302 WEST THIRD

302WestThird.com



CUSHMAN & WAKEFIELD

Undeniable Possibilities

Situated at the corner of Plum and West Third Streets in Cincinnati's Riverfront corridor, 302 West Third is a nine-story, 177K SF creative office building. The former site of Crown Overall Manufacturing Co. with distinctive architecture dating back to 1915 — discover what it's like to office at a prominent location with unobstructed Riverfront views and strong walkability. Located adjacent to Paycor Stadium with exceptional highway and interstate access to Cincinnati suburbs and Northern Kentucky, 302 West Third offers wide open floor plates and undeniable possibilities.

An authentically creative atmosphere with nearly $2 MM invested in building upgrades, the user experience and modernized common areas are first class at 302 West Third. An urban environment surrounded by extensive affordable parking and proximity to increasingly numerous residential and dining options —

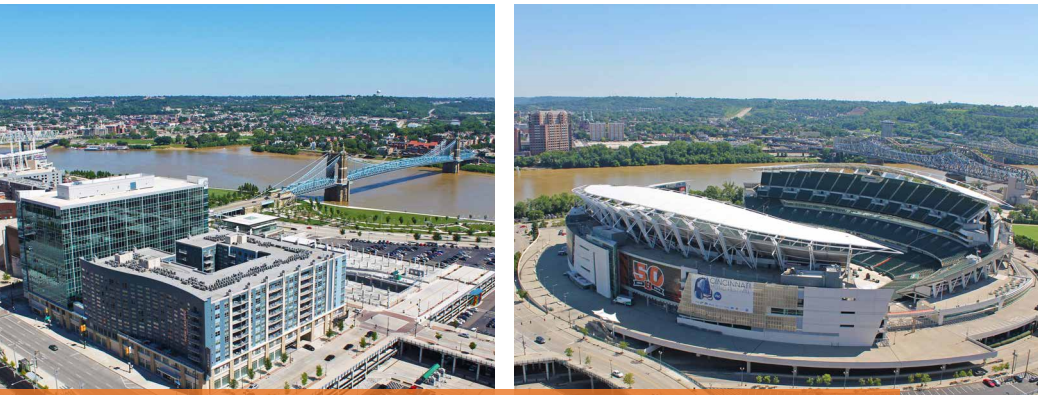
302 offers a unique opportunity for employers to attract and retain talent, while managing occupancy cost efficiently.



Space to Claim

With more than 56K RSF available, take advantage of the unique opportunity to control 51,545 contiguous RSF or choose your floor and office amongst fellow creative companies.

Customize your layout and reach growth goals in a space you can truly make your own.



