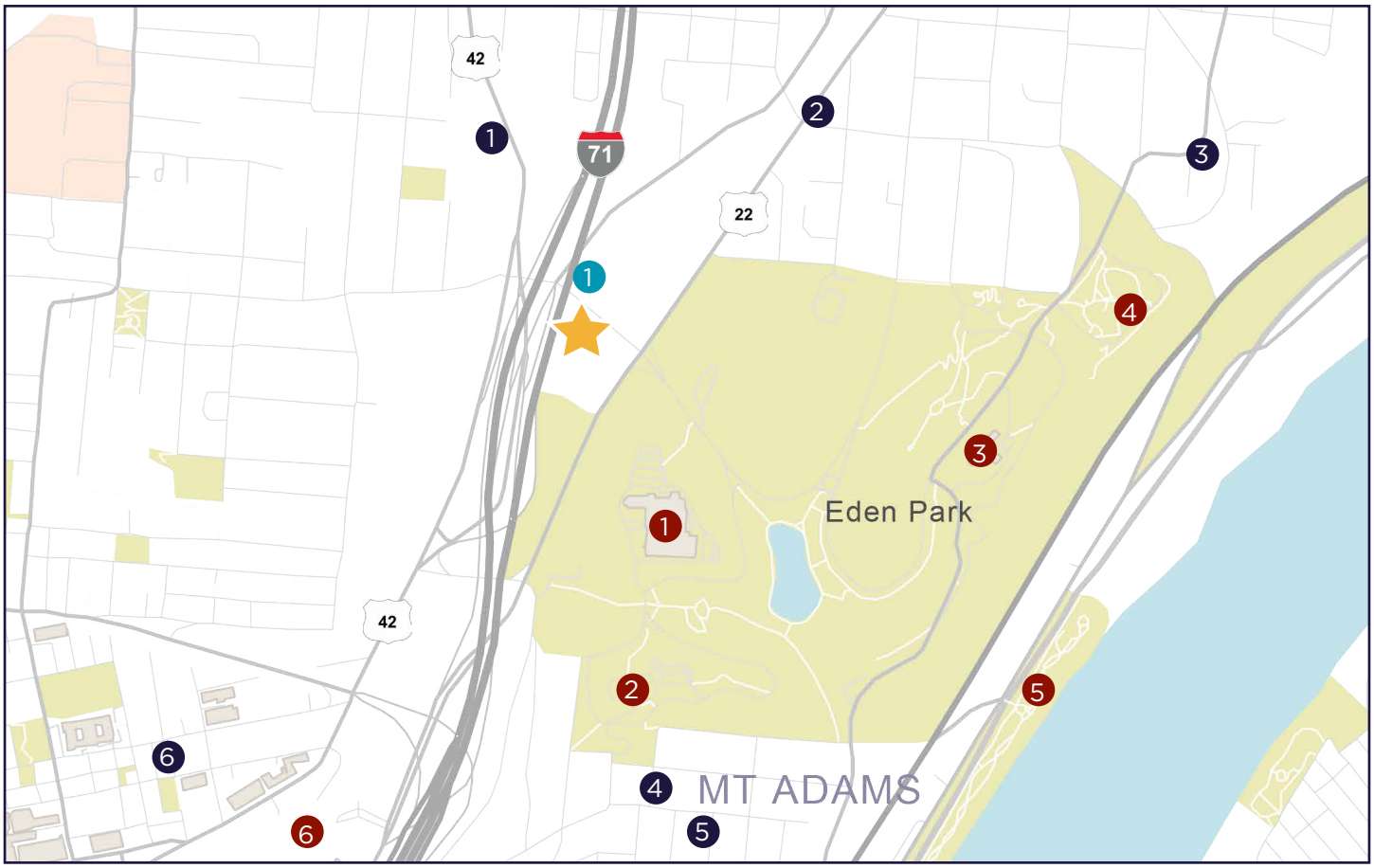
5th Floor | 4,443 SF



FALL
WELCOME TO THE CAFE

Location

THE BALDWIN OFFICES



1. Graeter's
2. Andy's Mediterranean Grille
3. Le Bar A Boeuf
4. Mt. Adams Bar & Grille
5. Bow Tie Cafe, The Blind Lemon, Crowley's Highland House Cafe, Flora & Flair, Monk's Cove, Hi-Fi Cincy, The Hilltop, Your Mom's Pizzeria
6. Lucius Q, Razzo, Urbana Cafe, Braxton Brewing, Pendleton Parlor

1. Cincinnati Art Museum
2. Cincinnati Playhouse in the Park
3. Krohn Conservatory
4. Twin Lakes
5. International Friendship Park
6. Hard Rock Casino

1. SpringHill Suites

Just minutes away from Downtown & OTR

Contact

DIGGER DALEY
Senior Director
+1 513 763 3028
digger.daley@cushwake.com

SCOTT ABERNETHY, SIOR, CCIM
Senior Director
+1 513 763 3013
scott.abernethy@cushwake.com

CUSHMAN & WAKEFIELD | NEYER PROPERTIES

cincyofficeadvisors.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.