

FOR SALE OR LEASE

third + dayton

131-136 N. Third Street - 315 Dayton Street

A Historic Site Reimagined

Hamilton Redevelopment



THIRD+DAYTON

OFFICE • CO-WORKING • RETAIL • RESIDENTIAL • INDUSTRIAL

www.thirdanddayton.com

CBRE

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136 N. Third St. and 315 Dayton St. are two unique buildings that can be combined floor plates on floors 1-5, creating 55,000 contiguous square foot floor plates. This allows 275,000 sq. ft. of contiguous space, one of only three existing of this size in the greater Cincinnati area.

131 N Third St. has 80,000 sq. ft., a former print shop, has open plans, exposed brick and high capacity elevators.

This has abundant parking on site, premium signage opportunities, generous tenant improvement allowances and tenant amenities now in place. Considered uses for these buildings include office, retail, hotel, educational, co-working and residential use.

136 N. Third St.
15,166 sq. ft. floor plates
6 Stories
Constructed in 1926 with architectural detail throughout.

131 N. Third St.
Flexible floor plates
4 Stories
Potential uses include: office, self-storage, loft space, activity center or industrial.

315 Dayton St.
39,858 sq. ft. floor plates
8 Stories
Top three floors are currently market rate apartments and student housing.



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136 N. THIRD ST

315 DAYTON ST

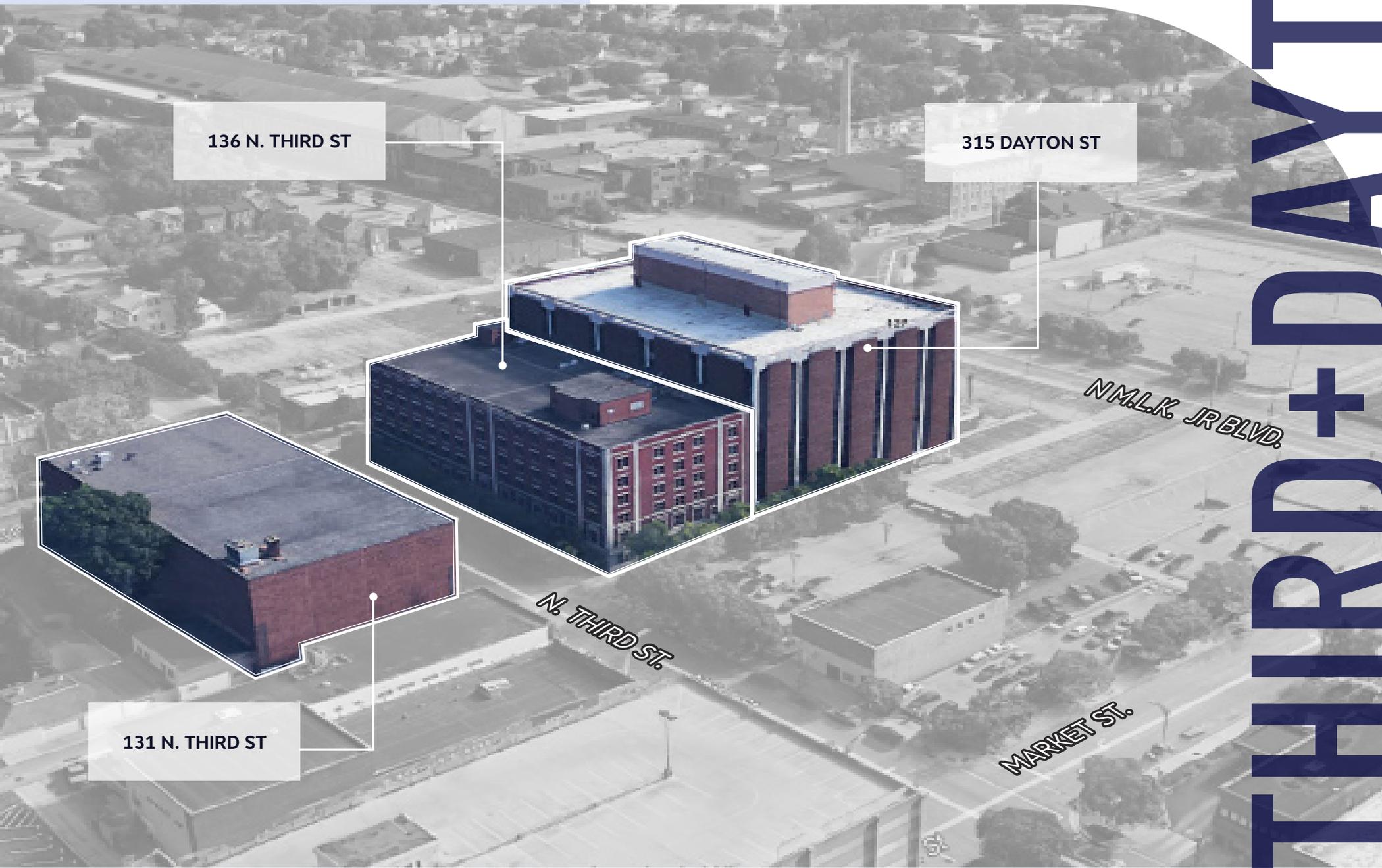
131 N. THIRD ST

N. THIRD ST.

N.M.L.K. JR BLVD.

MARKET ST.

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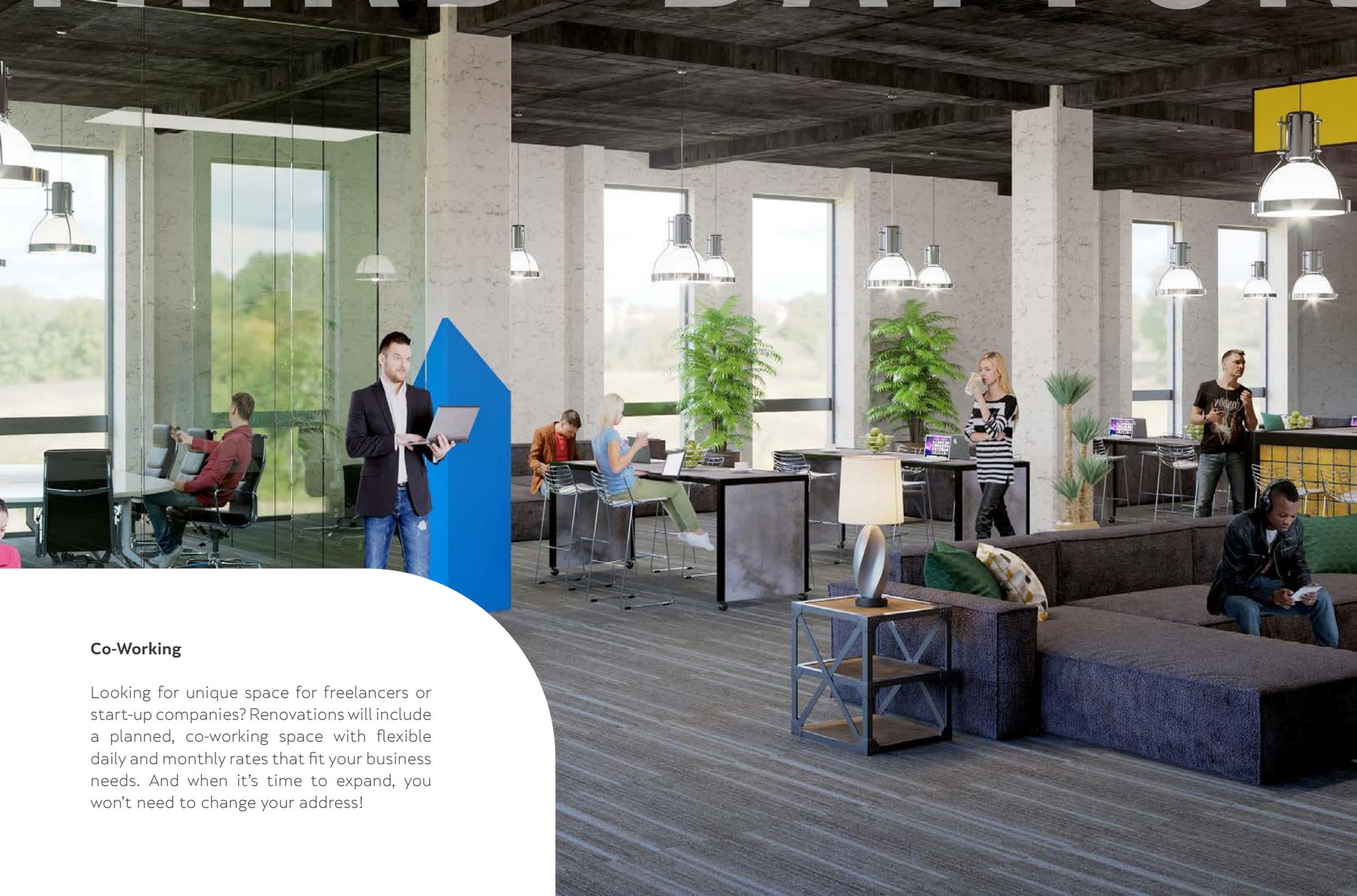




Courtyard Access, Amenities & Customization

After renovations, Third & Dayton will offer tenants access to unique amenities including an outdoor courtyard area— tranquil and shielded from city traffic. Nearby restaurants and planned, first floor retail space will provide catering and lunch options without leaving the premises.