VIEW OF RIVERFRONT, PAYCOR STADIUM, AND THE BANKS FROM THE 302 ROOFTOP



VIEW INTO ELEVATOR LOBBY

OPPORTUNITIES TOTALING

56,046 RSF

51,545

CONTIGUOUS RSF

SEVENTH FLOOR
4,501 RSF

THIRD FLOOR
23,330 RSF

SECOND FLOOR
23,277 RSF

FIRST FLOOR
4,938 RSF

9 8 7 6 5 4 3 2 1

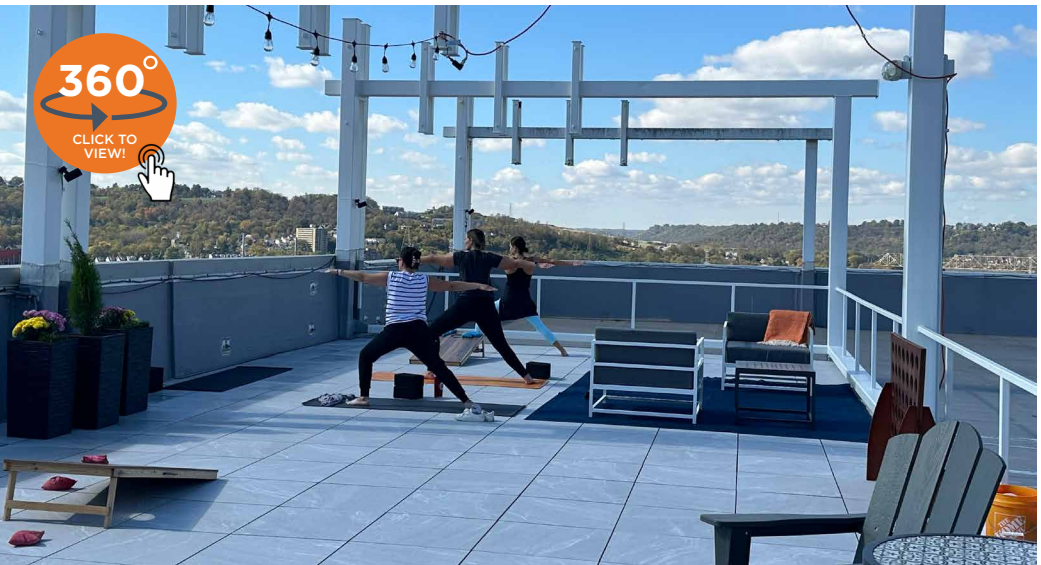
2ND

The Quad + Rooftop Deck

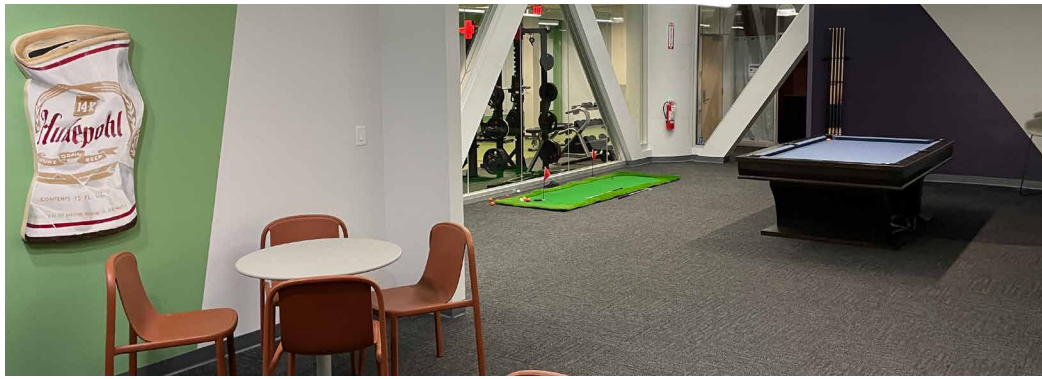
The Quad + Rooftop Deck has everything you need to enhance your workday. With a wide variety of amenities, it's perfect for a place to get away during the workday for a yoga class or to play 9-holes. Meet colleagues in the large conference center or a huddle room for focused time. Surrounded by games, fitness & relaxation opportunities, The Quad + Rooftop Deck has something for everyone.

Change up your workday at The Quad + Rooftop Deck.

- Golf Simulator
- Fitness Center
- Yoga Classes
- Pantry Kitchen
- Massage Room
- Art Room
- Game Tables
- Privacy Pods
- Open Seating Area
- Showers & Bathrooms
- Meeting Rooms
- Bike Storage





