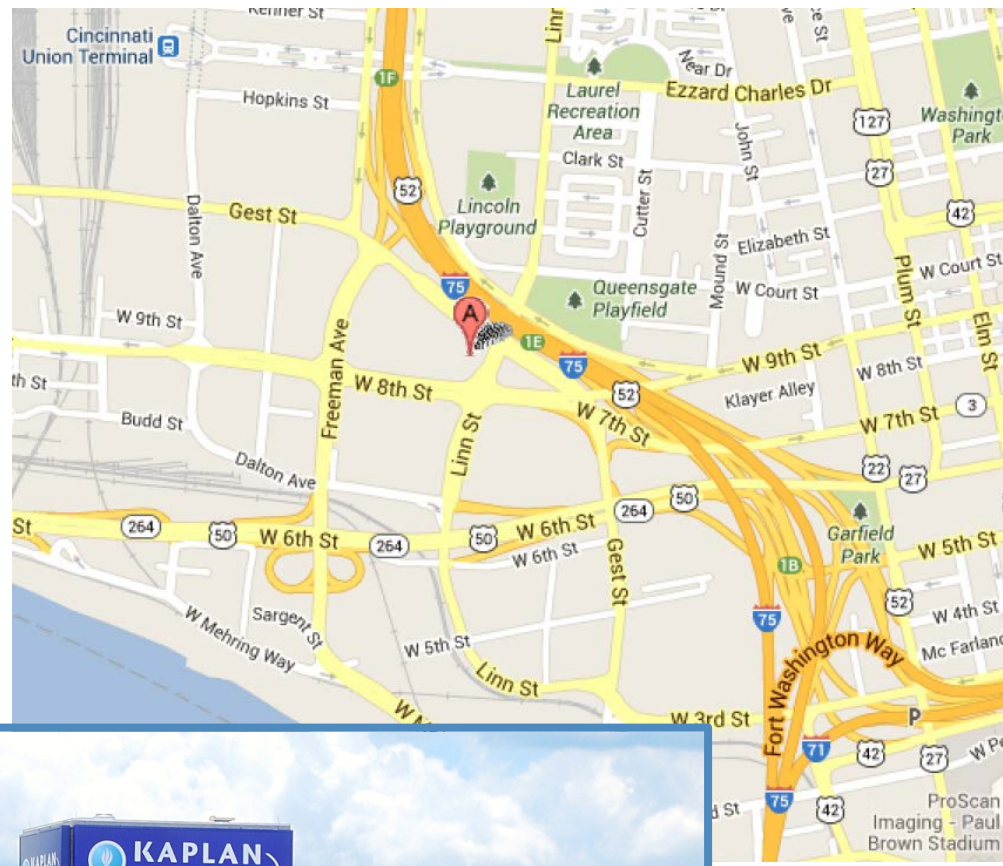


LOCATION INFORMATION

DRIVE-TIMES

Location	Minutes
I-75	1
I-275	10
KENWOOD	19
CVG AIRPORT	18



801 LINN STREET
CINCINNATI, OH 45202

60,000 ± SF OFFICE SPACE FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:



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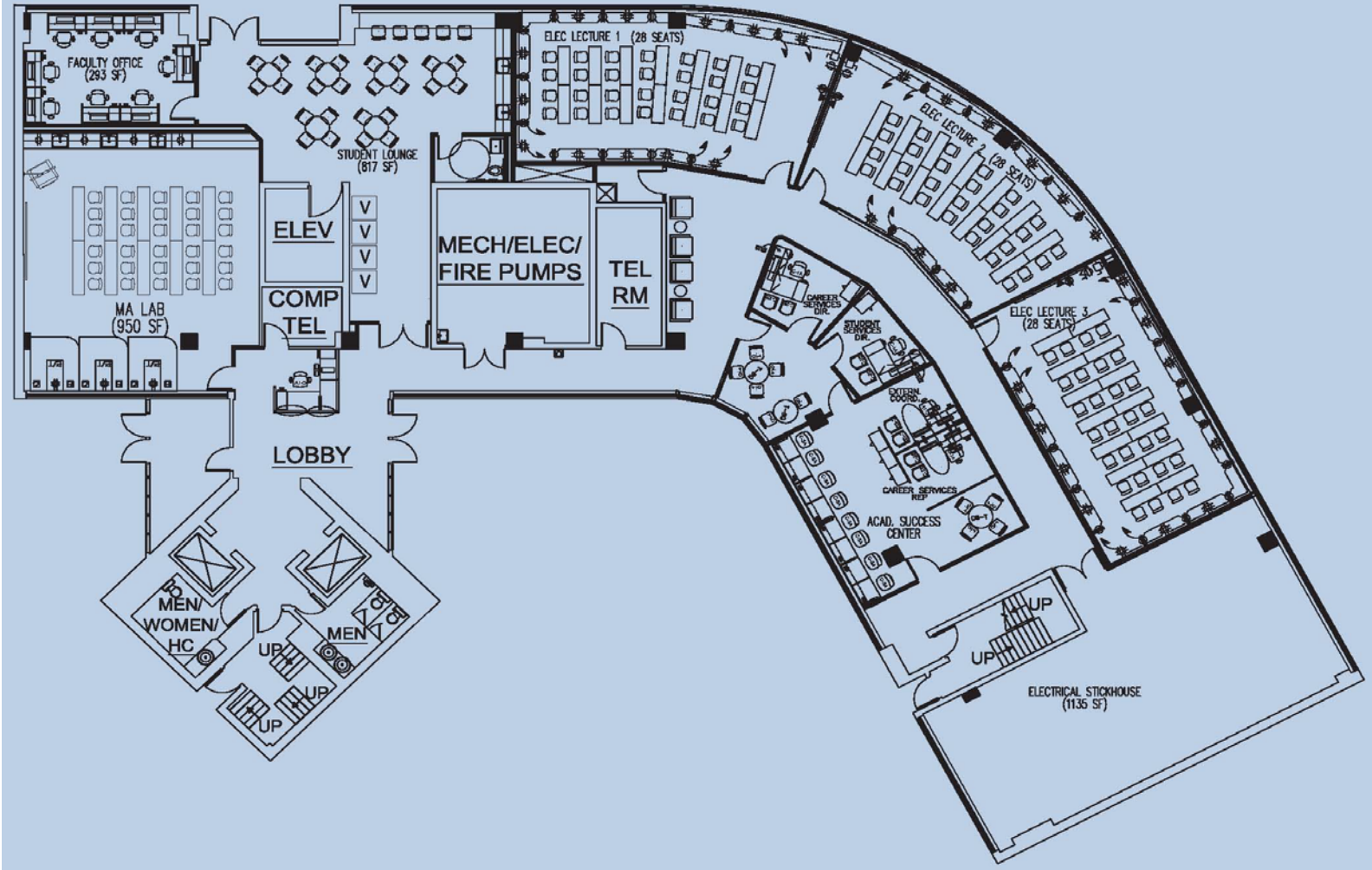
801 LINN STREET

Office Space For Lease

60,000SF AVAILABLE

SPECIFICATIONS

Address:	801 Linn Street Cincinnati, OH 45203
Gross Building Area (GBA):	60,417 RSF
Available:	60,000± RSF
Parking:	2-level garage parking structure
Security:	24-hour security monitoring
Electric Service:	480/277V 3-phase, 4 wire 2,500 AMP Main; Buss Duct Risers
Year Built:	1973, remodeled 2010
Fire Protection:	Monitored by Simplex Grinnell
HVAC:	2-99 Ton fluid coolers; 2-Self-contained chemical treated water cooled AC units; Fan powered VAV terminals with electric heating coils; baseboard heaters
Ceiling:	9'
Fiber Optics:	Cincinnati Bell & Time Warner



NEARBY AMENITIES

- Easy interstate access
- Served by major bus routes
- Downtown periphery
- Restaurants
- Banking

BUILDING HIGHLIGHTS

- On-site parking garage
- Building naming rights
- Interstate signage on I-75
- New HVAC designed for high density
- Tremendous views and lighting

