



GATEWAY WEST  
OFFICE PARK





Highlights

Availability

Area  
Amenities

Conference  
Facilities

Neyer CBD  
Portfolio





## GATEWAY WEST

OFFICE PARK

644 Linn Street  
Cincinnati, OH 45203

Building size 192,926 sf  
Available space 115,845 sf

\$15.25/sf Gross

### Convenient location with exceptional access.

The Gateway West campus is located just west of downtown Cincinnati and can be easily accessed from I-75, U.S. Route 50 and downtown. The site is bound by Gest Street to the east, 7th Street to the north, Linn Street to the west and U.S. Route 50 to the south. Gateway West offers excellent visibility via U.S. Route 50 and I-75 and is just minutes away from key downtown locations.

In addition to its location and accessibility, Gateway West is a five-acre campus that provides development and build-to-suit opportunities on the eastern side of the campus. Because of the excess land, Gateway West is one of the few office parks with abundant free parking and immediate access to downtown.

- 12-story office building
- Ample onsite parking (490 spaces in garage and 906 spaces on surface lot)
- Less than 2 minutes from I-75 and US-50; 5 minutes from I-275
- Outstanding highway visibility
- Exterior building signage opportunities available
- Onsite conference room available for tenant use
- Onsite security and property management





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## Current Availability

### Available Suites

Suite	SF
101	3,916
107	3,534
200	17,001
309	1,080
317	1,047
325	5,718
400	17,257
500	17,257
626	1,963
702	2,478
705	1,593
725	3,308
801	2,137
802	3,293

Suite	SF
803	2,971
817	3,219
917	1,659
935	2,473
1001	8,351
1101	1,670
1108	2,060
1128	2,599
1205	2,698
1217	1,739
1218	2,686
1222	1,358
1230	780





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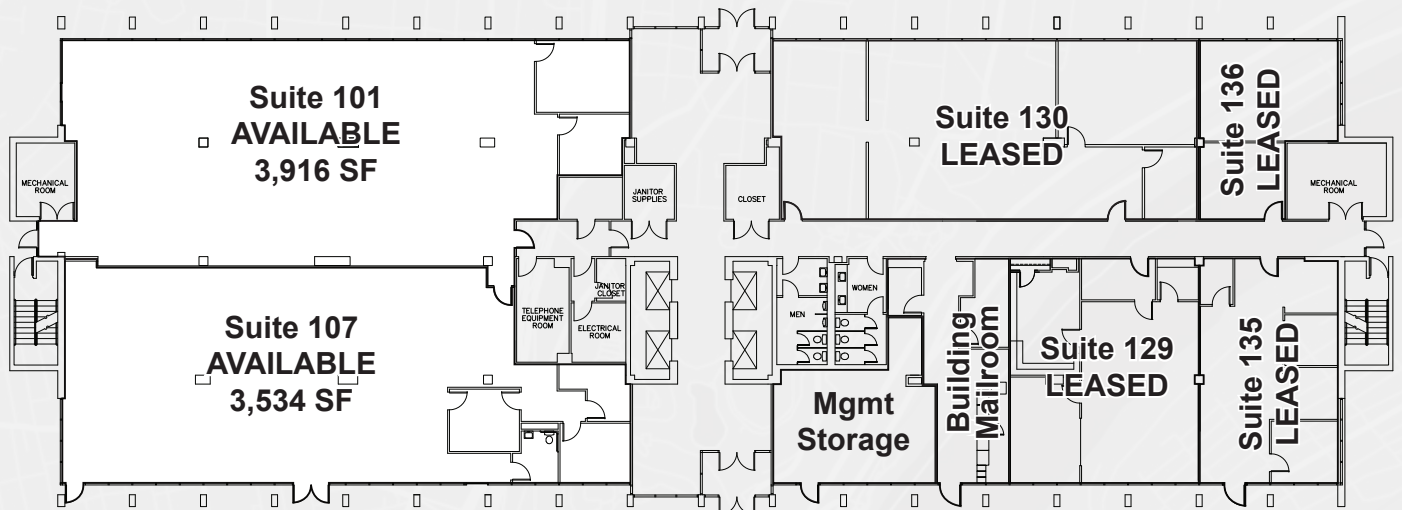
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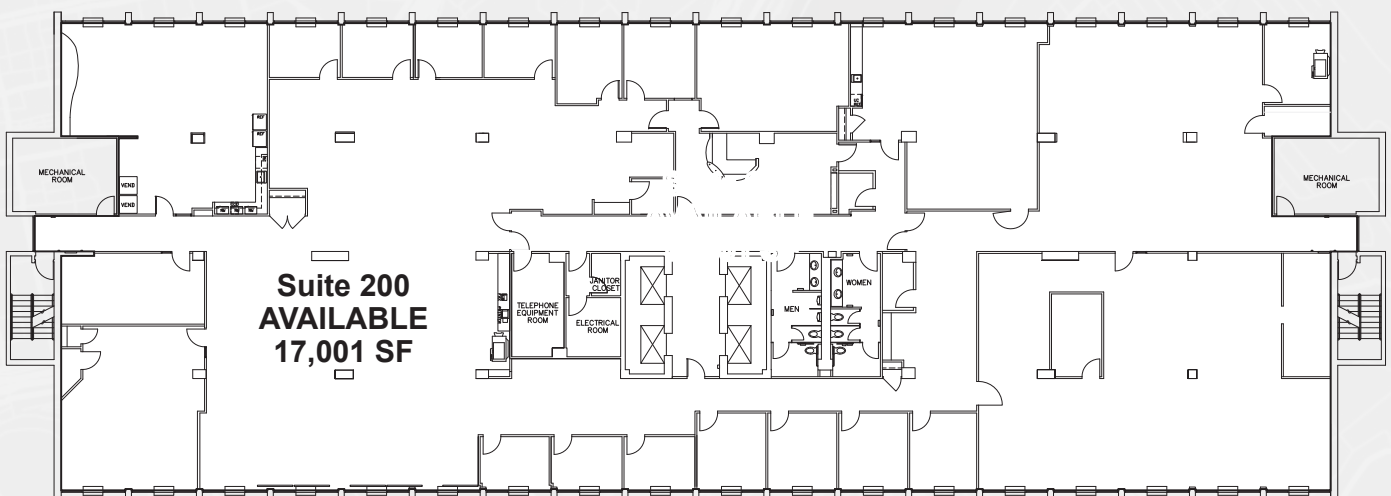
\$15.25/sf Gross