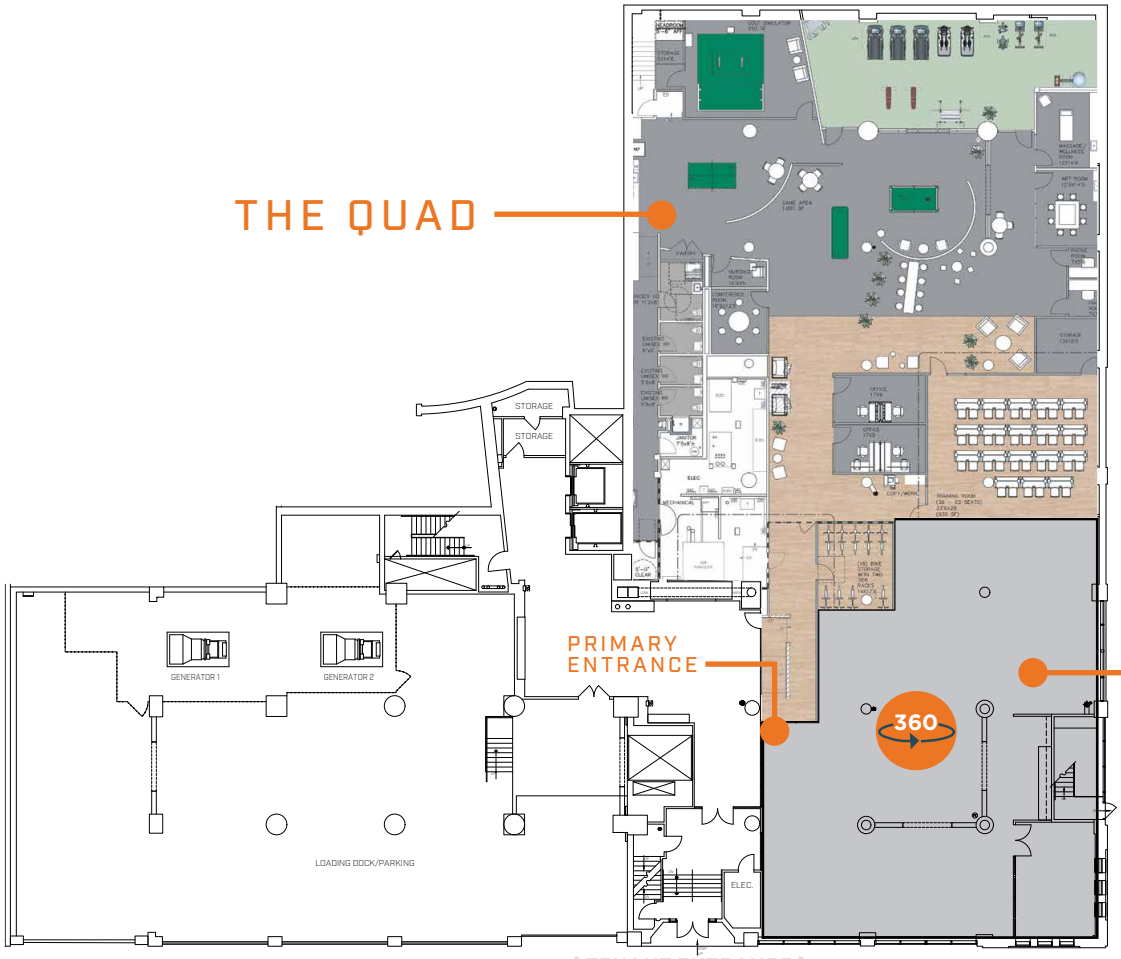




Space Layouts

$21.00/sf + electric

1 FIRST FLOOR
4,938 RSF



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Space Layouts

$21.00/sf + electric

2

SECOND FLOOR
23,277 RSF

302 WEST THIRD



DIRECT PRIVATE ENTRANCE & BRANDING OPPORUNITY



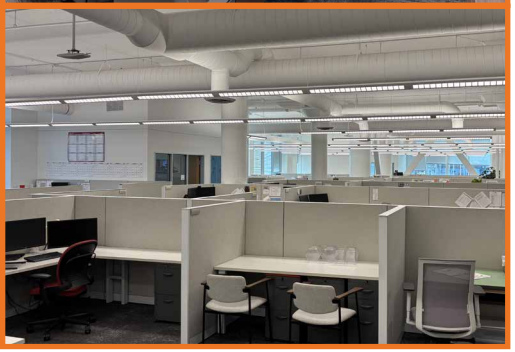
CUSHMAN & WAKEFIELD

Space Layouts

$21.00/sf + electric







3

THIRD FLOOR
23,330 RSF
AVAILABLE 07/01/2027



