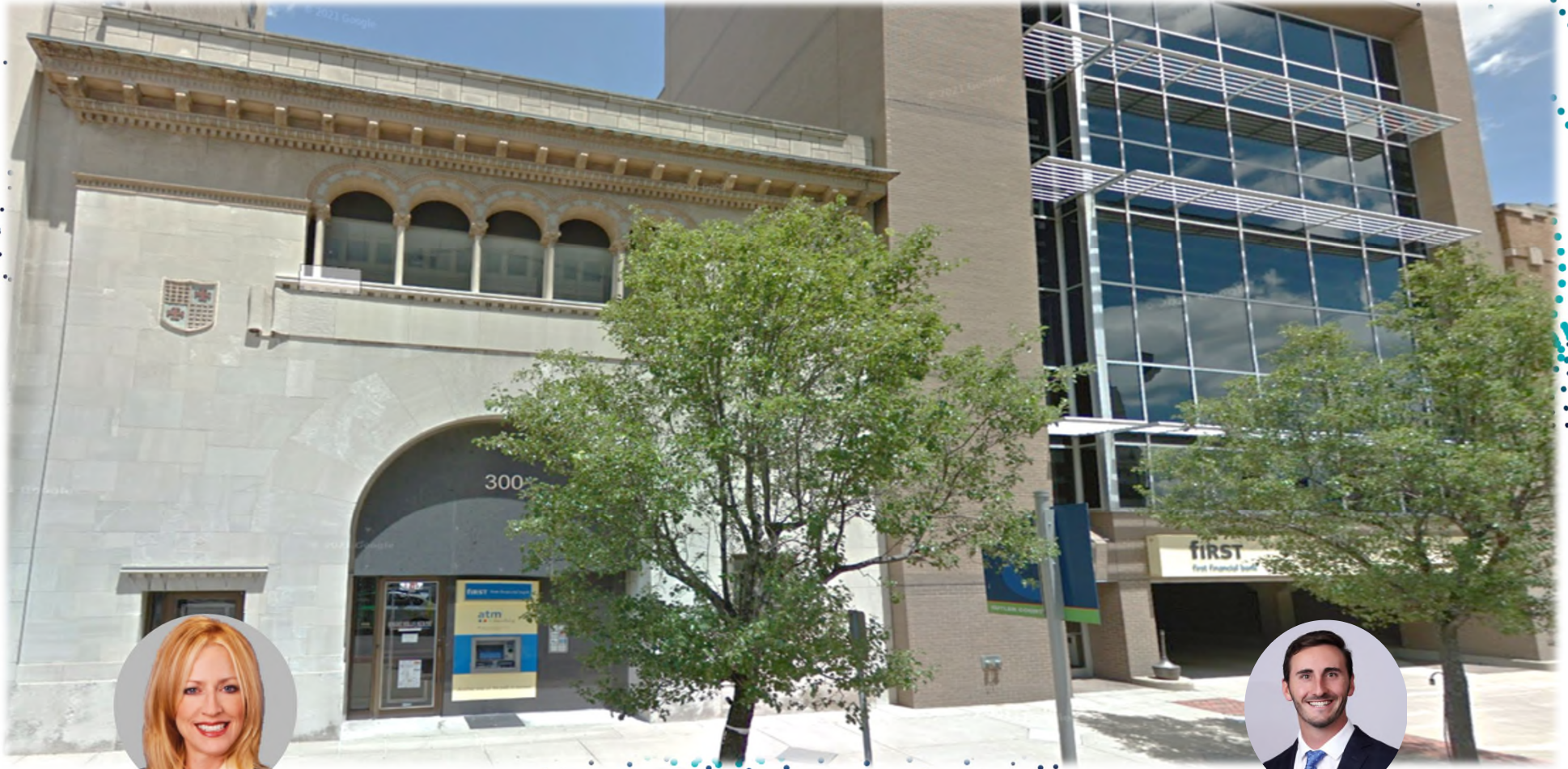


DOWNTOWN HAMILTON

OFFICE FOR LEASE

300 HIGH STREET, HAMILTON, OHIO 45011



LAURI SULLIVAN (STEFANOU) SENIOR V.P.

