

# 314-316 WEST FOURTH STREET





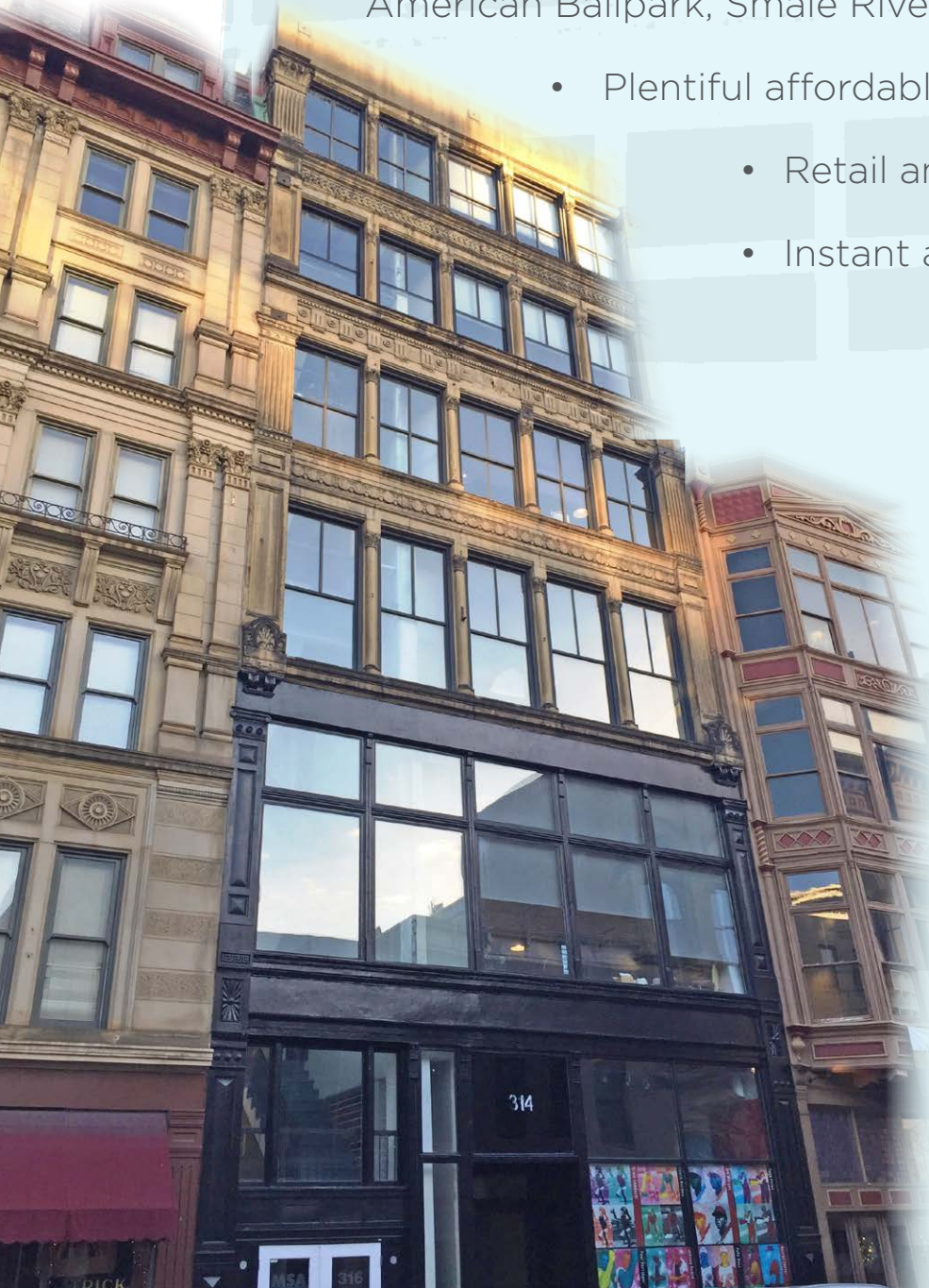
# 314-316 WEST FOURTH STREET

11,200 SF Available  
\$11.95 - \$14.95/SF Modified Gross

## HIGHLIGHTS

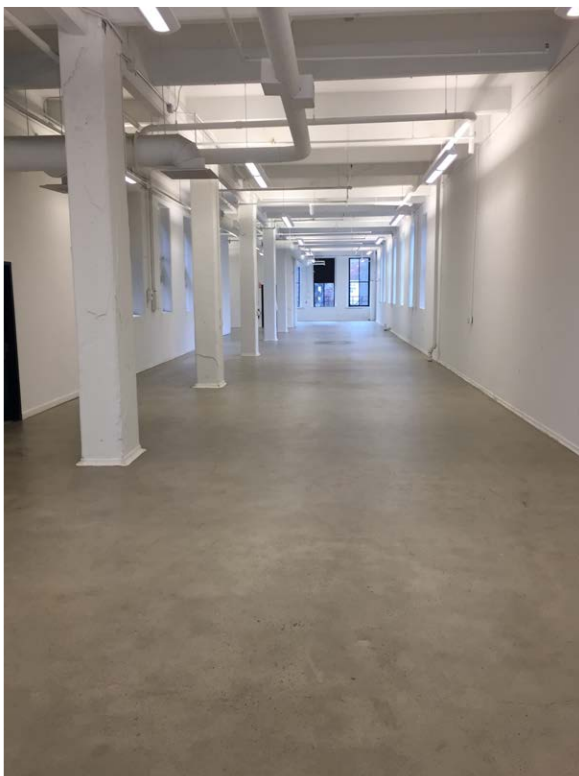
- Located on the west end of Fourth Street
- Building renovations completed January 2017
