

OFFICES AT OAKLEY STATION

Cincinnati, OH 45209

FOR
LEASE





THE OFFICES AT OAKLEY STATION



LOVE WHERE YOU WORK

Oakley Station is Cincinnati's premier live, work, play office campus.



LEED-CERTIFIED

15 year, 60% real estate tax abatement.



THE MOST ACCESSIBLE SITE IN THE CITY

Oakley Station offers an unbeatable central location with easy highway access and many neighboring amenities.



ABUNDANT ON-SITE PARKING

5 parking spaces per 1,000 SF.



200,000 SF OF CLASS A OFFICE SPACE

Availability starting at 30,000 SF and up.



PANORAMIC NEIGHBORHOOD VIEWS

Floor-to-ceiling windows.



PAD READY SITES

With prime building signage opportunities.

WELCOME TO OAKLEY STATION.

Oakley Station is a 74-acre mixed-use development along the I-71 Corridor at the new Kennedy Connector. The project includes the development of office, retail, restaurant, and residential uses, and is heralded as Cincinnati's premier "live, work, play" campus.

Upon completion, the area will include more than:

- 280,000 Square Feet of Office Space
- 225,000 Square Feet of Retail Space
- 450 Residential Units



THE MOST ACCESSIBLE SITE

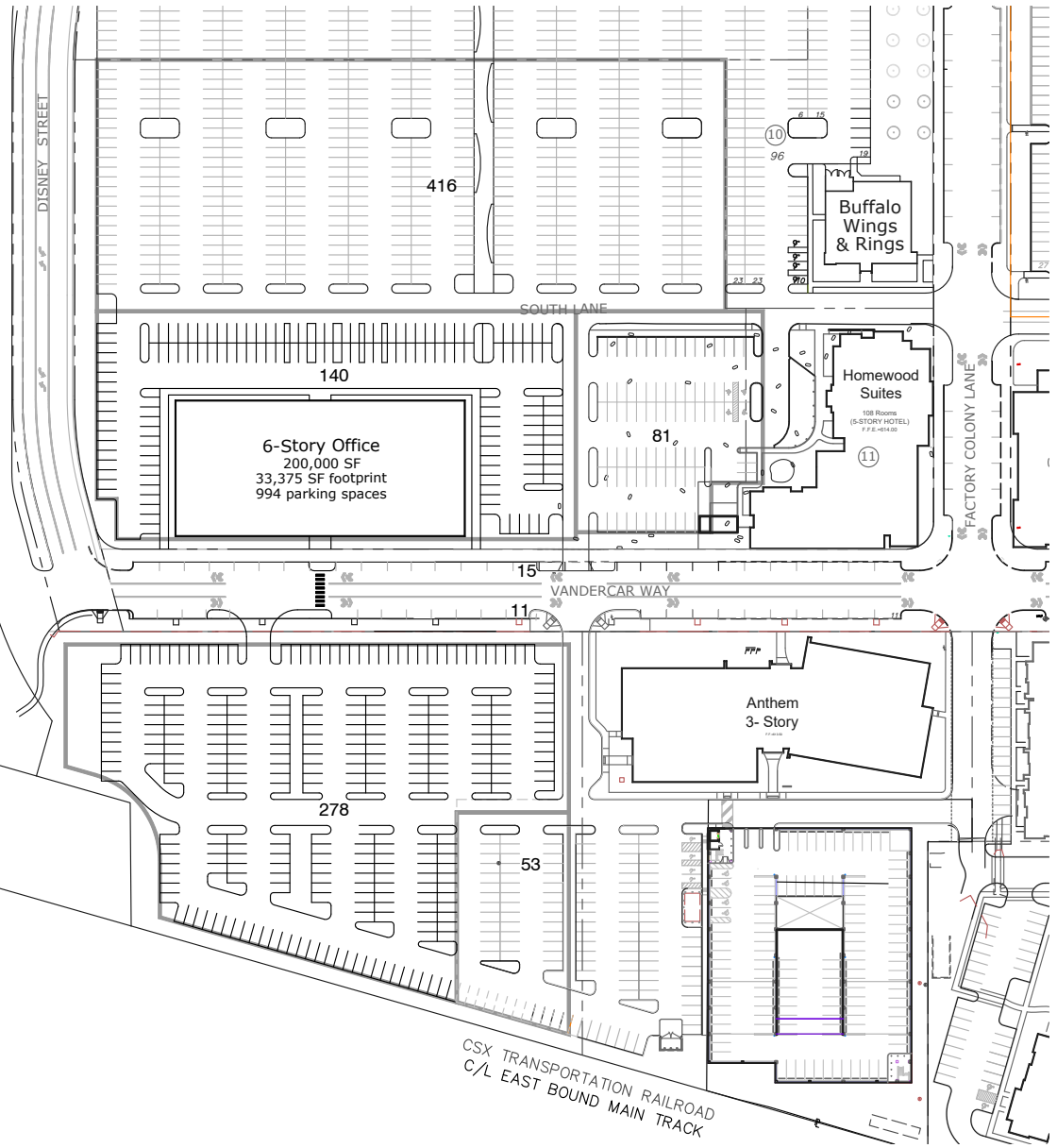


Attracting and keeping the millennial workforce is front of mind for Oakley Station. Reports show that millennials want a different lifestyle than its Generation X and Baby Boomer counterparts. Businesses at Oakley Station range from major retailers such as Kroger Marketplace, Meijer, Target, and At Home to lively gathering places such as Mad Tree and Crossroads. Numerous restaurants offer a wide range of cuisine, with Hilton Homewood Suites now open to the public.

