

# Scripps Center

be part of an **icon**



**CBRE**



# building features

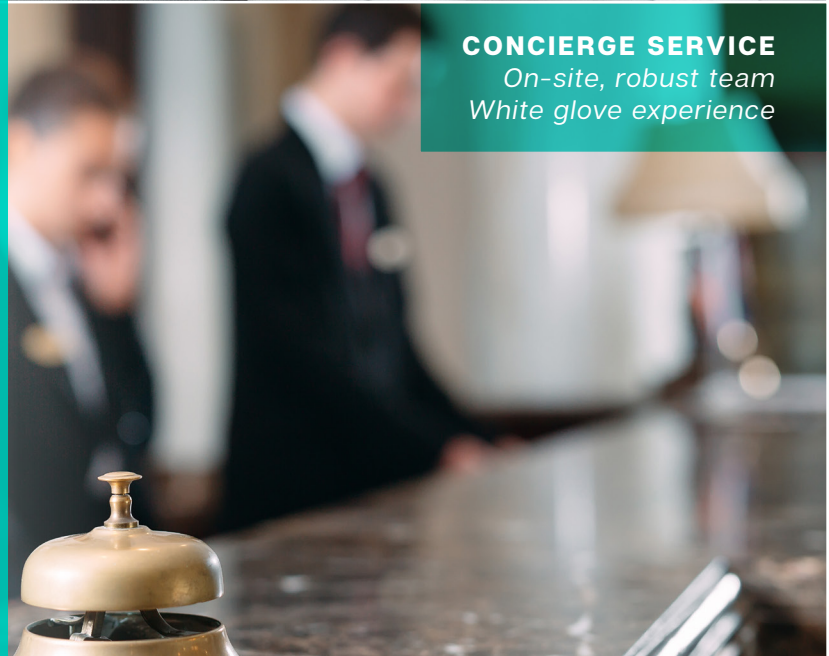
- 538,607 RSF in a Class A trophy office building
- Quoted net rent:  
\$16.50 NNN - Floors 23 - 35  
\$14.50 NNN - Floors 10 - 22
- Estimated 2021 op.ex. :  
\$10.03 per square foot
- Thirty-Six (36) stories
- Floorplates as large as  
24,000 RSF
- Unmatched tenant and  
client experience
- Iconic feature of the  
Cincinnati skyline
- On-Site Property  
management, ownership and  
building engineering team

