

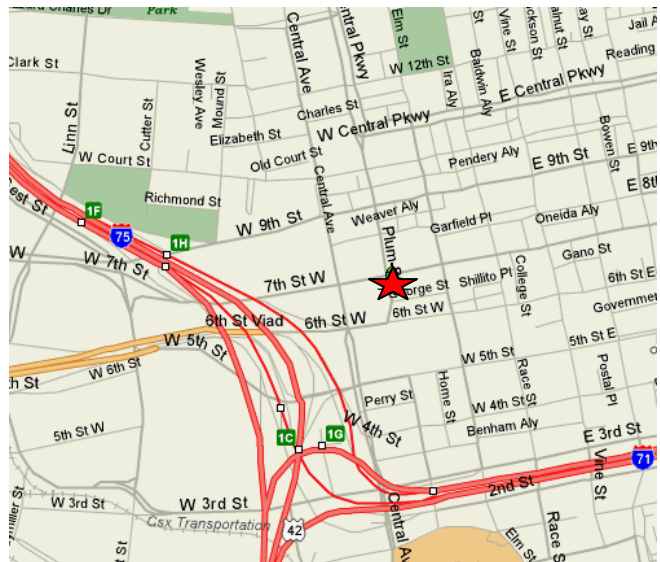
655 Plum Street Cincinnati, Ohio



Street Level
Space

Up to 7,898 Street Level Office/Retail Space Available

- ◆ Three suites ranging in size from 1,531, 2,552 to 3,815 usf can be combined or leased as currently demised
- ◆ Aggressive rental rates
- ◆ Generous tenant improvement allowance
- ◆ Adjoining outside courtyard opportunity on south side of the vacancy
- ◆ Exterior signage on Plum Street available
- ◆ Less than one block to the Duke Convention Center
- ◆ Immediate occupancy



For more information, please contact:

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Carey Laumer
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655 PLUM STREET

Cincinnati, Ohio

FACT SHEET

AVAILABLE SQUARE FEET: 1,531 usable square feet (second generation)
2,552 usable square feet (second generation)
3,815 usable square feet (raw/first generation)

All three suites are contiguous and can be combined for a total of 7,898 usable square feet.

YEAR 1 BASE RENTAL RATE/USF: \$10.00

ESTIMATED CAM CHARGES/USF: \$3.00; Tenant pays separately metered utilities and suite janitorial directly to provider
(Includes real estate taxes and all common operating expenses)

TENANT IMPROVEMENT ALLOWANCE: \$20.00/usf for second generation space;
\$50.00/usf for first generation space

PARKING: Parking is available in surface lots and nearby garages;
30 minute metered parking on Plum Street

AMENITIES:

- ◆ Within one block of the newly expanded Duke Convention Center
- ◆ Within three blocks of City Hall
- ◆ Great ground level visibility to Plum Street
- ◆ 24/7 security in the building for Delta's call center
- ◆ Local professional ownership and property management (Al Neyer/Neyer Management)