MOBILE 513.604.1414 | **DIRECT** 513.842.9504
LSTEFANOU@EQUITY.NET



MATTHEW PATERSON VICE PRESIDENT

MOBILE 214.552.4293 | **DIRECT** 214.365.2720
MATTP@SWEARINGEN.COM



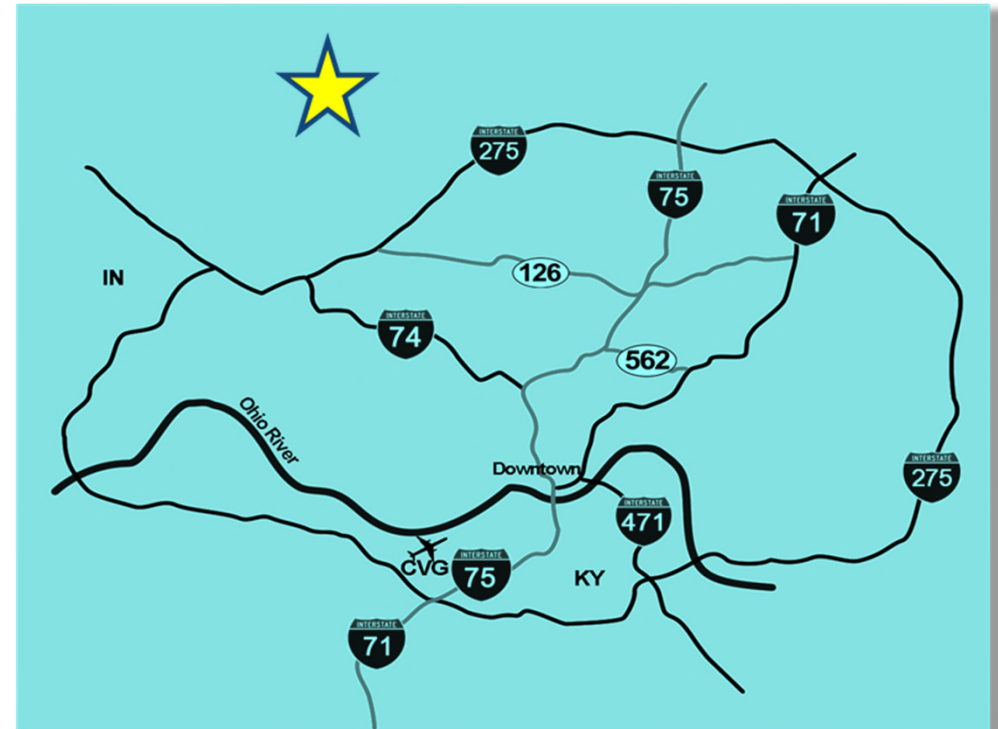
PROPERTY DESCRIPTION

- 83 – 9,378 SF Office Available
- In the heart of Hamilton's CBD
- Excellent visibility and traffic exposure
- Easy access to Butler County Regional Airport - Hogan Field
- Minutes from SR-127 and I-75
- Signage and TI is negotiable
- \$12.00 Full Service + Electric