## Current Availability

Floors 1-2

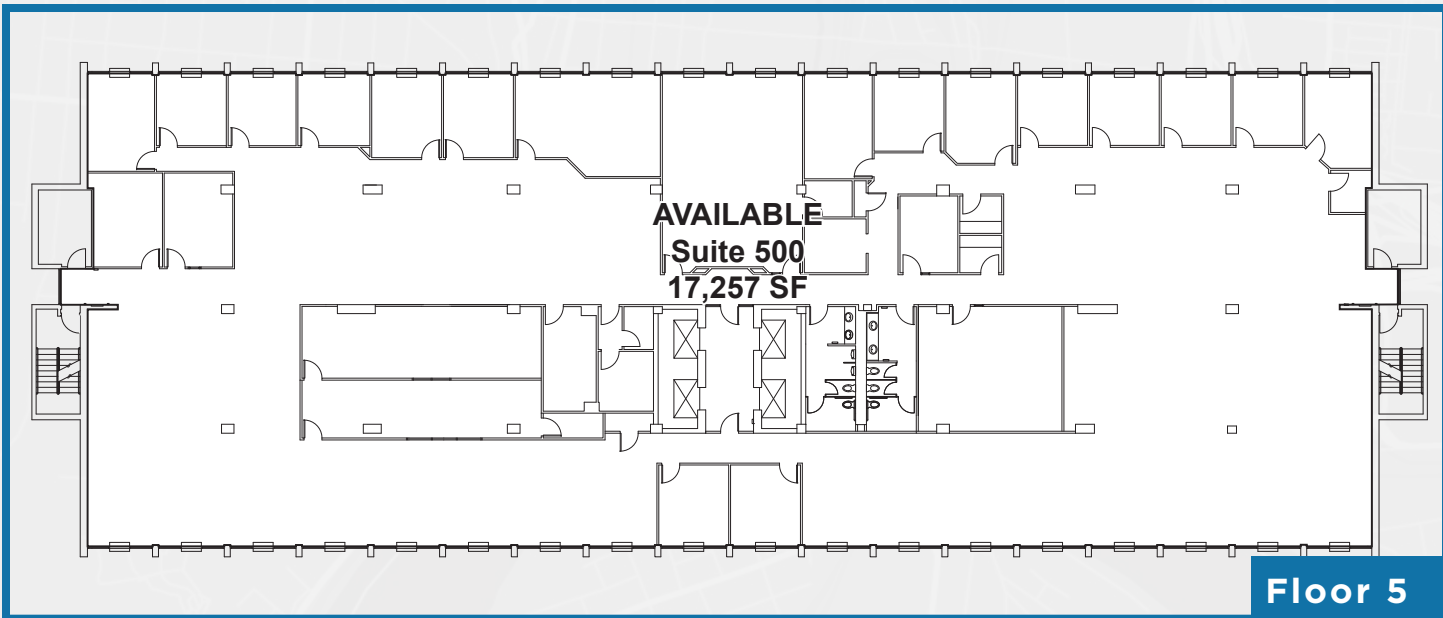
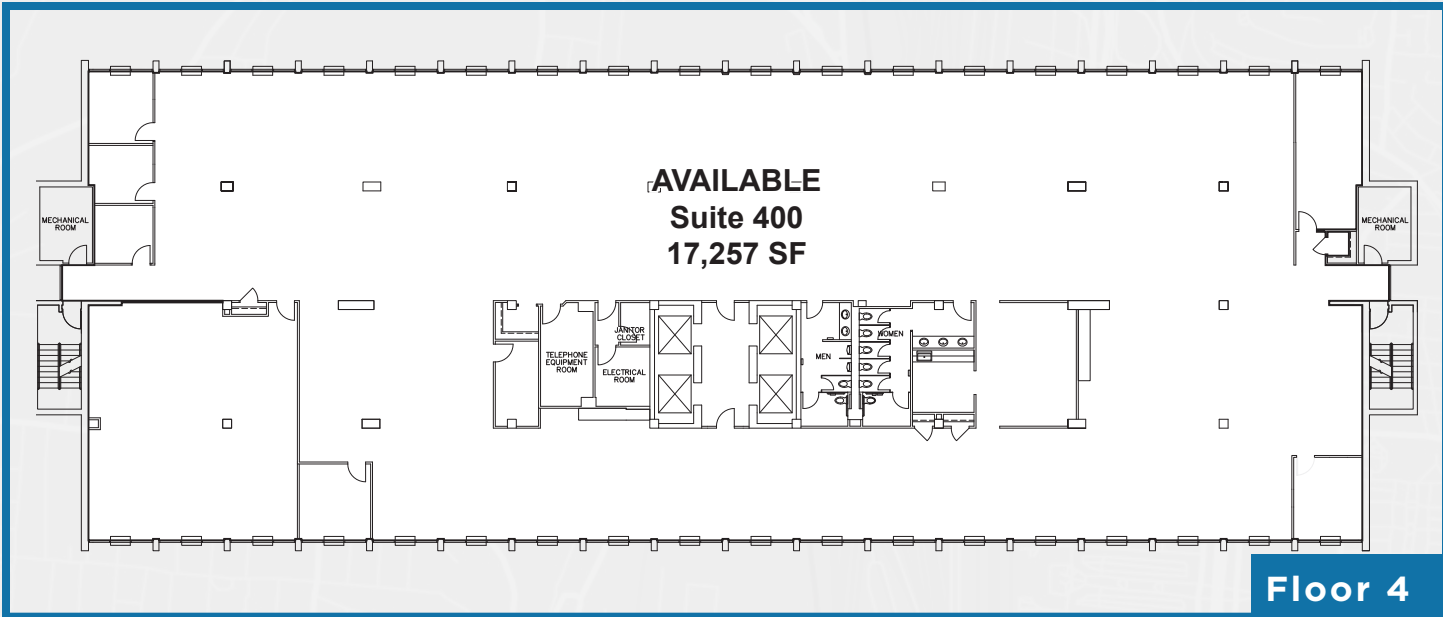
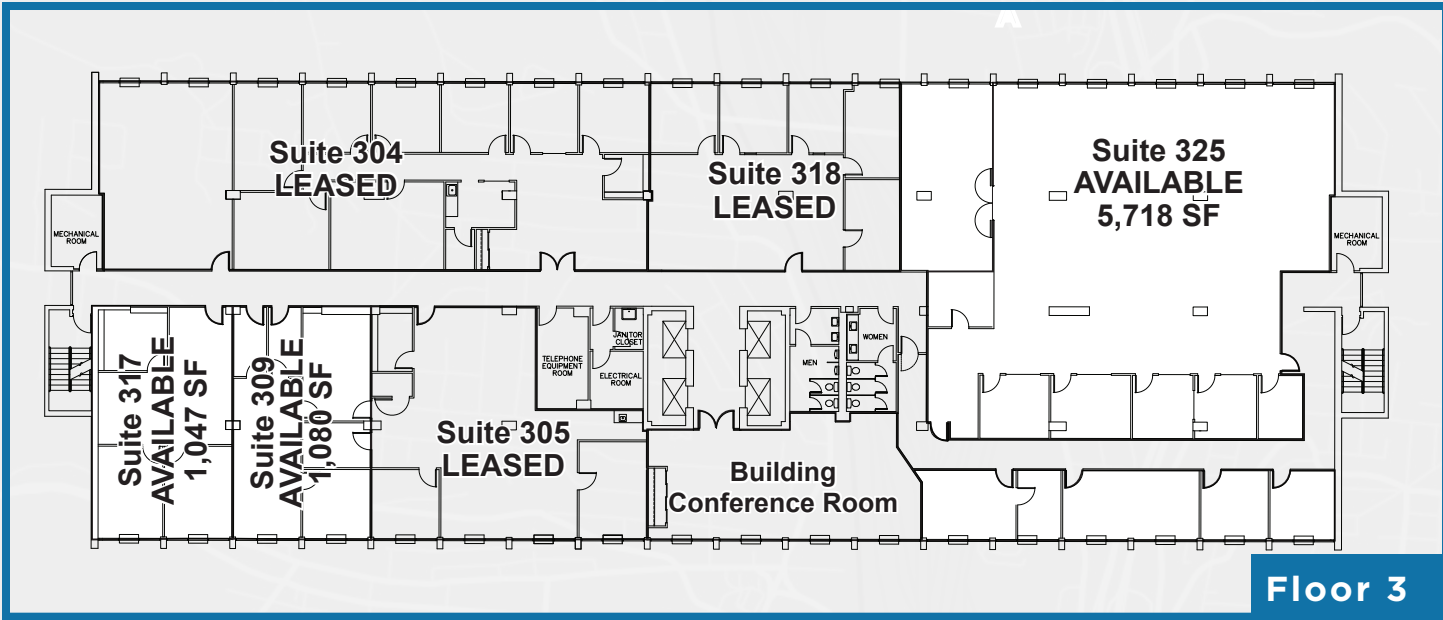