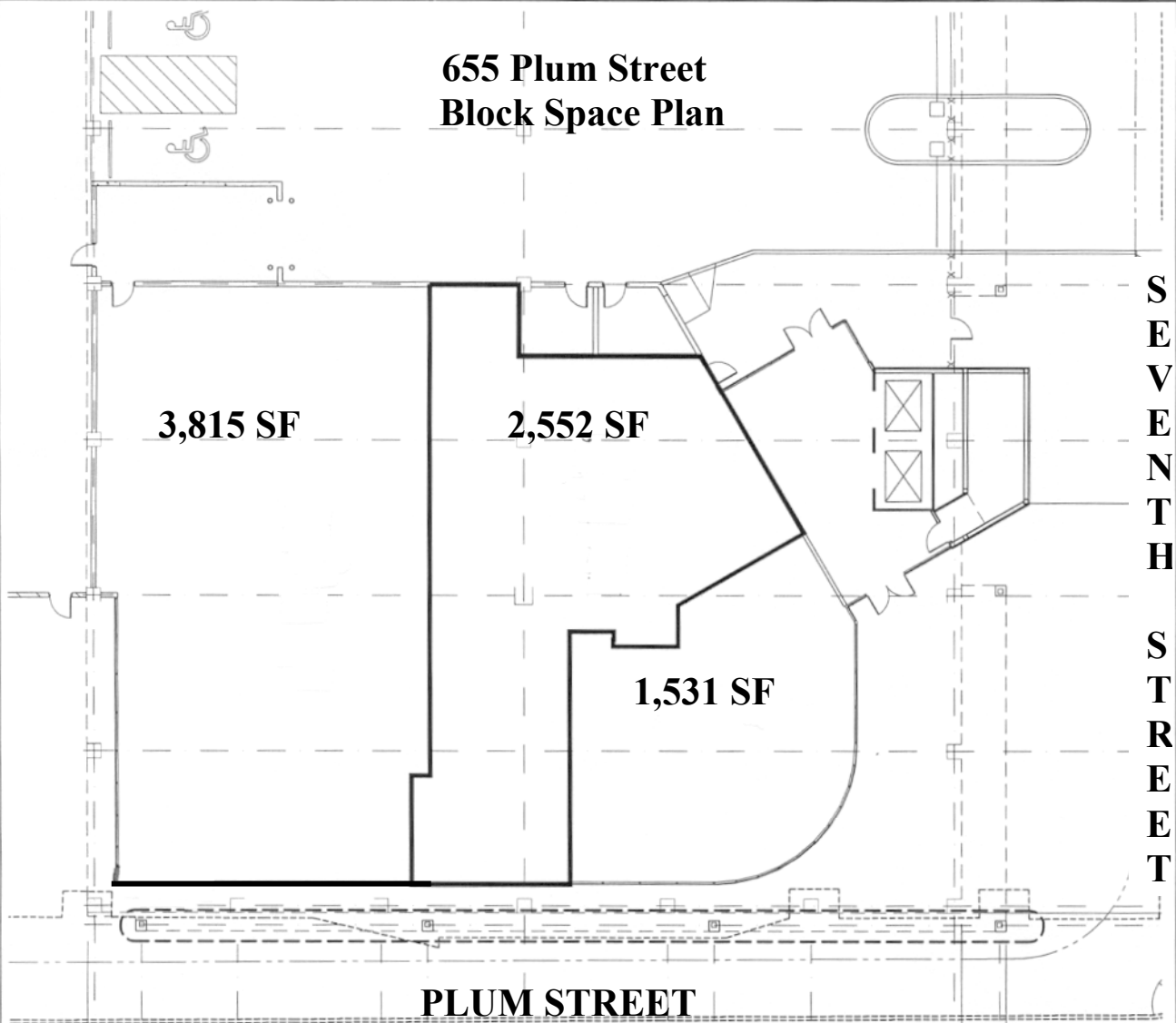
AVAILABILITY: Immediately

This information is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

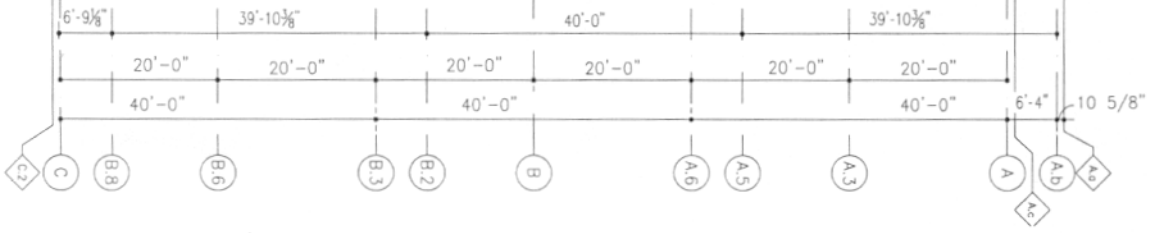
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CAREY LAUMER COMMERCIAL REALTY, INC.
(513) 745-9060 (O) or (513) 236-5178 (mobile)
www.clcrealty.com