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Co-Working

Looking for unique space for freelancers or start-up companies? Renovations will include a planned, co-working space with flexible daily and monthly rates that fit your business needs. And when it's time to expand, you won't need to change your address!

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Retail

Third and Dayton offers multiple flexible options for retail tenants. They plan to install more glass storefront and can accommodate 2+ restaurant users with patio space. Retail bays can range from 1,000 SF to over 8,000 SF. With synergy from downtown and the mixed-use site's daily population, retail space within the project is increasingly desirable. Patrons have access to parking lots and street parking for easy access.

Hamilton AREA OVERVIEW

- | | | |
|-----------------------------|---|---------------------------------|
| 1 Advance Auto Parts | 20 Markum Apartments | 39 The Blank Space of Hamilton |
| 2 Alexander's Market & Deli | 21 McDonald's | 40 The Casual Pint |
| 3 Auto Service Plus | 22 Neal's Famous BBQ | 41 The Salvation Army |
| 4 Basil 1791 | 23 North Second Tap and Bottle Shop | 42 The Village Ice Cream Parlor |
| 5 BP | 24 Park Terrace Apartment Building | 43 TriHealth |
| 6 Courtyard by Marriott | 25 Petal & Wicks | 44 Two Little Buds |
| 7 Cricket | 26 Pinball Garage - Coming Soon | 45 US Bank |
| 8 CVS | 27 Plaza One Grill | 46 US Bank |
| 9 Dance 2 Fit | 28 Quarter Barrel Brewery + Pub | 47 US Post Office |
| 10 Donatos Pizzeria | 29 RiversEdge at Marcum Park - Amptheater | 48 Waffle House Restaurant |
| 11 Edward Jones | 30 Roll On In | 49 Walgreens |
| 12 Family Dollar | 31 Rotary Park | 50 Walgreens |
| 13 Family Dollar | 32 Rustic Home | 51 Weight Watchers |
| 14 First Financial Bank | 33 Scripted Studio | 52 Wendy's |
| 15 H and R Block | 34 Spooky Nook Sports Hamilton | 53 White Castle Restaurant |
| 16 High St. Café | 35 Subway | 54 YMCA |
| 17 HIP Boutique | 36 Taco Bell | 55 YWCA |
| 18 Hughes Pharmacy | 37 Tano | |
| 19 Lounge 24 | 38 The Benison Event Center | |