- Minutes from The Banks, Paul Brown Stadium, Great American Ballpark, Smale Riverfront Park and more!
- Plentiful affordable parking options nearby
  - Retail and/or office space available
  - Instant access to I-71/I-75

NEARBY



# 314-316 WEST FOURTH STREET

3RD FLOOR  
CLOSE-UP



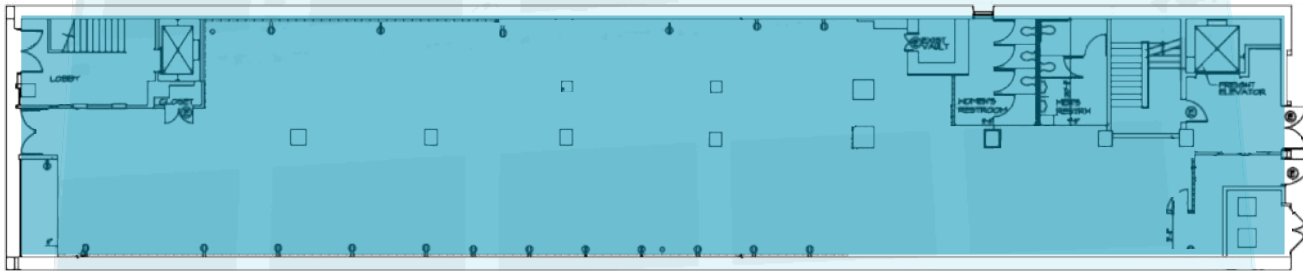
Renovated/  
Sealed Concrete  
Floors—Move-in  
Ready!