655 Plum Street Block Space Plan

SEVENTH STREET



PLUM STREET



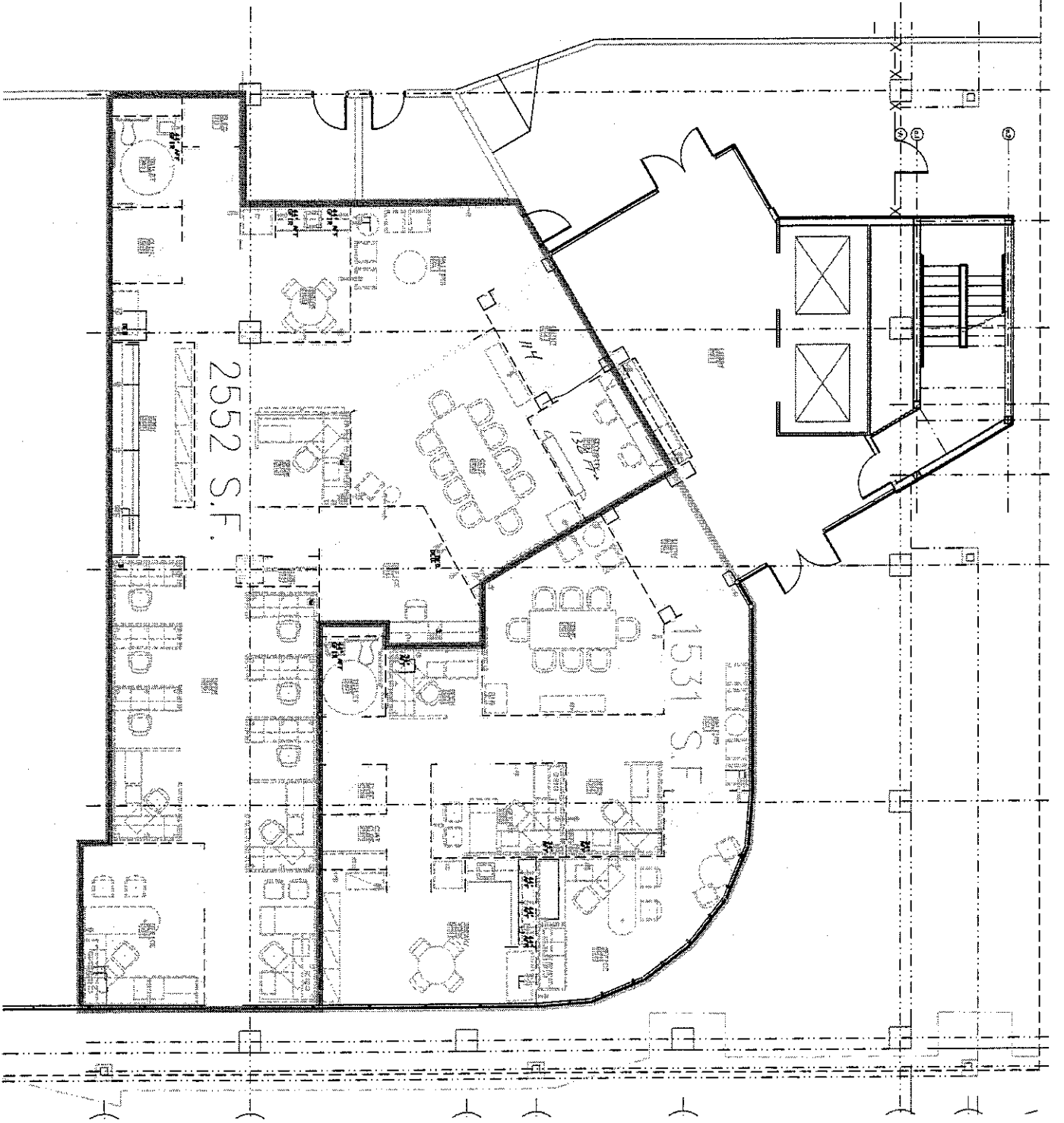
LEVEL 1
1/16" = 1'-0"



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	Delta Air Lines 655 PLUM STREET CINCINNATI, OHIO 45202	 NEYER <small>ARCHITECTS & ENGINEERS, INC.</small> 5505 FAIR LAKE CINCINNATI, OHIO 45227 PHONE: (513) 271-3550																							
	LEVEL 1 PLAN (STREET LEVEL)	<table border="1"> <tr><td>7</td><td> </td><td> </td></tr> <tr><td>6</td><td> </td><td> </td></tr> <tr><td>5</td><td> </td><td> </td></tr> <tr><td>4</td><td> </td><td> </td></tr> <tr><td>3</td><td> </td><td> </td></tr> <tr><td>2</td><td> </td><td> </td></tr> <tr><td>1</td><td> </td><td> </td></tr> <tr><td>REV</td><td> </td><td> </td></tr> </table>	7			6			5			4			3			2			1			REV	
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379 SF → APRIL