DOWNTOWN HAMILTON

OFFICE FOR LEASE

300 HIGH STREET, HAMILTON, OHIO 45011



LAURI SULLIVAN (STEFANOU)
SENIOR VICE PRESIDENT

MOBILE 513.604.1414 | **DIRECT** 513.842.9504
LSTEFANOU@EQUITY.NET



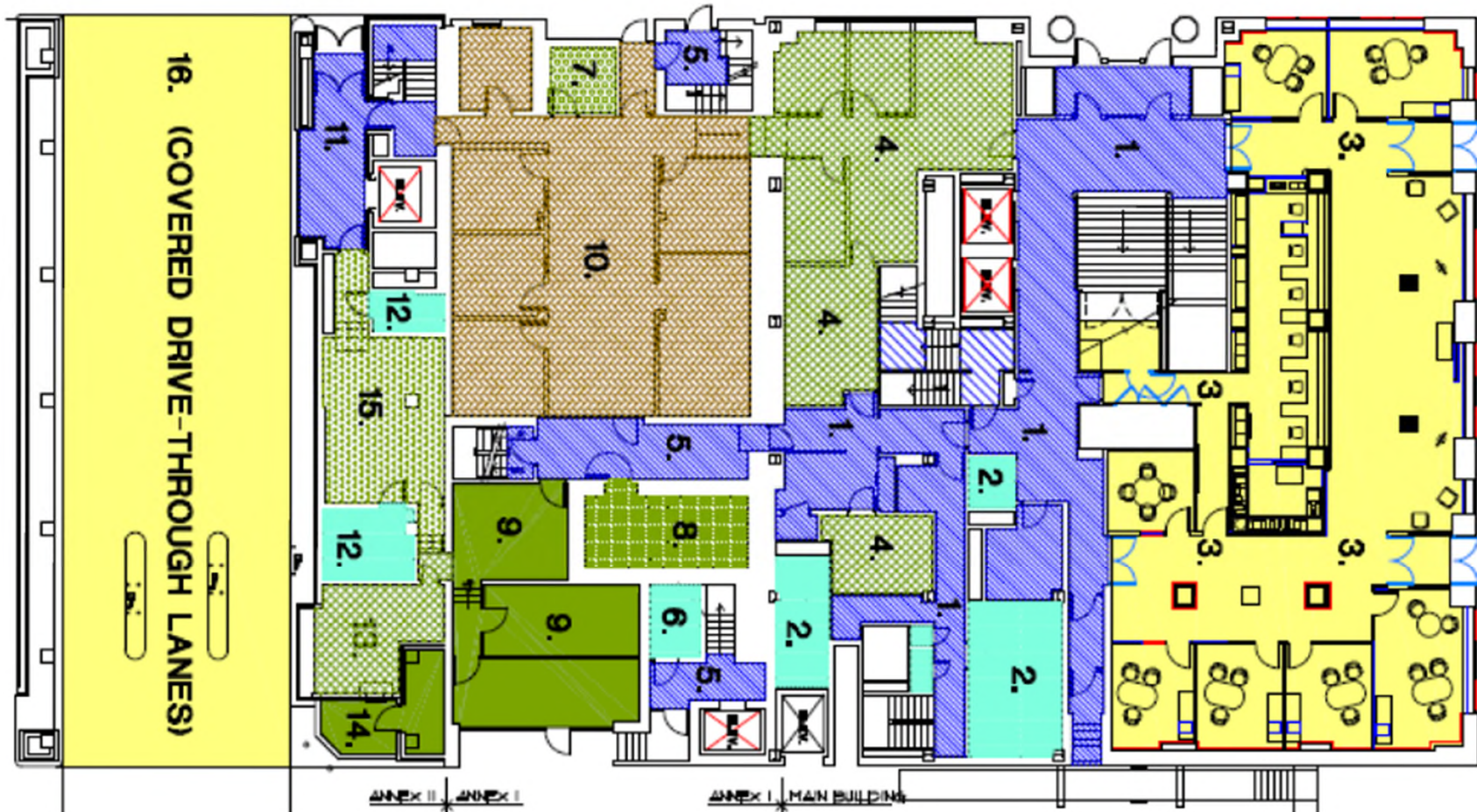
PHOTOS



PHOTOS



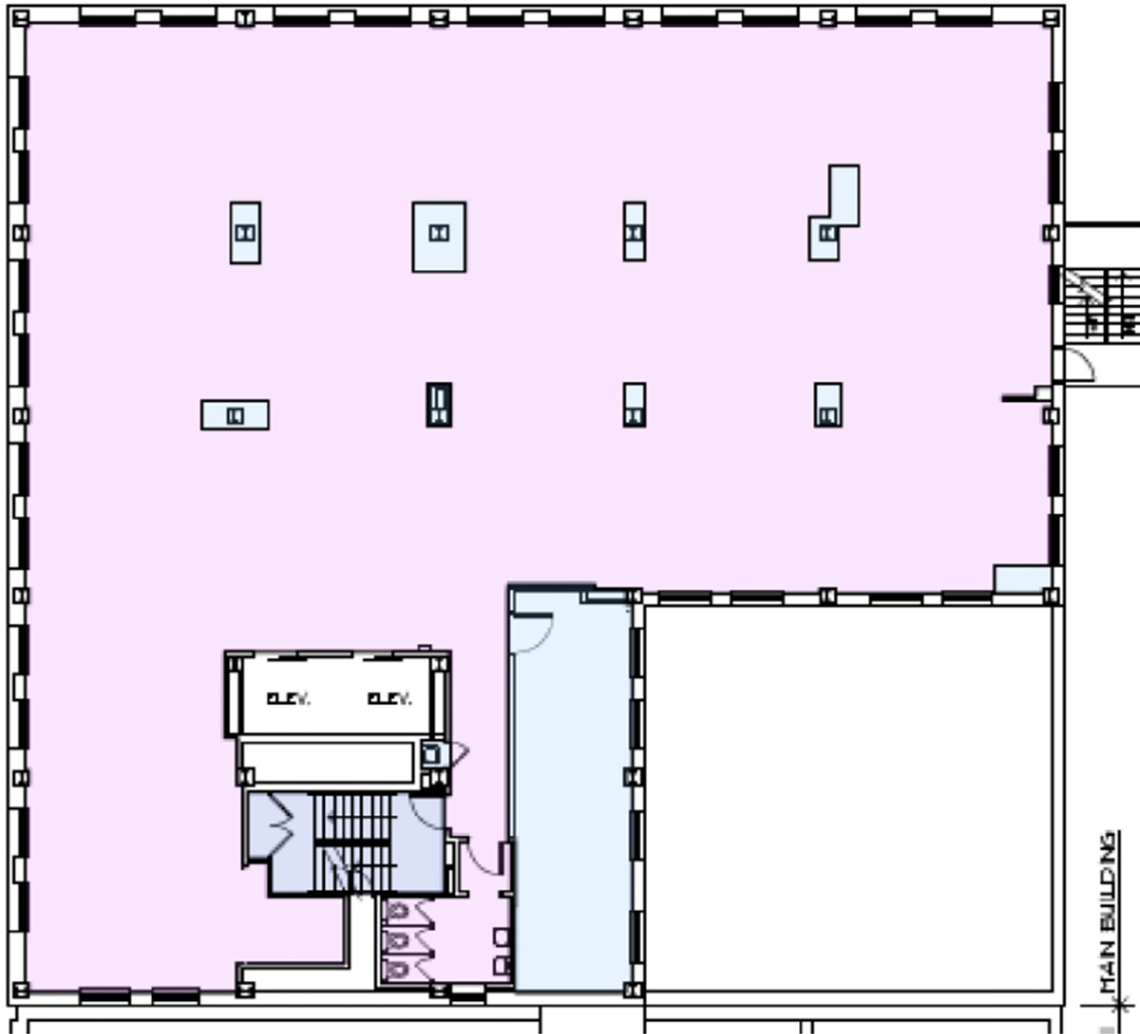
1ST FLOOR PLAN



1ST FLOOR HIGHLIGHTS:

- 1,620 RSF
- Office/Retail Space Available

7TH FLOOR PLAN



7TH FLOOR HIGHLIGHTS:

- Entire Floor Available
- 5,612 RSF (Not Divisible)
- Elevator Exposure
- Shell Condition
- Wonderful city views

- Partitioned Office
Space Available in various sizes
 - o Suite 805 – 743 RSF
 - o Suite 810 – 182 RSF
 - o Suite 811 – 322 RSF
 - o Suite 813 – 444 RSF
 - o Suite 814 – 83 RSF
 - o Suite 815 – 287 RSF
- Good Condition