**Floor 1**



**Floor 2**







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OFFICE PARK

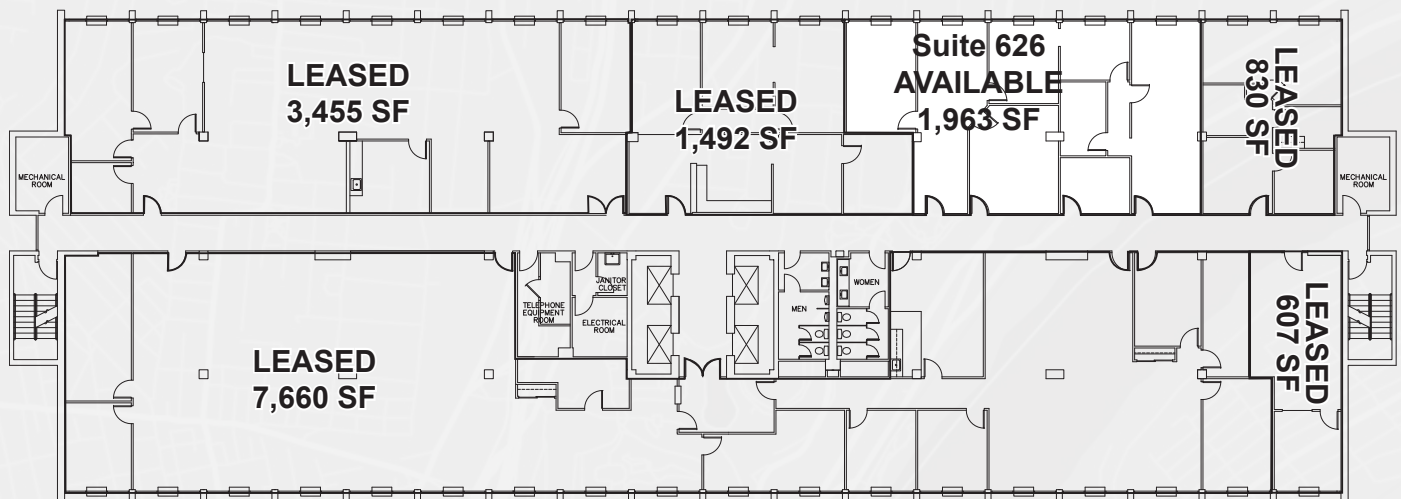
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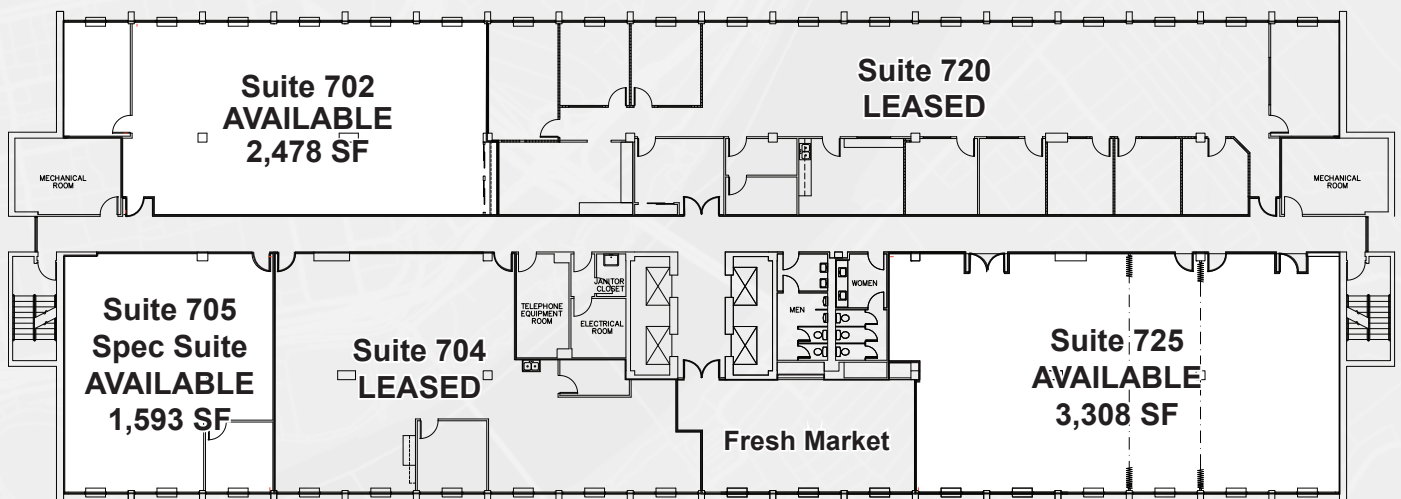
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## Current Availability