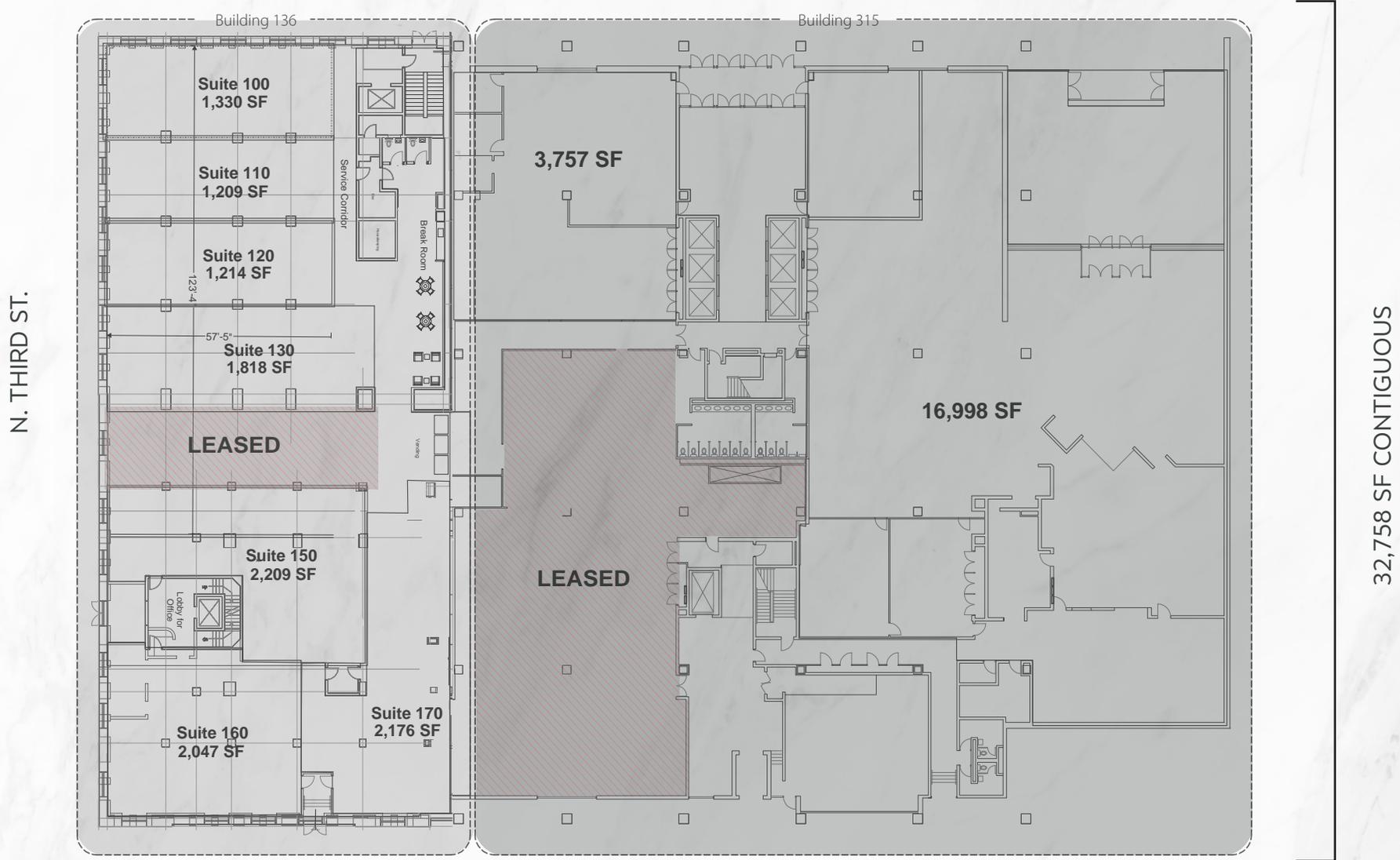


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25,641 CPD

37,475 CPD

DAYTON ST.