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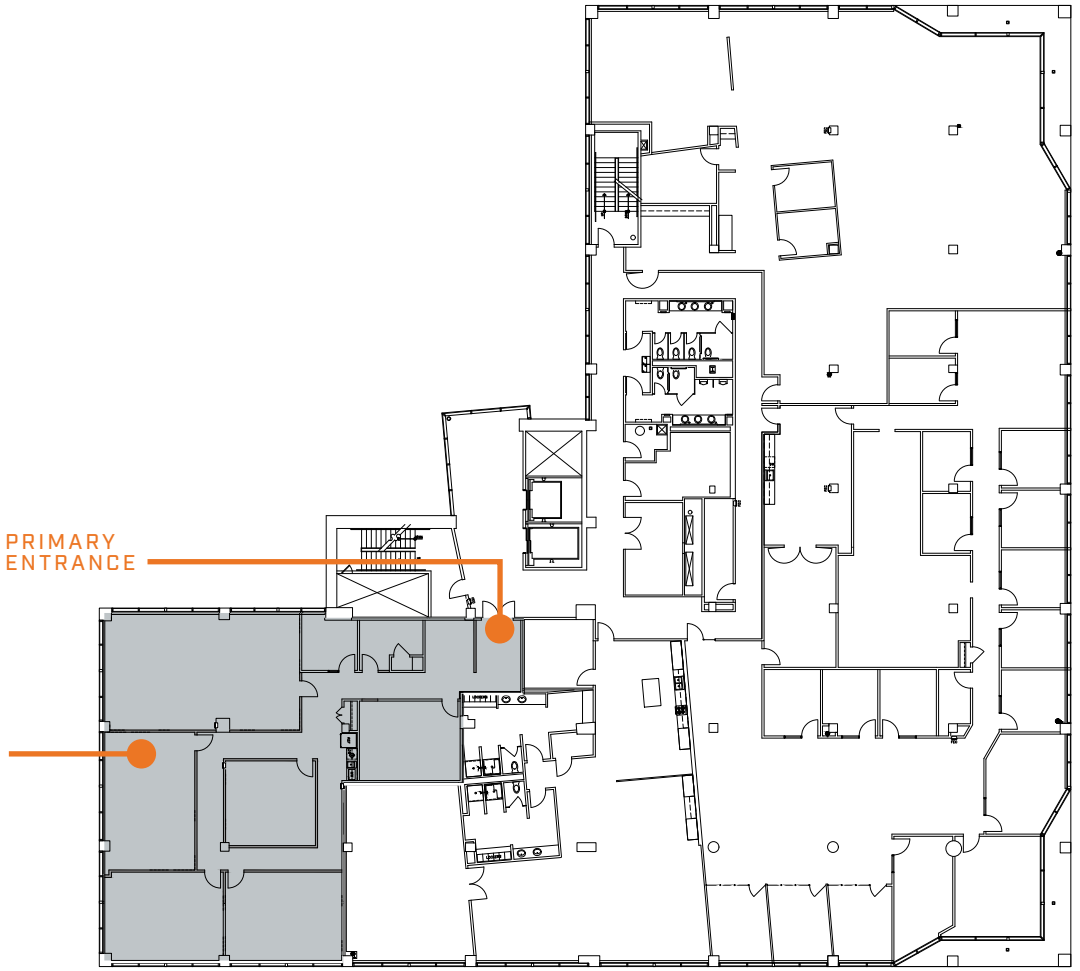
Space Layouts

$21.00/sf + electric

7

SEVENTH FLOOR
4,501 RSF

302 WEST THIRD



CUSHMAN & WAKEFIELD

Seamless Wayfinding, Enhanced Sense of Arrival

- Improved Drive-Up Experience
- New Exterior Signage and Wayfinding
- Front Plaza Renovation
- Elevated Interior Signage



VIEW FROM EXTERIOR PLAZA



MAIN MONUMENT SIGNAGE OPPORTUNITIES AVAILABLE

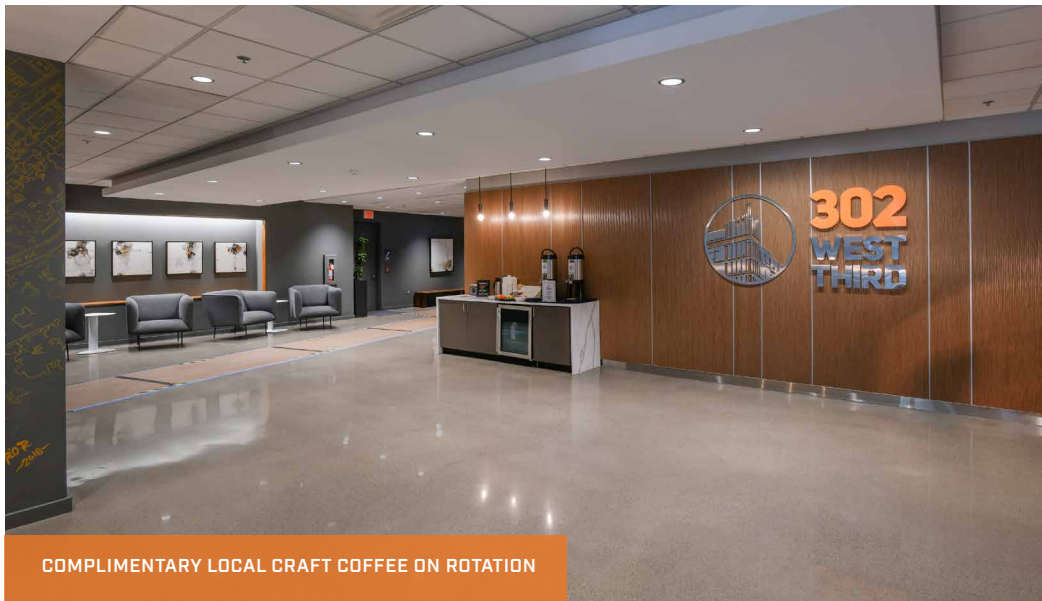
Reimagined Entry For Tenants and Visitors