Floors 3-7

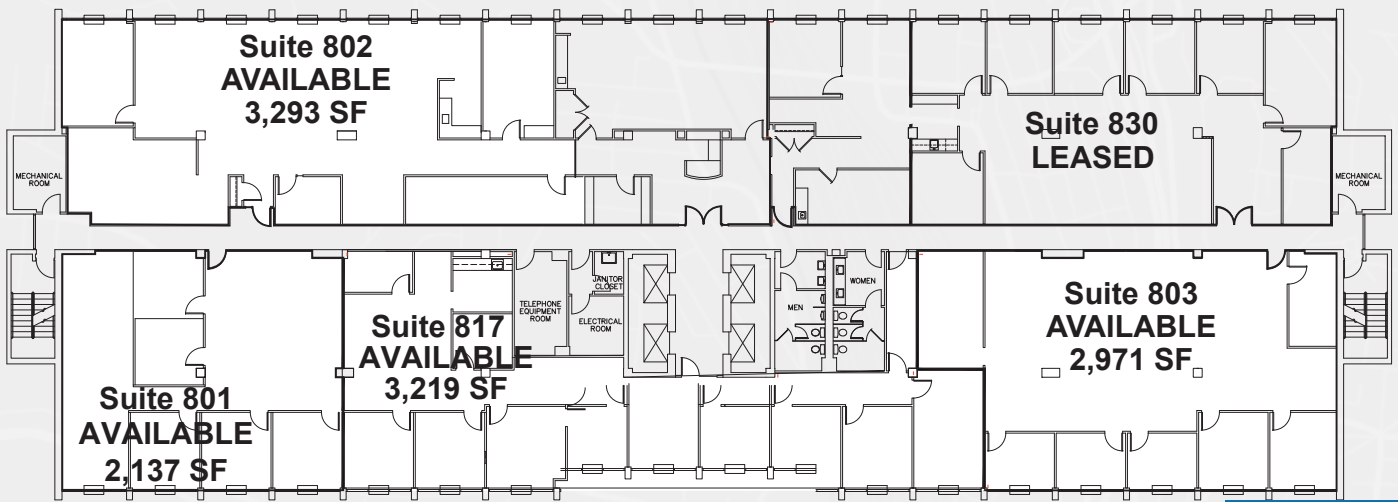


**Floor 6**

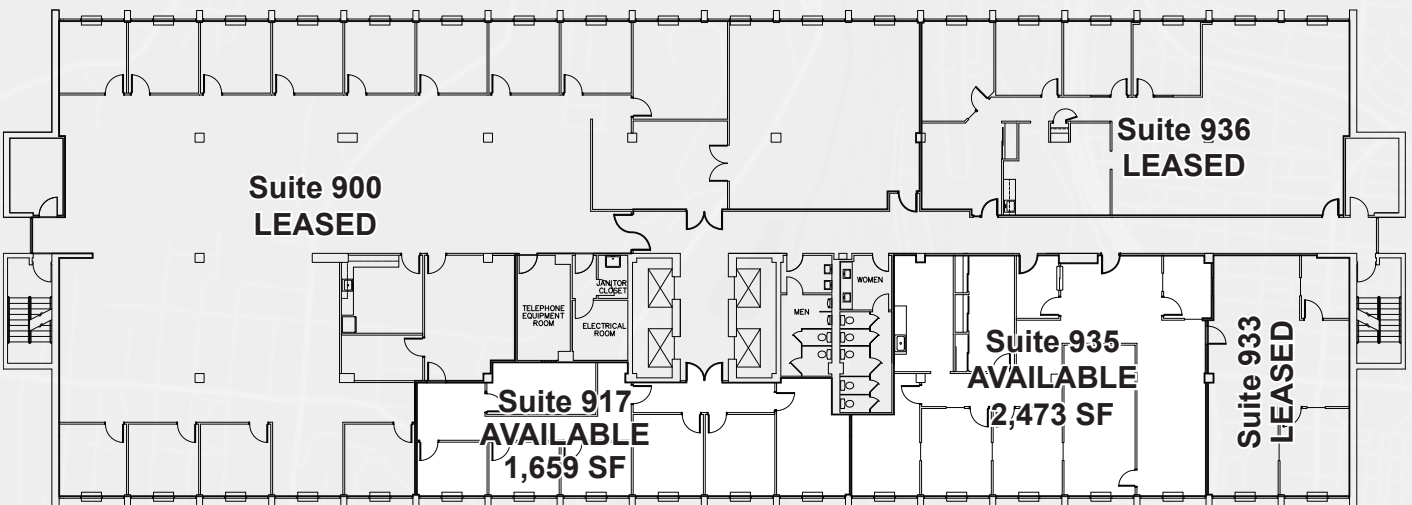


**Floor 7**

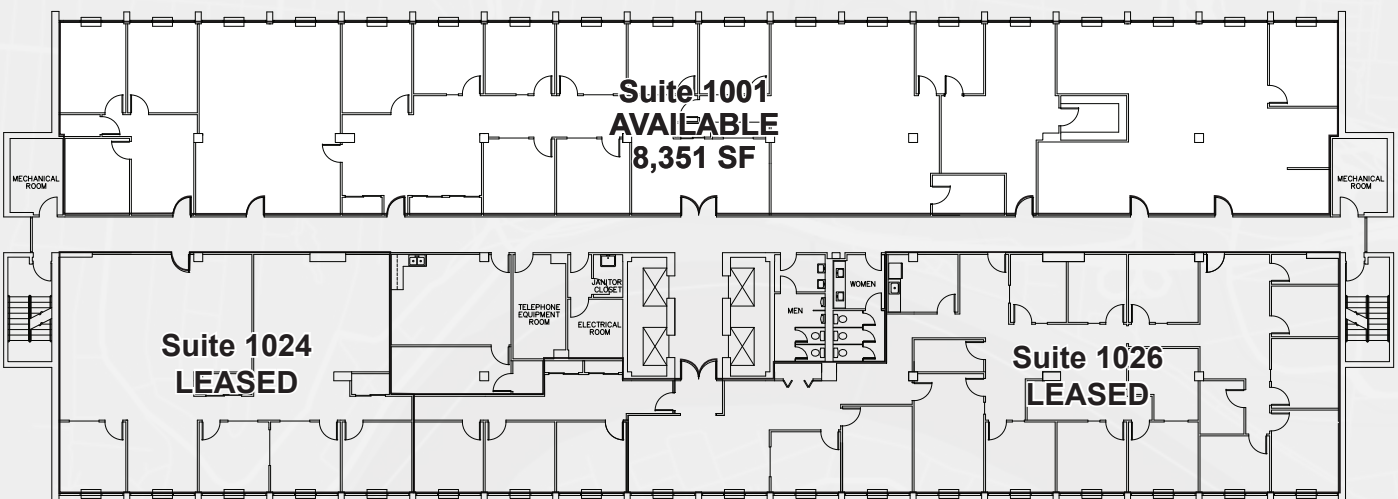




**Floor 8**



**Floor 9**



**Floor 10**



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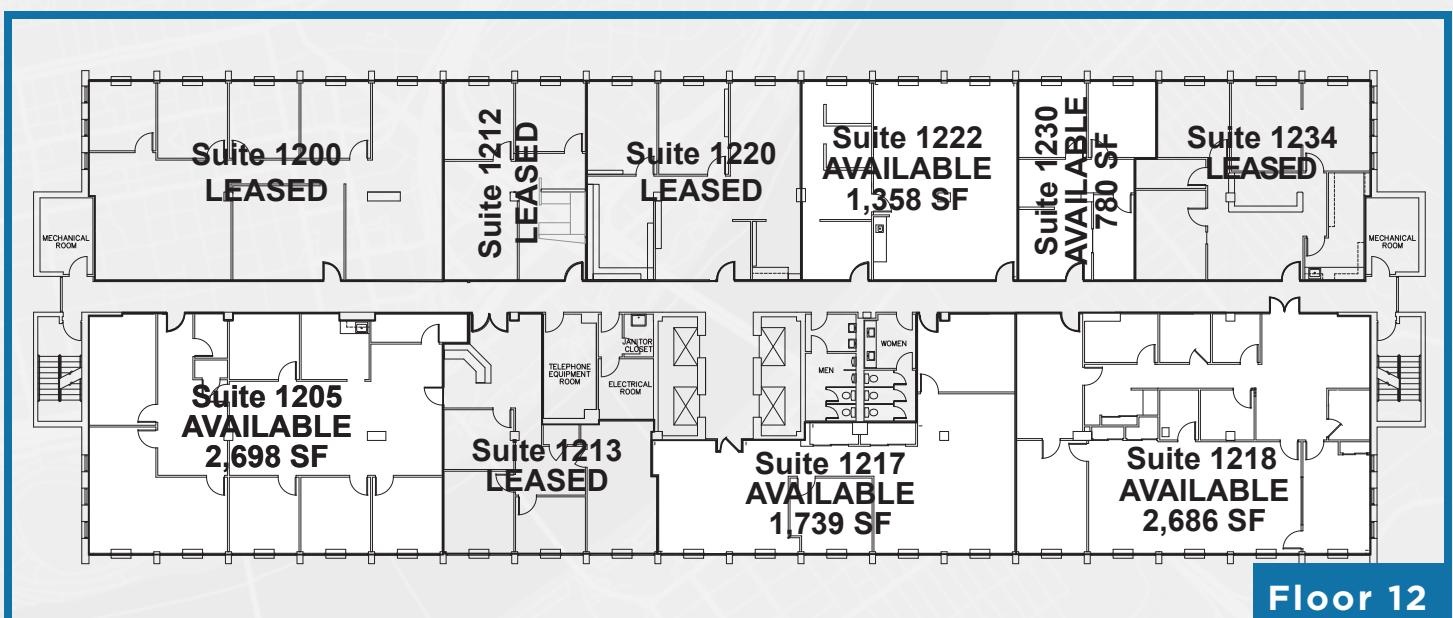