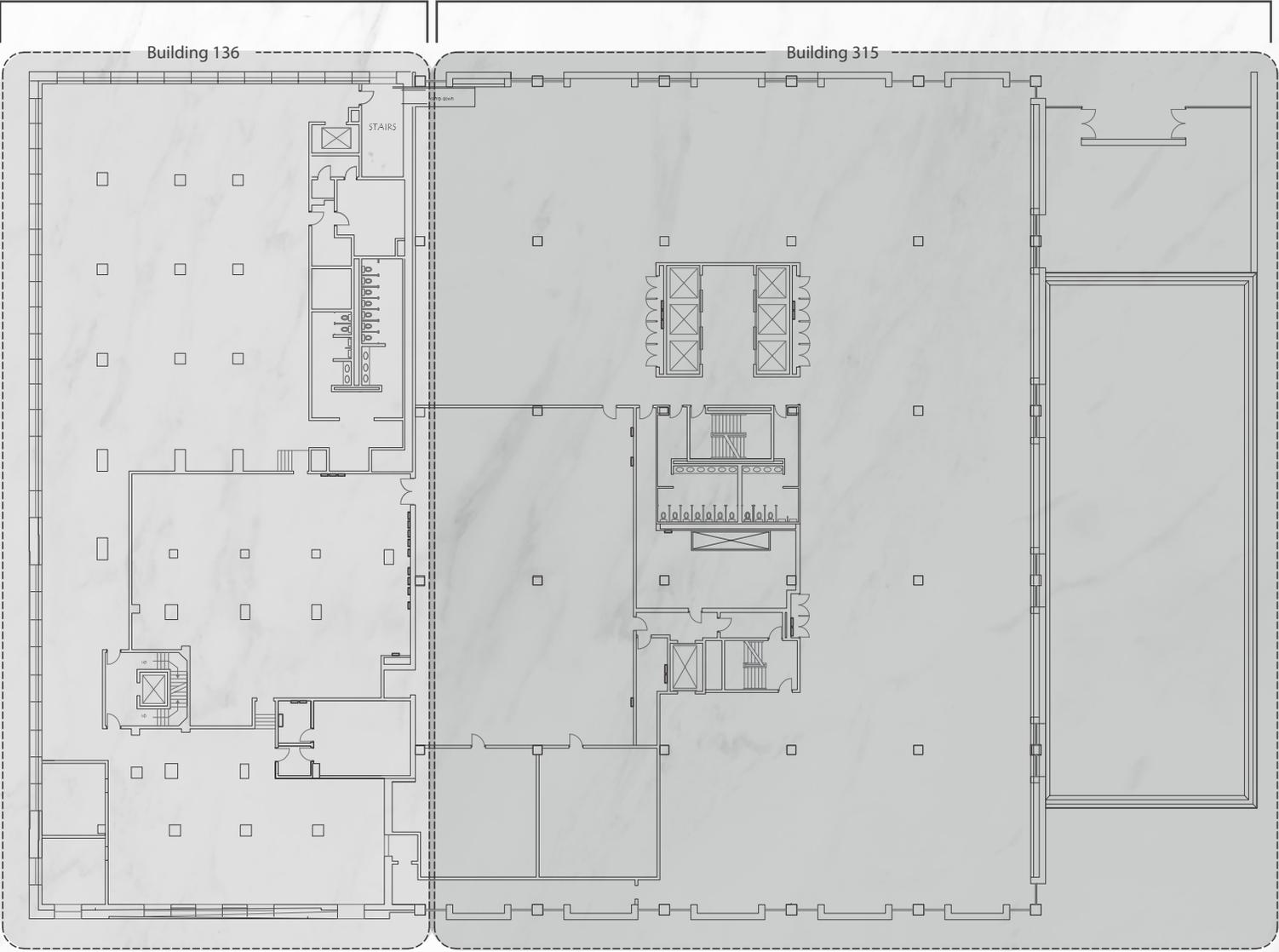


DAYTON ST.