- McFarland Commuter Lobby Renovation
- Third Street Visitor Lobby Renovation
- Elevator Lobby and Common Corridor Updates



VIEW INTO MCFARLAND LOBBY





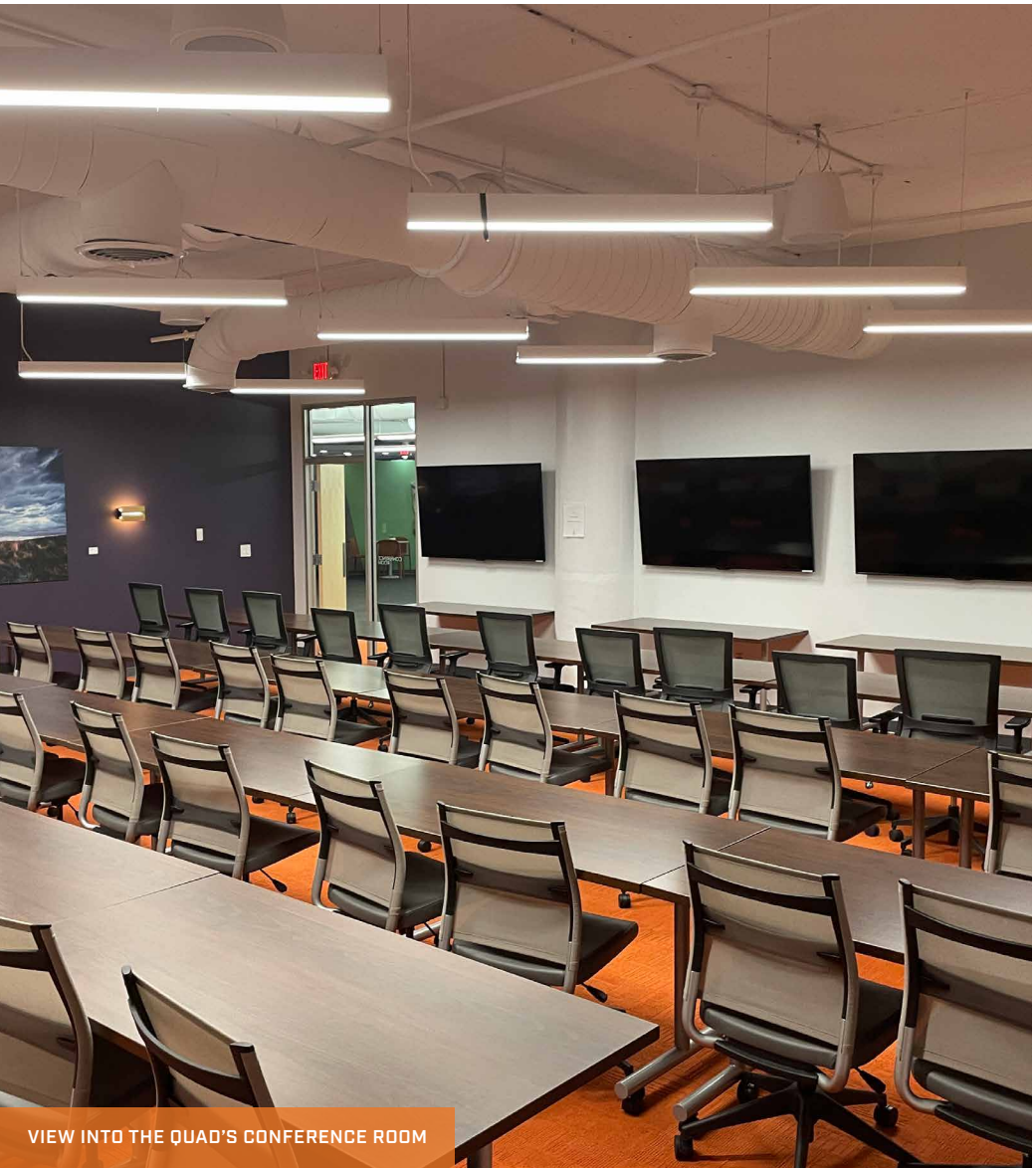
COMPLIMENTARY LOCAL CRAFT COFFEE ON ROTATION