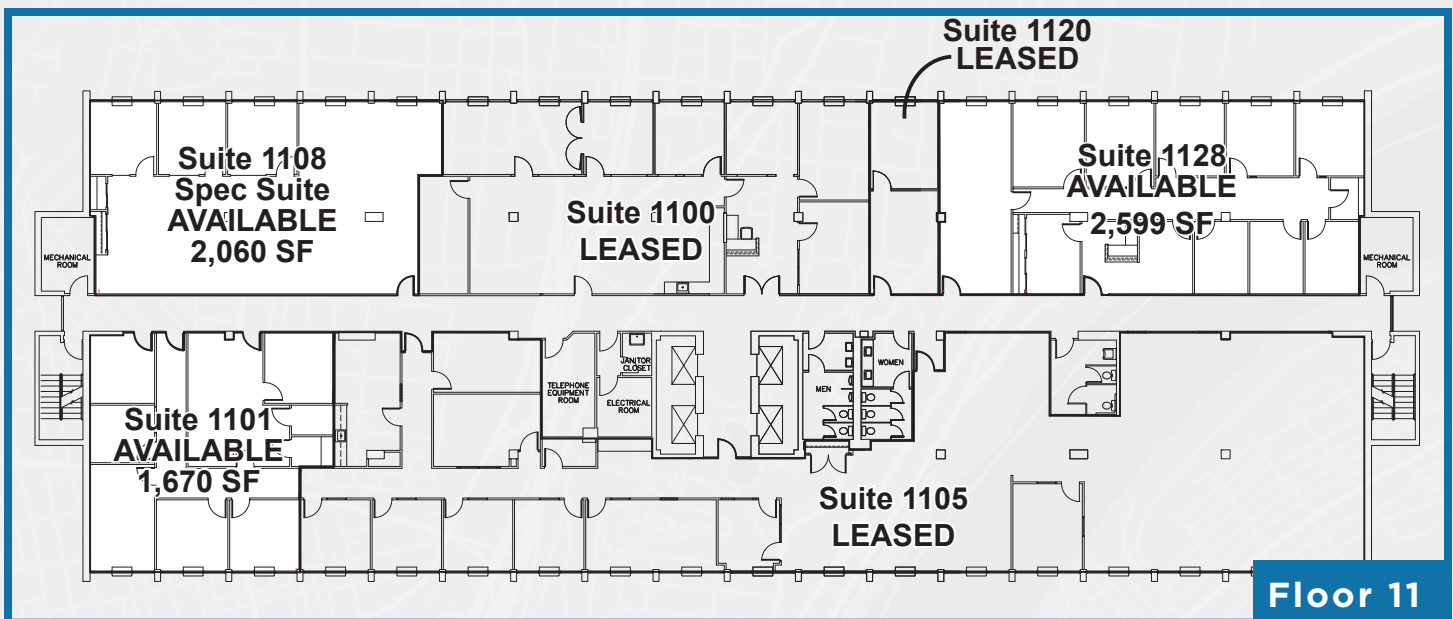
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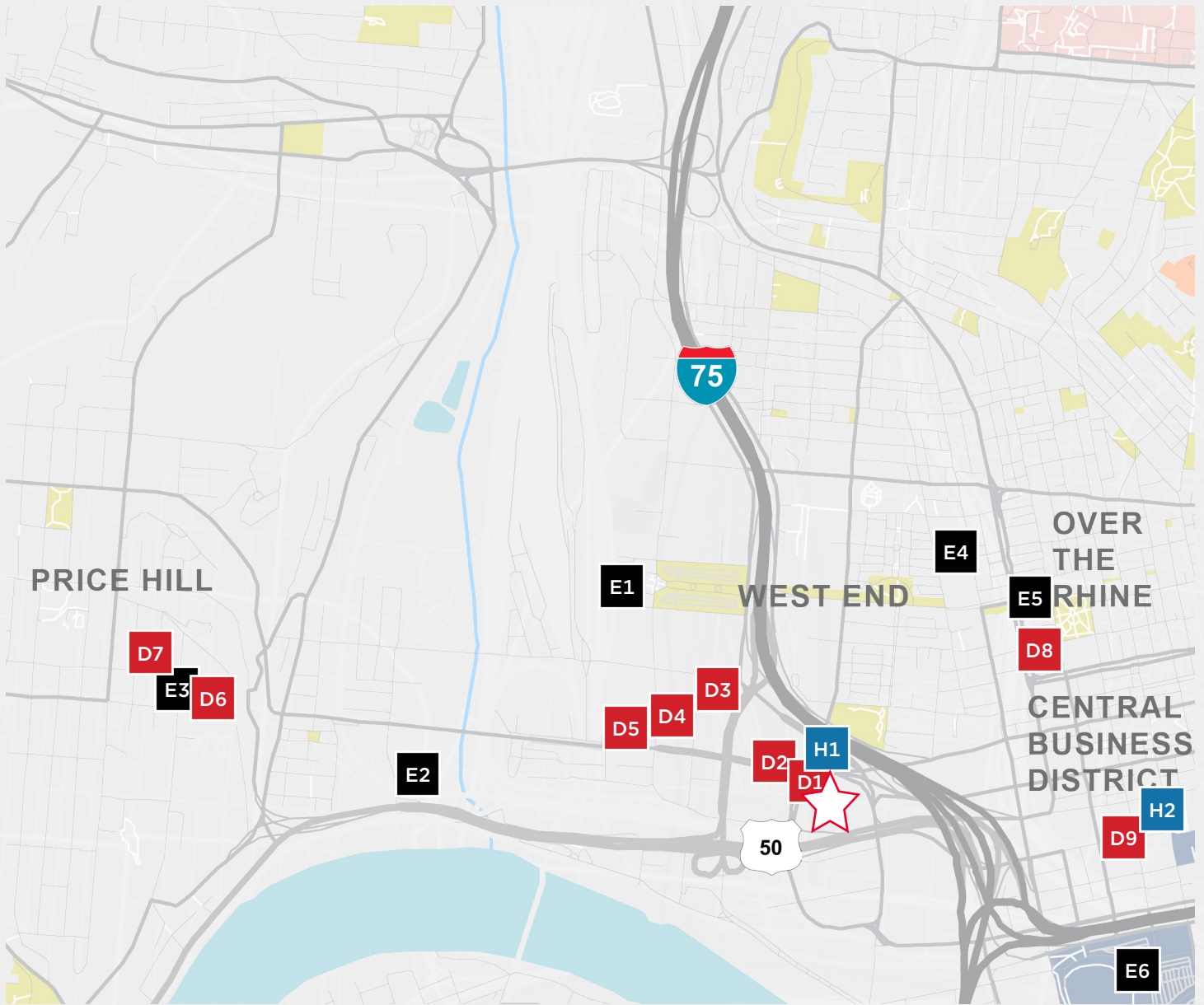
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## Current Availability

Floors 8-12







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## Area Amenities

Located just outside of the Central Business District, Gateway West Office Park enjoys all the amenities of downtown, Over-the-Rhine and Price Hill's Incline District. Highlighted are select amenities near 644 Linn Street.