15,166 SF

39,858 SF

N. THIRD ST.



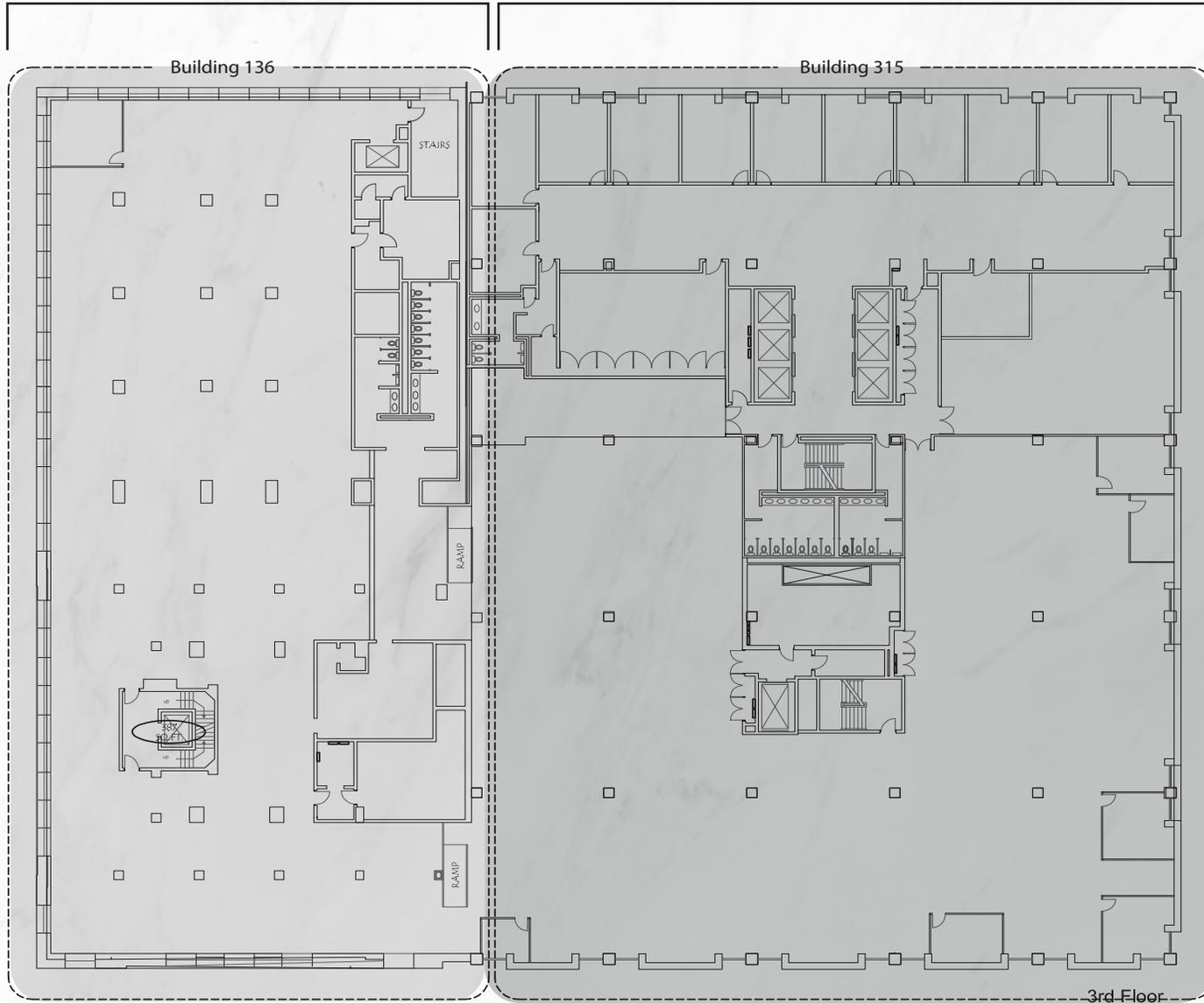
THIRD + DAYTON

N. THIRD ST.

15,166 SF

DAYTON ST.

39,858 SF



55,024 SF CONTIGUOUS

THIRD + DAYTON

DAYTON ST.

15,166 SF

39,858 SF

Building 136

Building 315

N. THIRD ST.



55,024 SF CONTIGUOUS

THIRD + DAYTON

DAYTON ST.

15,166 SF

39,858 SF

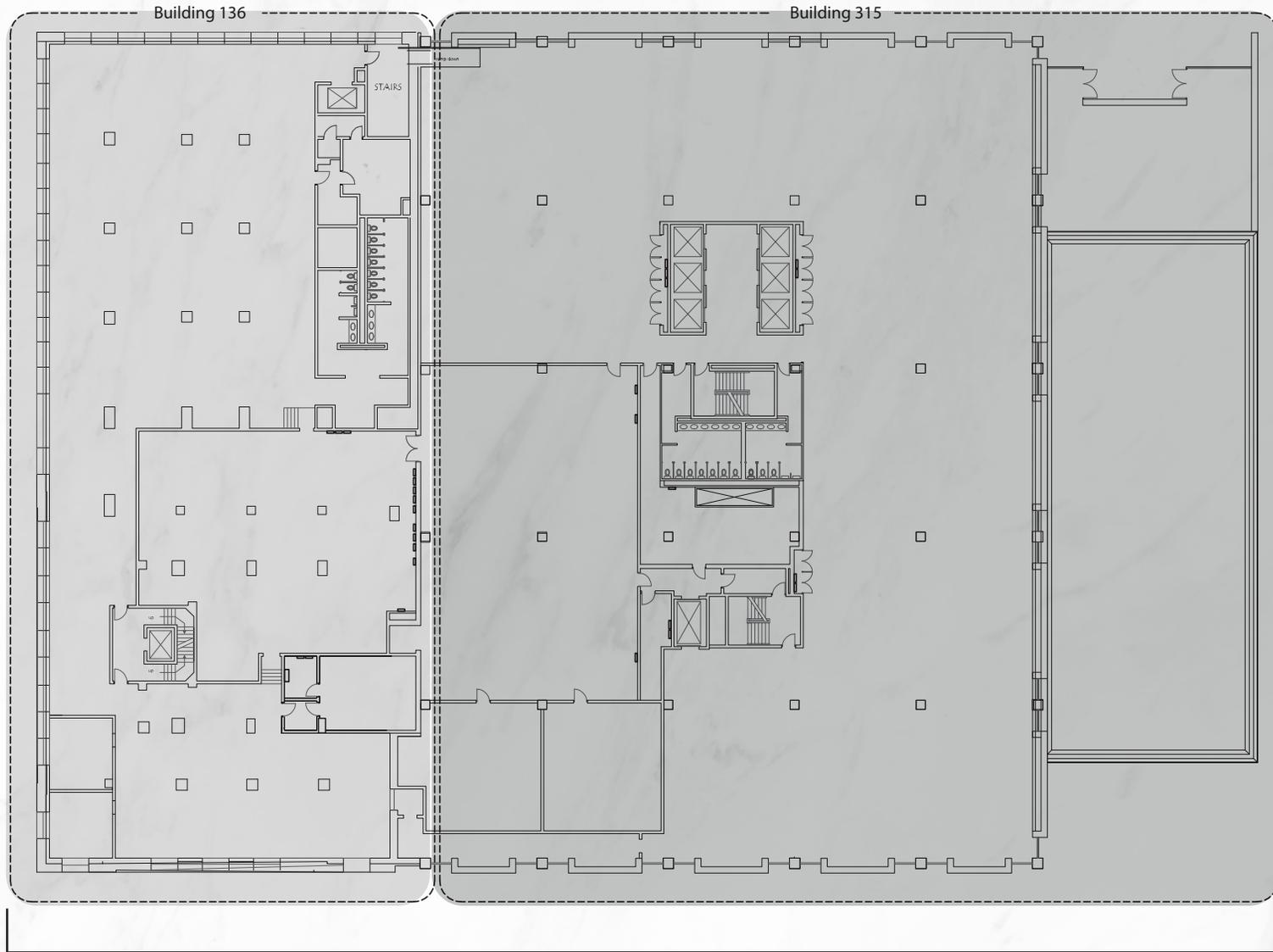
N. THIRD ST.