Revitalized Space, Heightened Connection

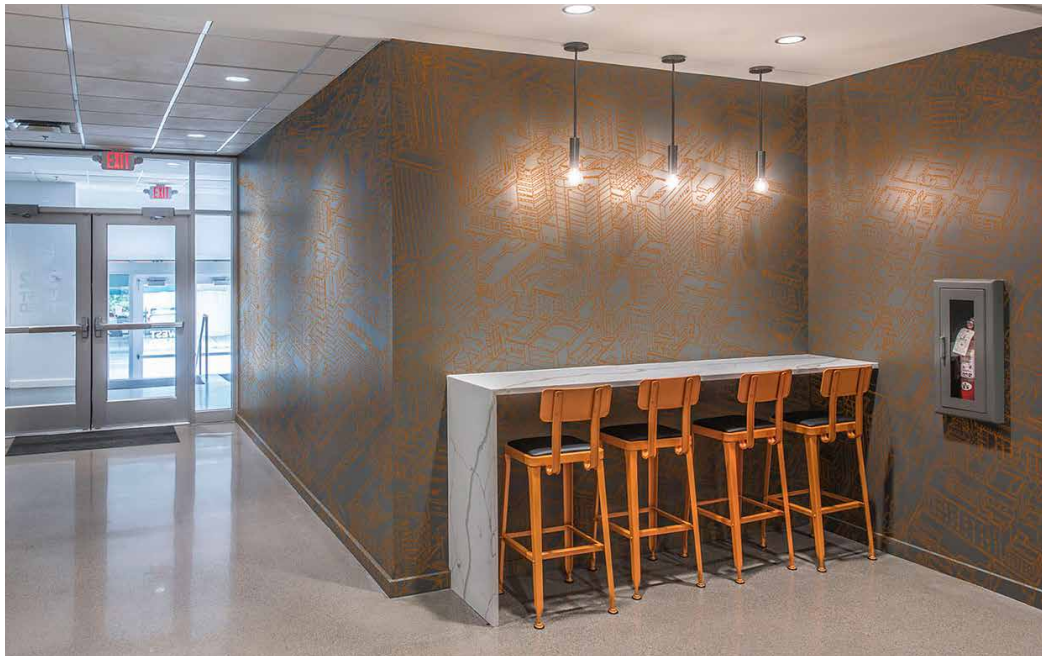
Conference Room

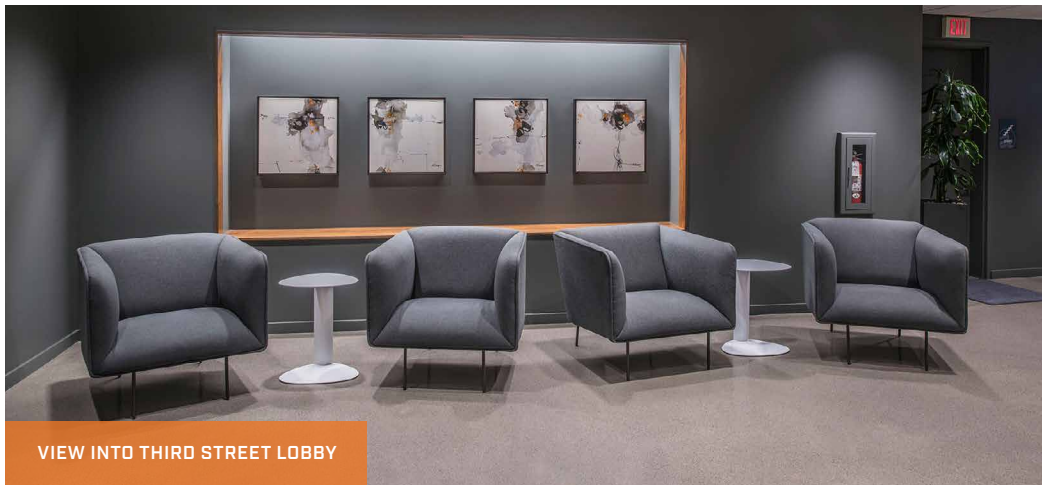
Collaborative Break-Out Areas

Fiber Optic Telecommunications



VIEW INTO THE QUAD'S CONFERENCE ROOM





VIEW INTO THIRD STREET LOBBY

Sample Space Builds

FEATURES

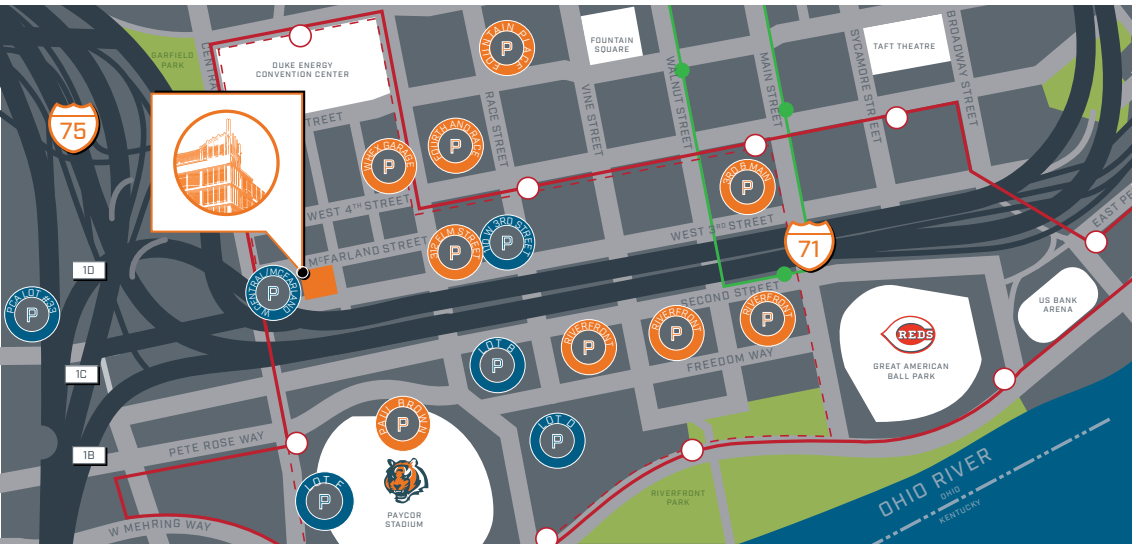
- 14-Foot Exposed Ceilings and Ductwork
- Large Windows
- Efficient Floor Plates







Urban Environment, Numerous Parking Options



Numerous Low-Cost Parking Options Within Walking Distance

Shuttle Drop Off Available

TRANSPORTATION SITE KEY

- Shuttle Route
- Street Car Route
- Surface Parking Lot
- Parking Garage

NAME	PHYSICAL ADDRESS	CAPACITY*	RATE*	COMPANY	PHONE NO.
312 Elm Garage	312 Elm Street	980	$155	LAZ Parking	513.570.6290
Whex Garage	212 West Fourth Street	790	$145	3CDC	513.621.4400
Fountain Place	505 Race Street	1,100	$220	SP+ Parking	513.357.4460
Central Riverfront Garage	182 Race Street	3,300	$155	Ace Parking Management, Inc.	855.223.7275
Paycor Stadium	Paycor Stadium	238	$120	SP+ Parking	513.946.8102
Fourth & Race	410 Elm Street	584	$190	3CDC	513.621.4400
3rd & Main	150 East 3rd Street	200	$240	LAZ Parking	513.381.0767
110 West 3rd	110 West 3rd Street	40	$200	SP+ Parking	513.345.4452
West Central/McFarland	300 Central Avenue	71	$85	Premium Parking	513.621.0799
PCA Lot #33	659 West 3rd Street	250	$40	Park Place Parking	513.381.2179
Lot B	Pete Rose Way	364	$110	SP+ Parking	513.946.8102
Lot D	Btwn Suspension Bridge & PBS	160	$100	SP+ Parking	513.946.8102
Lot E	Mehring Way at PBS	391	$60	SP+ Parking	513.946.8102

CLICK HERE FOR **ALL CBD PARKING**

*Call for availability and most up to date rates



This package was prepared exclusively on behalf of 302 West Third Street ["302"]. Its contents are considered proprietary and should not be shared by anyone outside of the intended recipients' organization without direct permission of its original authors – HighBrook Investors and Cushman & Wakefield.

For questions or further information regarding the contents of this package, please contact:

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