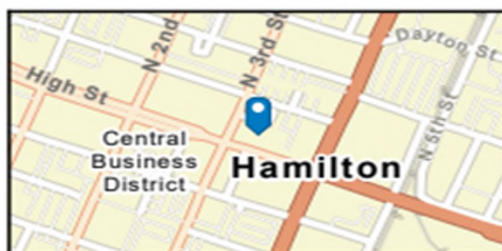
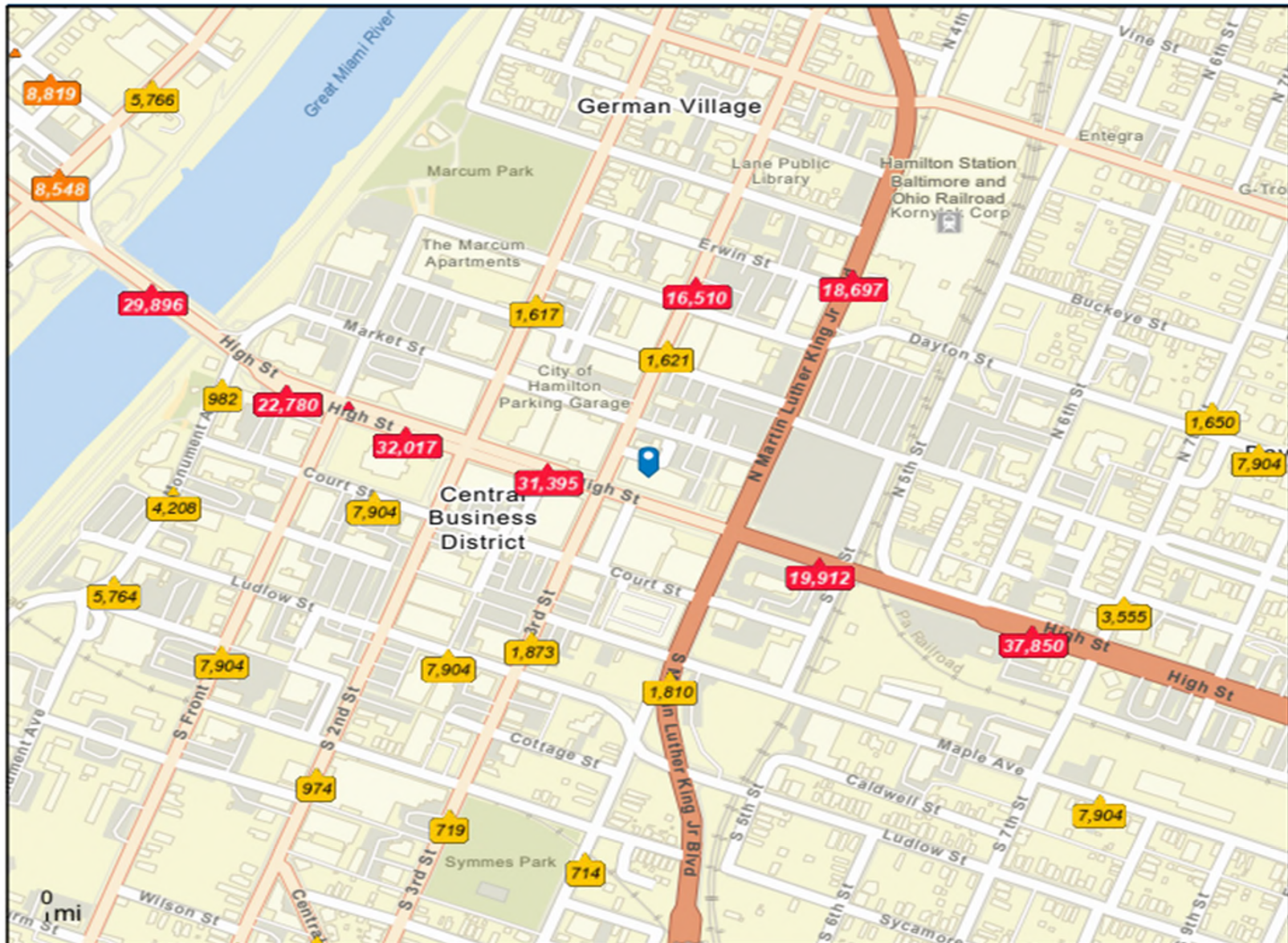
DOWNTOWN MERCHANT AERIAL