55,024 SF CONTIGUOUS

DAYTON ST.

N. THIRD ST.



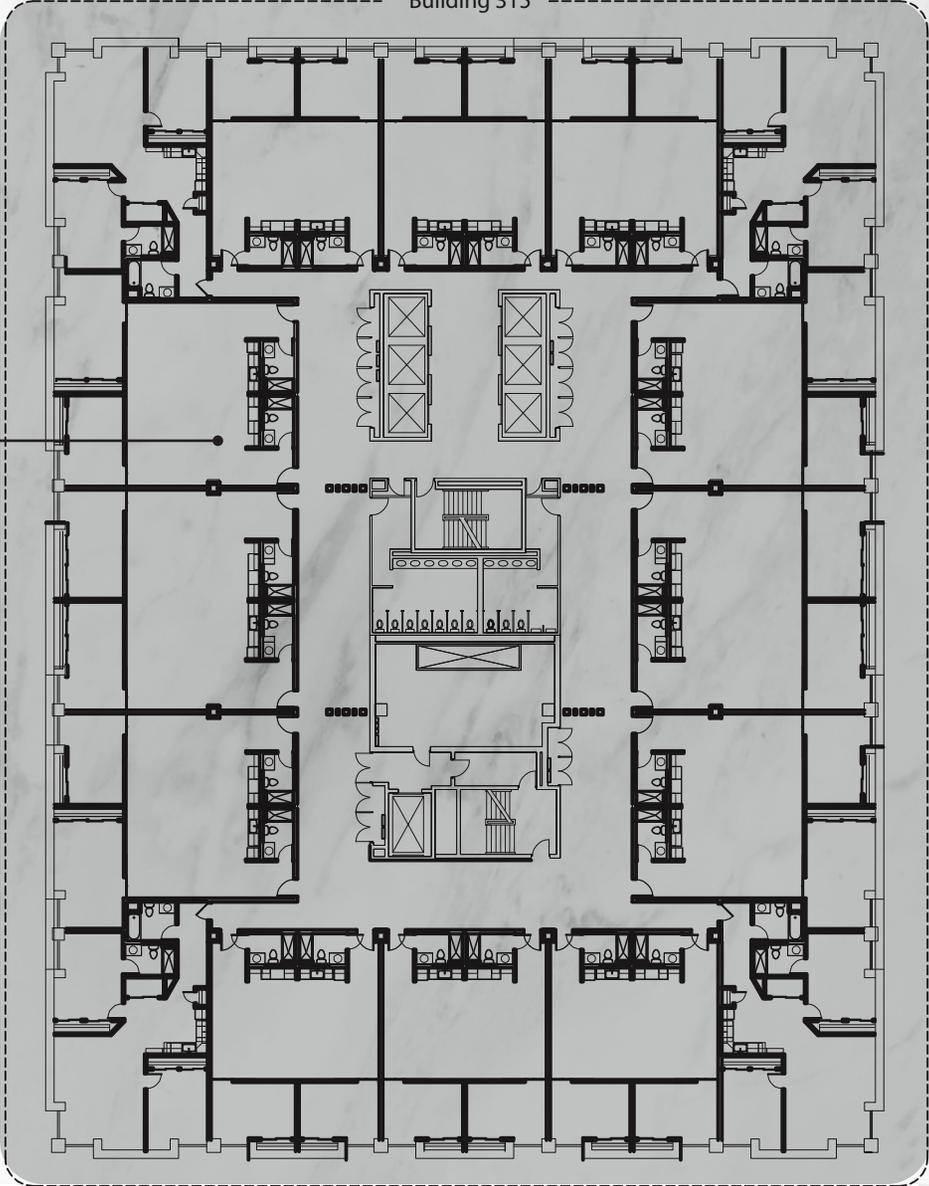
LEASED

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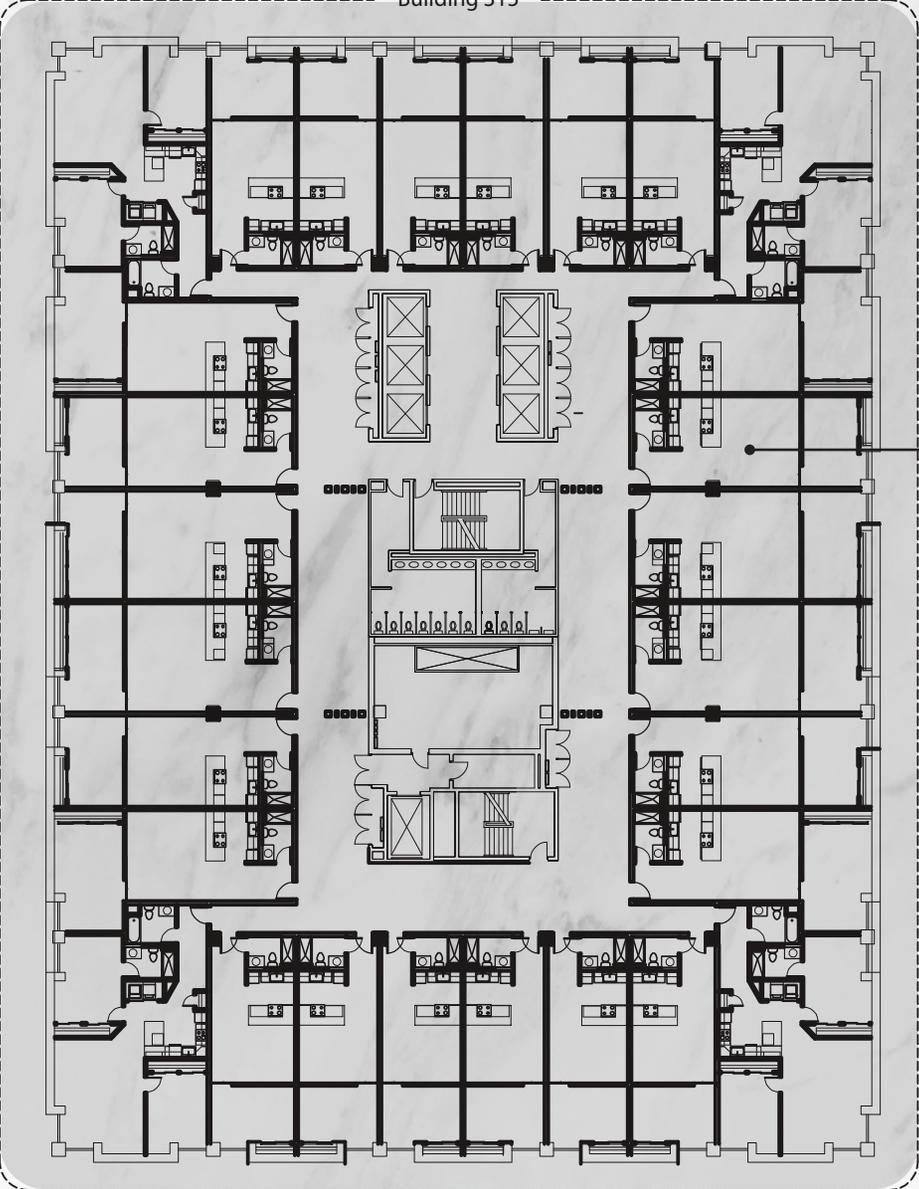
DAYTON ST.

Building 315

LEASED



DAYTON ST.
Building 315



LEASED

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ABOUT THE AREA

Spooky Nook Sports Complex - The largest indoor sports complex owner has broken ground on a second facility, located in Hamilton. Redevelopment of the former Champion Paper facility is expected to be completed in 2021 with activities including rock wall climbing, indoor/outdoor fields, courts, weightlifting, fitness zones, concession areas and more. It will also feature a hotel, bar and the second largest convention space in greater Cincinnati. Officials anticipate the site will draw thousands weekly and is creating several hundred jobs. 100 full time positions and 365 part time positions are to be expected when the facility is open and fully operating.

RiversEdge Amphitheater at Marcum Park - Located along Hamilton's beautiful riverfront, the park is nestled between downtown and German Village Historic District. This public park offers a vibrant urban location for outdoor recreation and bike paths, live entertainment and an enhanced view of the river.

YWCA - The center's mission is to improve the lives of women, girls and communities of color through advocacy, local programming and services. Located just across the street from the property.



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Maggie Lehmkuhl

Associate | CBRE

maggie.lehmkuhl@cbre.com | +1 513 369 1374

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