## FITNESS CENTER



## CONCIERGE SERVICE

*On-site, robust team  
White glove experience*



## LOBBY CAFÉ







**24/7 SECURITY**



**CHILD CARE CENTER**



**PGA GOLF SIMULATOR**



**STUNNING RIVER VIEWS**



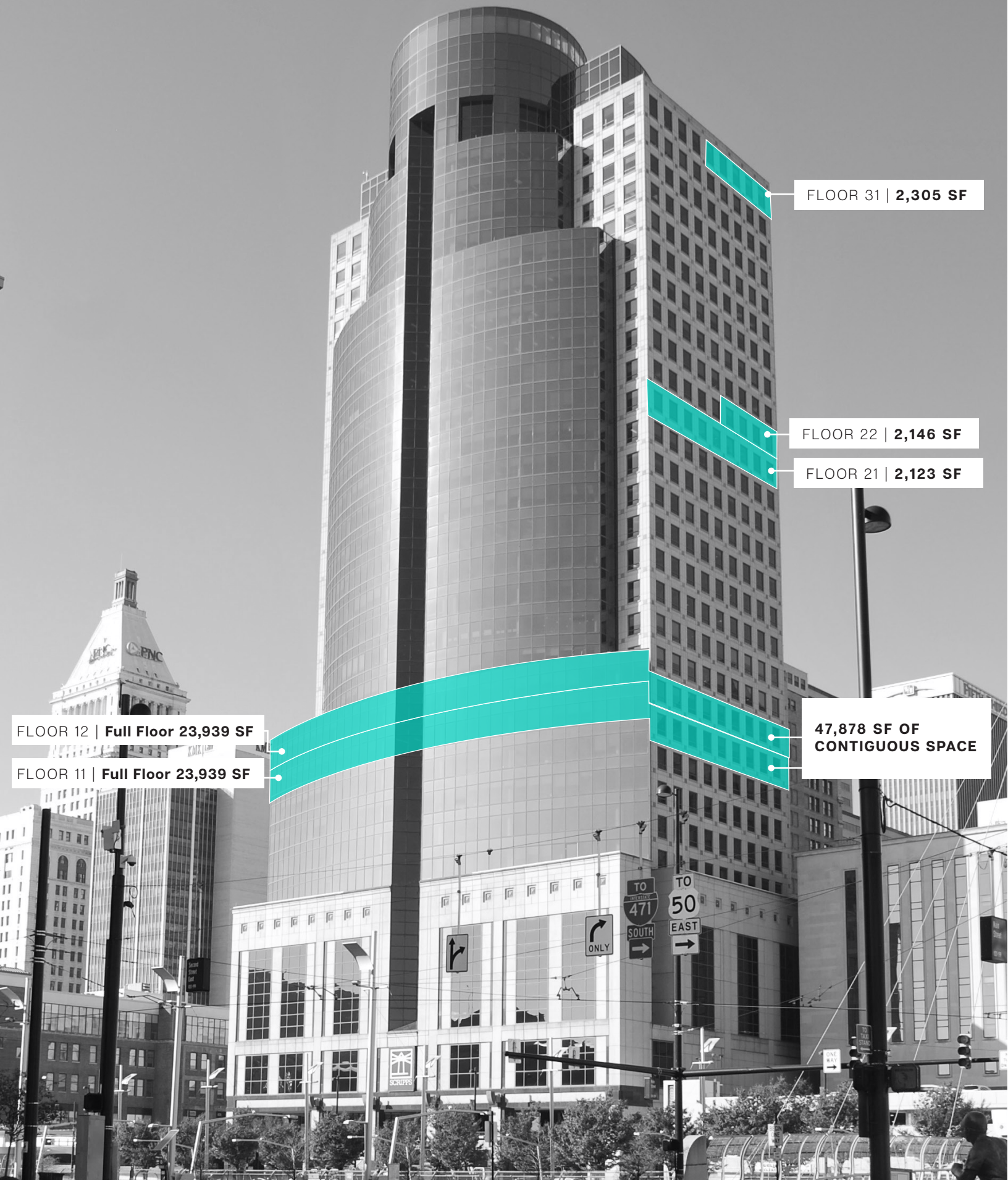
**SCRIPPS CENTER APP**



**BEST UPON REQUEST  
FULL SERVICE  
CONCIERGE.**



# current availabilities



FLOOR 31 | **2,305 SF**

FLOOR 22 | **2,146 SF**

FLOOR 21 | **2,123 SF**

FLOOR 12 | **Full Floor 23,939 SF**

FLOOR 11 | **Full Floor 23,939 SF**

**47,878 SF OF  
CONTIGUOUS SPACE**

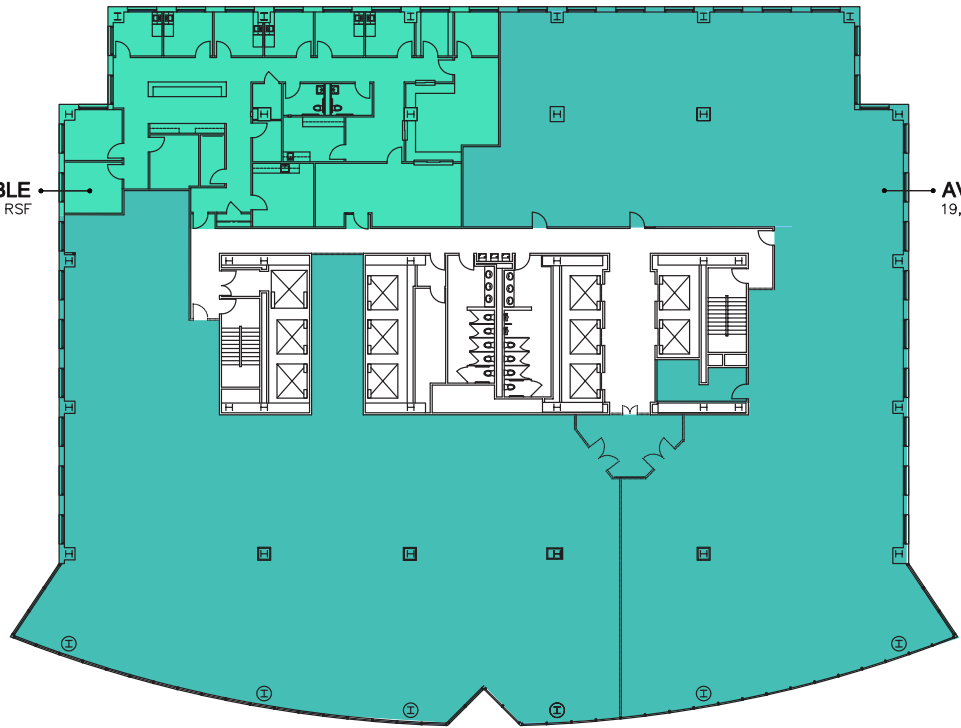




# floorplans

## 11TH FLOOR

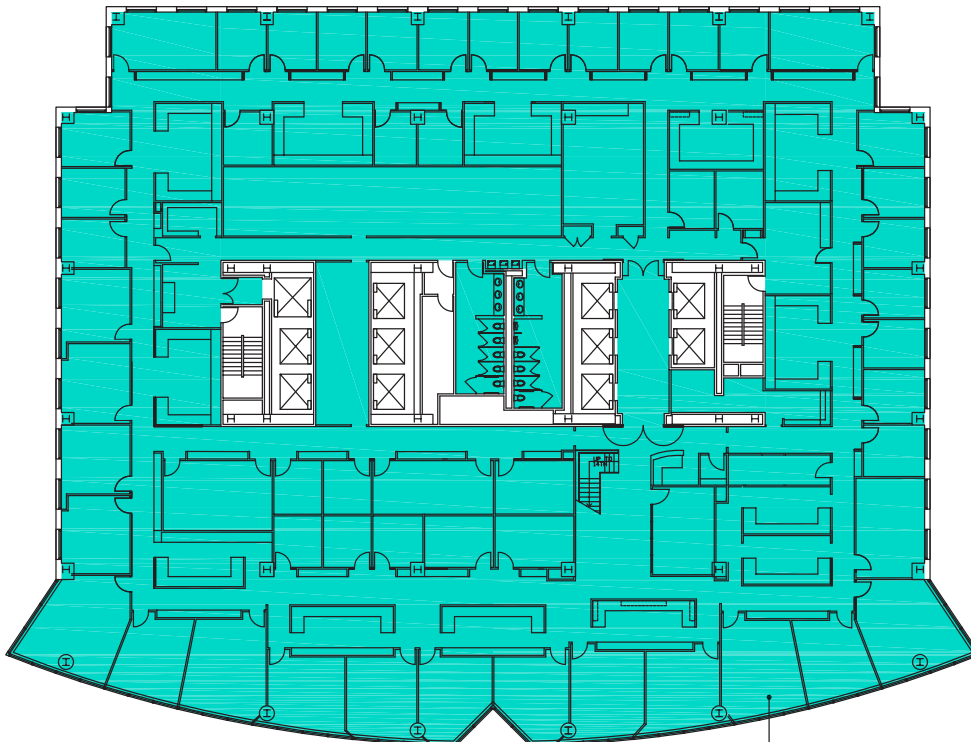
AVAILABLE  
4,115 RSF



AVAILABLE  
19,819 RSF

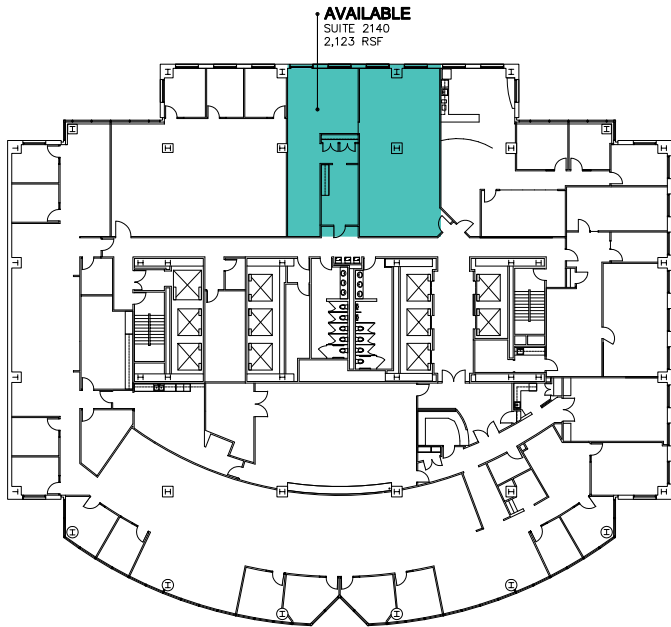
## 12TH FLOOR

AVAILABLE  
SUITE 1200  
23,939 RSF

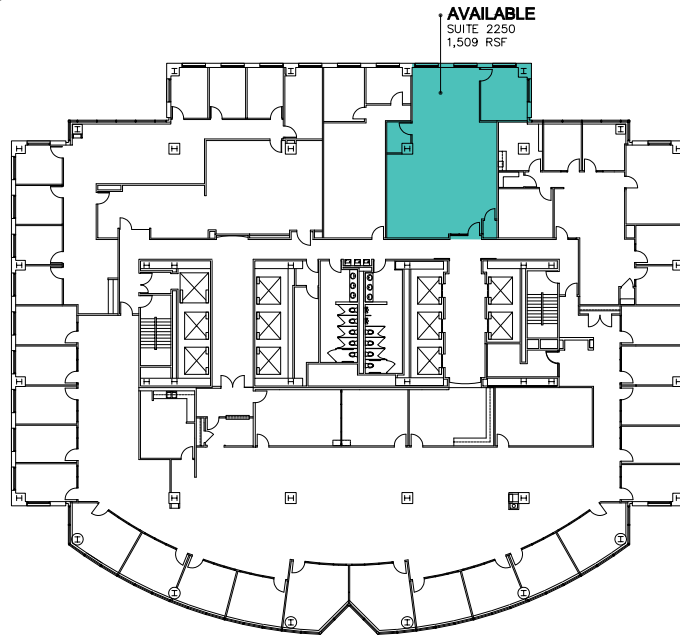