OFFICE PAD A

Parking Summary

Exclusive - North	140
Exclusive - South	278
Shared - Cinema	416
Shared - Hotel	81
Shared - Anthem	53
On-Street	26
TOTAL	994 spaces (5.0 per 1000 sf)

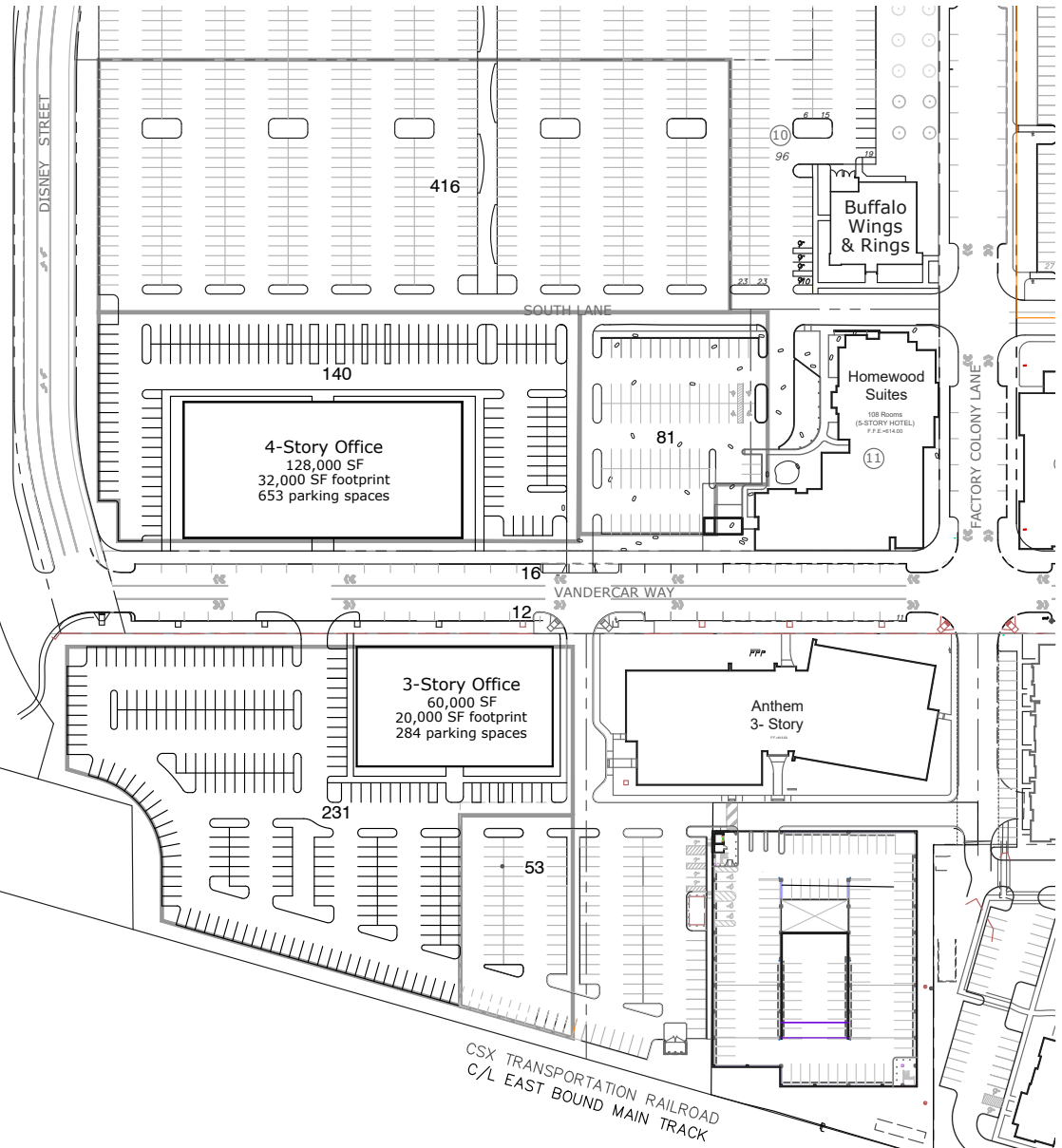


OFFICE PAD B

Parking Summary

OFFICE A	
Exclusive	140
Shared - Cinema	416
Shared - Hotel	81
On-Street	16
TOTAL	653 spaces
	(5.1 per 1000 sf)

OFFICE B	
Exclusive	231
Shared - Anthem	53
On-Street	12
TOTAL	296 spaces
	(4.9 per 1000 sf)





PLEASE CONTACT:

CHRIS VOLLMER, SIOR

Senior Vice President
+1 513 369 1350
chris.vollmer@cbre.com

SCOTT YARDS, CCIM

Senior Vice President
+1 513 369 1313
scott.yards@cbre.com

CHRIS VOLLMER, JR.

First Vice President
+1 513 369 1388
chrisjr.vollmer@cbre.com

www.cbre.us/cincinnati

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