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## FLOORPLANS

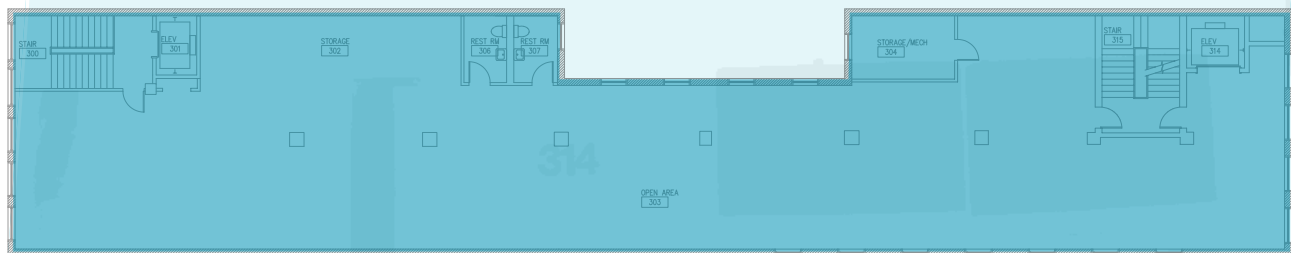
### FLOOR 1

3,000-5,800 RSF Retail / Office Space @ \$14.95/SF Mod Gross



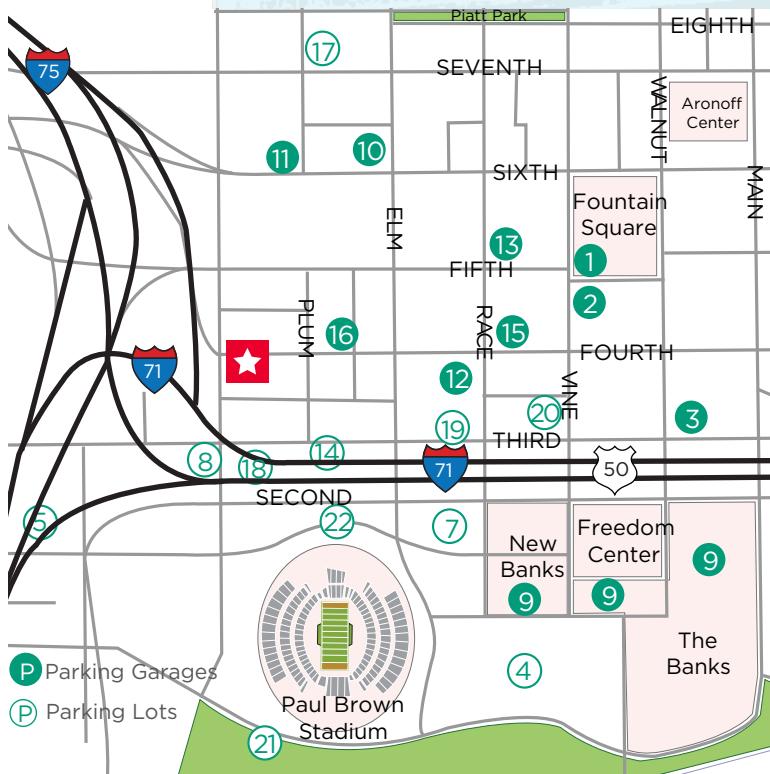
### FLOOR 3

5,400 RSF Office Space @ \$11.95/SF Mod Gross





## PARKING



	Garage	Address	Rate/Mo
1	Fountain Square (N)	Under Fountain Square	\$210
2	Fountain Square (S)	Under Westin Hotel	\$205
3	Scripps Center	312 Walnut Street	\$185
4	Paul Brown Lot D	Paul Brown Stadium Lot	\$90
5	Longworth Hall	700 W Pete Rose Way	\$30
6	Paul Brown Stadium	Stadium Parking Garage	\$85
7	Paul Brown Lot B	Pete Rose Way	\$100
8	Third & Central Lot	321 Central Avenue	\$60
9	The Banks Garage	99 E Second Street	\$145
10	Sixth & Elm Garage	601 Elm Street	\$120
11	Convention Center	605 Plum Street	\$115
12	321 Race Garage	321 Race Street	\$135
13	Fountain Place Garage	505 Race Street	\$205
14	Lot 25	W Third under Brent Spence	\$30
15	Mabley Garage	118 W Fourth Street	\$245
16	Whex Garage	212 W Fourth Street	\$145
17	712 Plum St Lot	712 Plum Street	\$90
18	Paul Brown Lot A	Third & Plum	\$90
19	Durry Lot	NE corner Third & Race	\$150
20	SP+ Parking 3rd & Race	18 W Third Street	\$190
21	Paul Brown Lot e	379 W Mehring Way	\$50
22	Paul Brown Stadium	Paul Brown Stadium	\$110

## AMENITIES



# Dine

- |    |                          |    |                      |
|----|--------------------------|----|----------------------|
| 1  | Moerlein Lager House     | 22 | Boca                 |
| 2  | Ruth's Chris Steak House | 23 | Graeter's Ice Cream  |
| 3  | Galla Park               | 24 | Maplewood            |
| 4  | Smoothie King            | 25 | Yard House           |
| 5  | Jefferson Social         | 26 | The Härth Lounge     |
| 6  | Holy Grail               | 27 | Caffe Barista & Deli |
| 7  | The Stretch              | 28 | Saigon Subs & Rolls  |
| 8  | Taste of Belgium         | 29 | Plum Street Cafe     |
| 9  | Pies & Pints             | 30 | Elm Street Deli      |
| 10 | Burgerfi                 | 31 | Red Roost Tavern     |
| 11 | Kitty's Sports Grill     | 32 | Tin Roof             |
| 12 | Jimmy John's             |    |                      |
| 13 | Bauer Farm Kitchen       |    |                      |
| 14 | PRVLGD                   |    |                      |
| 15 | Tina's                   |    |                      |
| 16 | O'Malleys In The Alley   |    |                      |
| 17 | Blind Pig                |    |                      |
| 18 | Starbucks                |    |                      |
| 19 | Orchids at Palm Court    |    |                      |
| 20 | Morton's The Steakhouse  |    |                      |
| 21 | Via Vite                 |    |                      |