### Hotel

- H1** Quality Inn & Suites
- H2** Hyatt Regency, Hilton Cincinnati Netherland Plaza

### Entertainment

- E1** Cincinnati Museum Center
- E2** Warsaw Skate Park
- E3** Warsaw Federal Incline Theater
- E4** FC Cincinnati West End Stadium
- E5** Cincinnati Music Hall, Memorial Hall OTR
- E6** Paul Brown Stadium, Andrew J Brady Icon Music Center (construction begins Spring 2020), The Banks

### Dining

- D1** White Castle
- D2** Subway
- D3** Frisch's, Wendy's, Taco Bell
- D4** Red Squirrel
- D5** LaRosa's
- D6** Primavista, Incline Public House, BLOC Coffee, Boldface Dairy
- D7** Veracruz Mexican Grill, Somm Wine Bar
- D8** Queen City Radio, Zundo Ramen and Donburi
- D9** Bauer Farm Kitchen, Elm Street Deli, Saigon Subs and Rolls





### 36 East 7th

36 E. Seventh St., Cincinnati, OH

- Seating capacity: 50
- Projector provided
- White board for use or as a projection screen
- Balcony with seating and views
- Kitchenette



### The Baldwin Offices

625 Eden Park Dr., Cincinnati, OH

- Seating capacity: 20-25
- Projector provided
- White board for use or as a projection screen
- Additional tables available



### Gateway West Office Park

644 Linn St., Cincinnati, OH

- Seating capacity: 30
- White board for use or as a projection screen
- Kitchenette



### Centennial III

895 Central Ave., Cincinnati, OH

- Seating capacity: 35
- Screen and projector provided
- Kitchenette



### One Crowne Point

1 Crowne Point Ct., Sharonville, OH

- Seating capacity: 18
- Tables provided





## Shared Conference Facilities

Neyer Properties tenants have complimentary access to several building conference facilities with free WiFi around the city.



**Fountain Pointe I**  
4665 Cornell Rd., Blue Ash, OH

- Seating capacity: 50
- White board for use
- Counter for food



**Fountain Pointe II**  
4675 Cornell Rd., Blue Ash, OH

- Seating capacity: 50-60
- Screen and projector provided
- Sink and counter for food



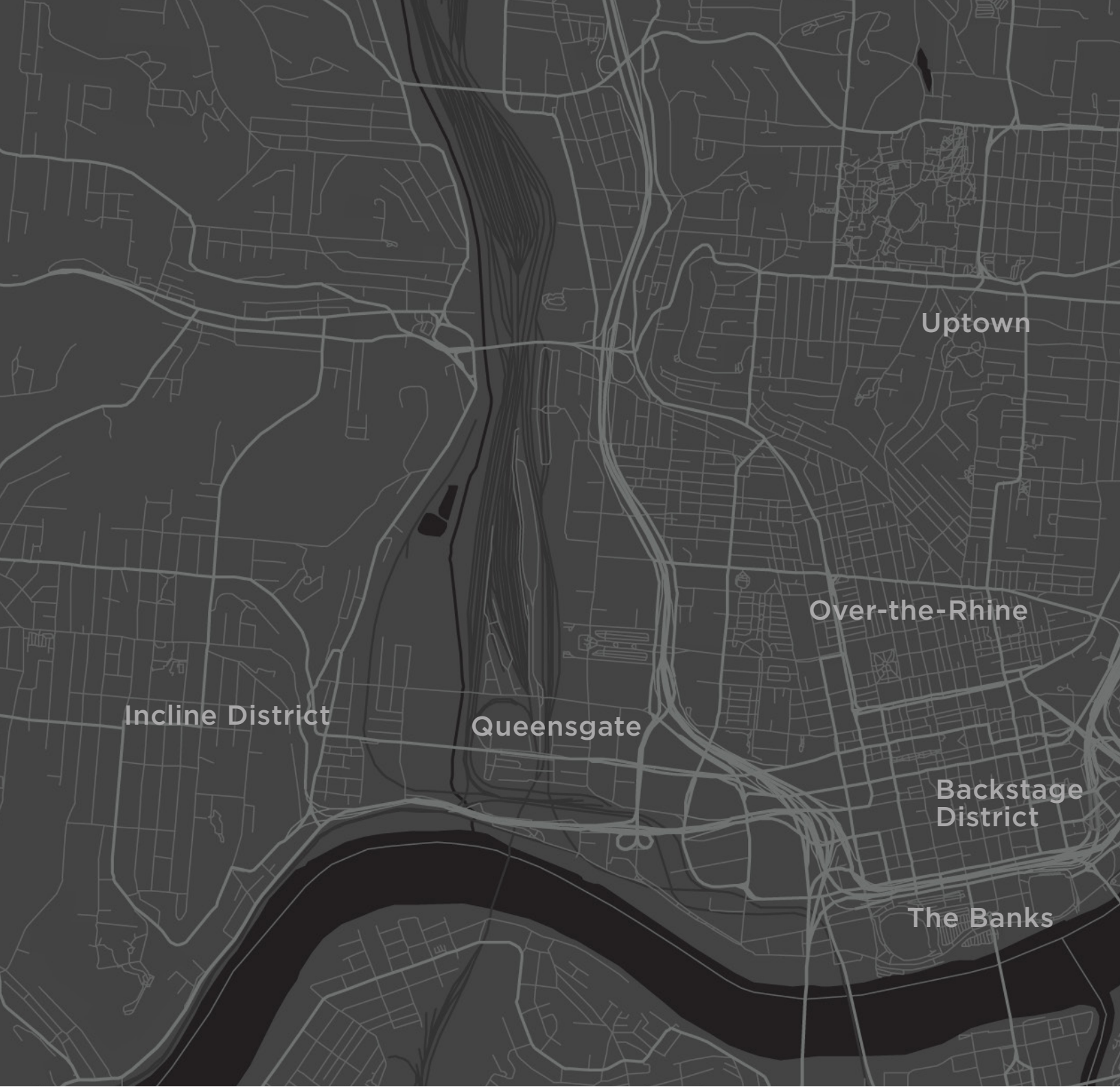
**Northmark I**  
10101 Alliance Rd., Blue Ash, OH