Traffic Count Map - Close Up

300 High St, Hamilton, Ohio, 45011
Ring bands: 0-1, 1-3, 3-5 mile radii

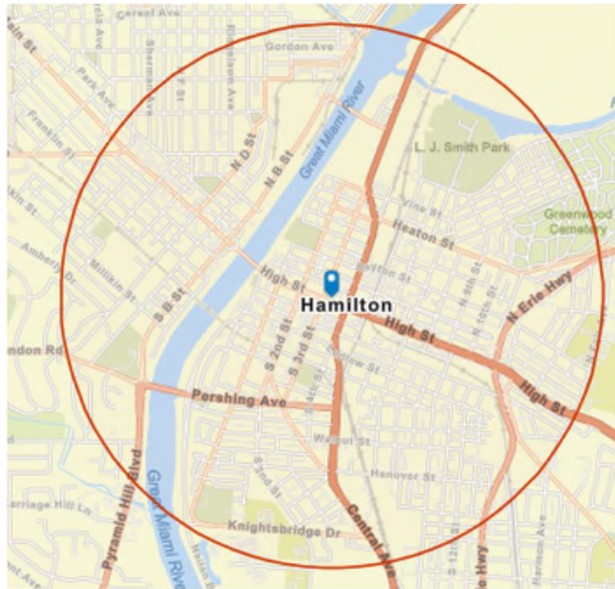
Prepared by Esri
Latitude: 39.39947
Longitude: -84.55978



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



1-MILE RADIUS DEMOS



equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

KEY FACTS

15,886

Population



Average
Household Size

33.7

Median Age

\$37,107

Median Household Income

BUSINESS



651

Total Businesses



7,250

Total Employees

EDUCATION



19.3%

No High School
Diploma



46.2%

High School
Graduate



22%

Some
College



12.6%

Bachelor's/Grad/Prof
Degree

HOUSING STATS



\$89,501

Median
Home Value



\$5,266

Average
Spent on
Mortgage
& Basics



\$4,169

Median
Contract
Rent

INCOME



\$49,683

2023 Average
Household Income



\$18,947

2023 Per Capita
Income

3-MILE RADIUS DEMOS

KEY FACTS

54,470

Population



Average
Household Size



Median Age

\$57,771

Median Household Income

BUSINESS



1,108

Total Businesses



16,710

Total Employees

EDUCATION



9.7%

No High School
Diploma



42.8%

High School
Graduate



27.5%

Some
College



20%

Bachelor's/Grad/Prof
Degree

HOUSING STATS



\$158,550

Median
Home Value



\$9,204

Average
Spent on
Mortgage
& Basics



\$4,456

Median
Contract
Rent



\$76,872

2023 Average
Household Income



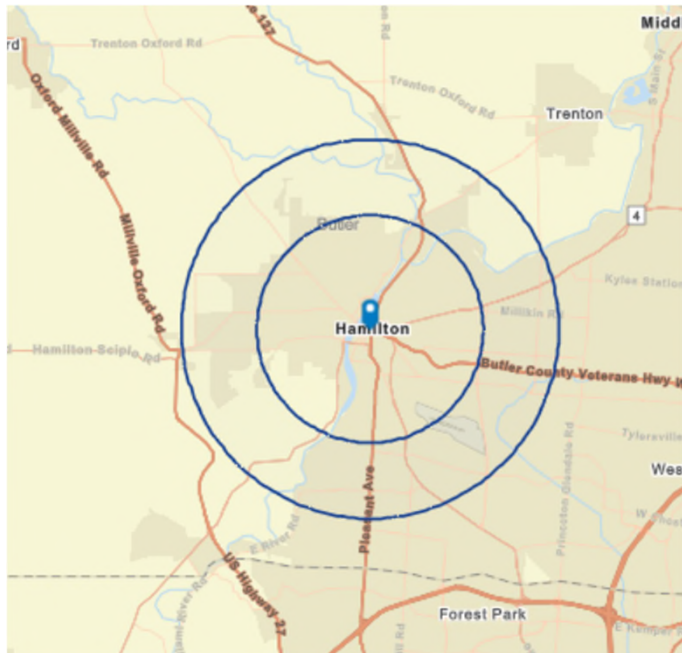
\$30,585

2023 Per Capita
Income

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

5-MILE RADIUS DEMOS



KEY FACTS

50,079

Population



Average
Household Size



Median Age

\$76,921

Median Household Income

BUSINESS



1,465

Total Businesses



18,908

Total Employees

EDUCATION



6.2%

No High School
Diploma



37.3%

High School
Graduate



28.6%

Some
College



27.9%

Bachelor's/Grad/Prof
Degree

HOUSING STATS



\$225,590

Median
Home Value



\$12,715

Average
Spent on
Mortgage
& Basics



\$4,879

Median
Contract
Rent



\$101,790

2023 Average
Household Income



\$39,124

2023 Per Capita
Income

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.