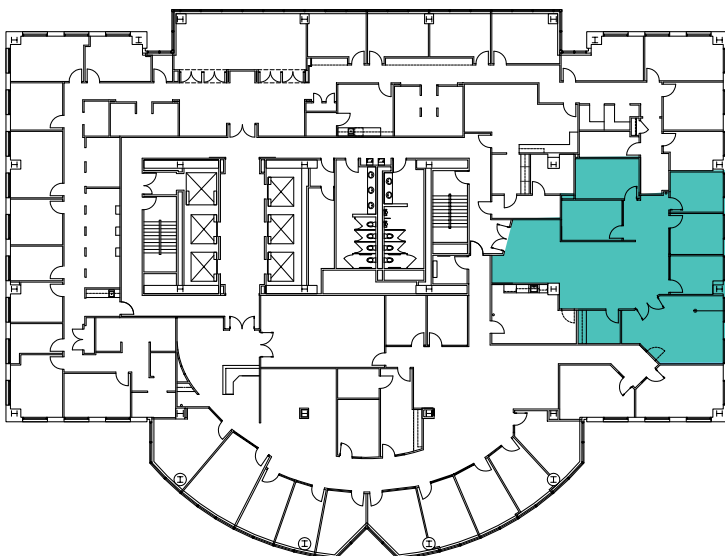
# floorplans



21ST FLOOR



22ND FLOOR



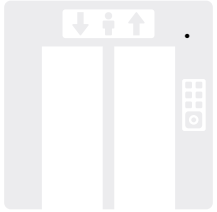
31ST FLOOR



# new improvements and enhancements

\$5 MILLION DOLLAR OWNERSHIP INVESTMENT

## ELEVATORS:



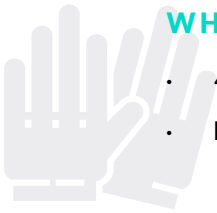
- ThyssenKrupp Destination Dispatch System & Cabs
  - Touchless and controlled through Bluetooth
  - Optimizes flow by grouping passengers for the same destination
  - Significantly reduces waiting time

## SECURITY:



- Lenel Security System - leaders of smart building technology, driver's license scanner, access control for all exterior doors, compatible to Tenant's own security systems
- Building Garage - Park Connect System (with license plate reader), high speed roll gates, LED lighting, 5 cameras per floor (no blind spots)