- Seating capacity: 45
- White board for use or as a projection screen



**Olympic Corporate Center I**  
3940 Olympic Blvd., Erlanger, KY

- Seating capacity: 15-34
- Projector provided
- White board for use or as a projection screen



Uptown

Over-the-Rhine

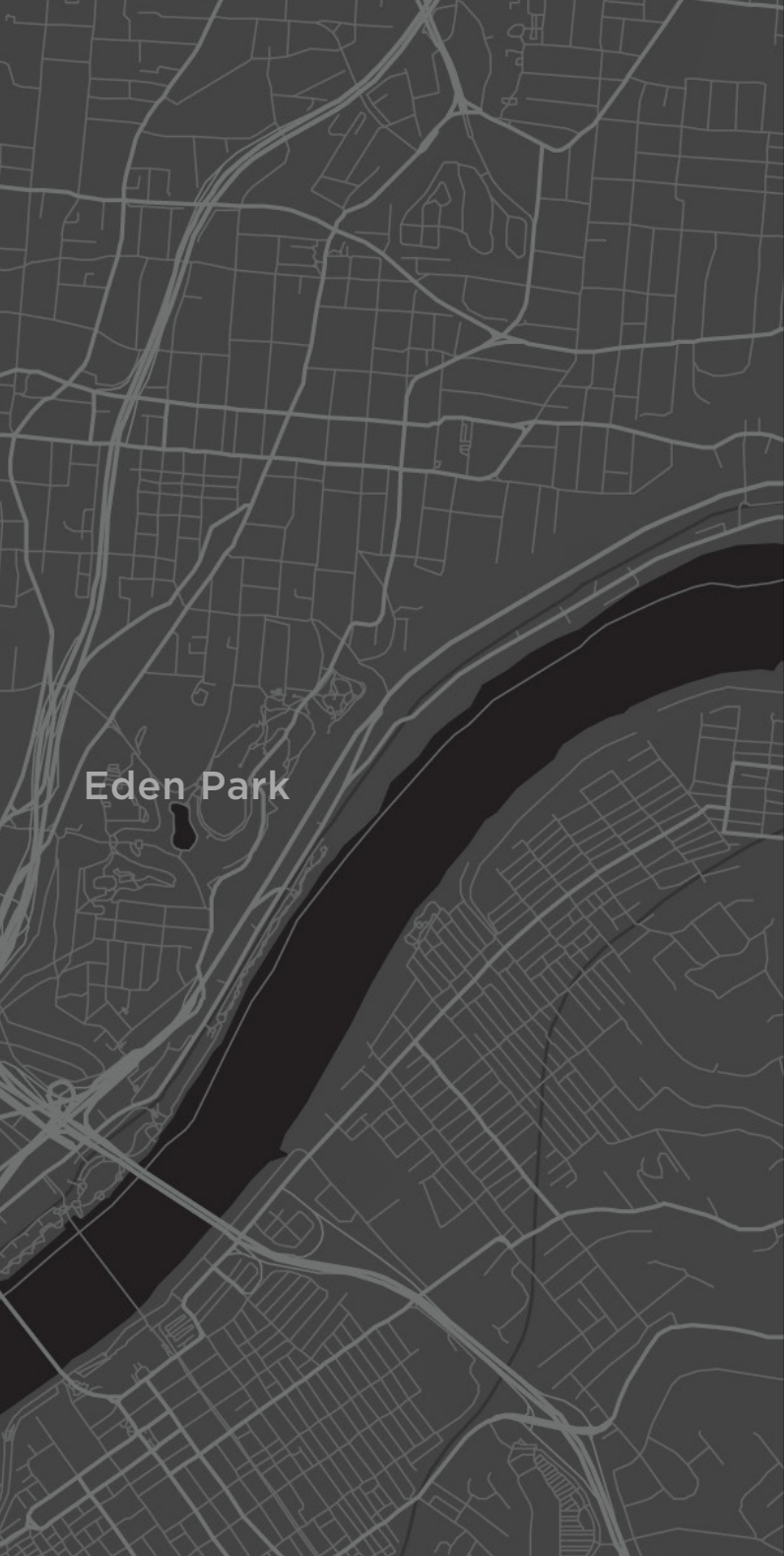
Incline District

Queensgate

Backstage  
District

The Banks





- **Gateway West**  
644 Linn Street
- **Centennial III**  
895 Central Avenue
- **36 East 7th**  
36 E. Seventh Street
- **The Baldwin Offices**  
625 Eden Park Drive

The Central Business District Portfolio by Neyer Properties represents 749,197 sf of high-rise office buildings in Cincinnati's Central Business District. The assets within the portfolio have been updated to complement the needs of today's office user. Building renovations include modernized finishes throughout, client and tenant work areas imbedded within the building common areas and innovative technology infrastructure.

Over the past 6 years, Neyer Properties has invested over \$7 million in renovations in the Central Business District Portfolio. The four properties allow Neyer Properties to accommodate a wide range of needs from office users and react to the changing needs of the current tenants in the Portfolio.



Neyer Properties is a full-service commercial real estate developer specializing in sustainable land development, construction management, investment and redevelopment. Based in Cincinnati, Neyer Properties is a leader in design and innovation shown through its creation of cutting-edge and sustainable facilities. The company currently owns over 4.5 million square feet of office, industrial and retail space and has over 200 acres ready for development in the tri-state area.

For more information, please contact:

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