## WHITE GLOVE PROFESSIONAL PROPERTY MANAGEMENT:



- 4 on-site facility managers – best in class
- MRI Software - Best in class communication portal for tenant interaction with facility management







### LOBBY:



- Crisp, clean, and modern with improved lighting
- New Concierge Station led by “Best Upon Request”
- Urbana Café to serve coffee, breakfast, and lunch with bistro style seating

### AMENITY AREAS:



- Expanded Fitness Center – new equipment, new locker rooms with towel services, group fitness
- PGA Golf Simulator – 4K Resolution, Over 200 PGA golf courses, includes a client area so that Tenant’s can host meetings





# parking map



A

**SCRIPPS  
(BUILDING GARAGE)**  
590 Spaces  
\$185/Mo

B

**LOT #1644 (3RD & MAIN)**  
450 Spaces  
\$230/Mo

C

**THE BANKS GARAGE**  
4097 Spaces  
\$155/Mo

D

**FOUNTAIN SQUARE NORTH**  
604 Spaces  
\$210/Mo

E

**EGGLESTON GARAGE**  
235 Spaces  
\$85/Mo

F

**L&N LOOP (LOT #753)**  
164 Spaces  
\$90/Mo

G

**SAWYER POINT**  
400 Spaces  
\$55/Mo

H

**COLUMBIA PLAZA**  
494 Spaces  
\$185/Mo

I

**QUEEN CITY SQUARE GARAGE**  
2,292 Spaces  
\$230/Mo

J

**FOURTH AND MAIN GARAGE**  
1,236 Spaces  
\$200/Mo

K

**580 BUILDING**  
450 Spaces  
\$230/Mo



# nearby amenities



Scriptss Ctr.

THE BANKS



SMALE RIVERFRONT PARK



JEFFERSON SOCIAL



FREEDOM WAY

CURRENT

CONDADO

2ND STREET

3RD STREET

ROSA PARKS ST.



JOE NUXXHALL WAY



4TH STREET

WALNUT STREET

5TH STREET

VINE STREET

RACE STREET

ELM STREET

MAIN STREET

SYCAMORE STREET

BROADWAY STREET

LYTLE PARK



OHIO RIVER

7TH STREET

6TH STREET





# Scripps Center

be part of  
an icon

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