



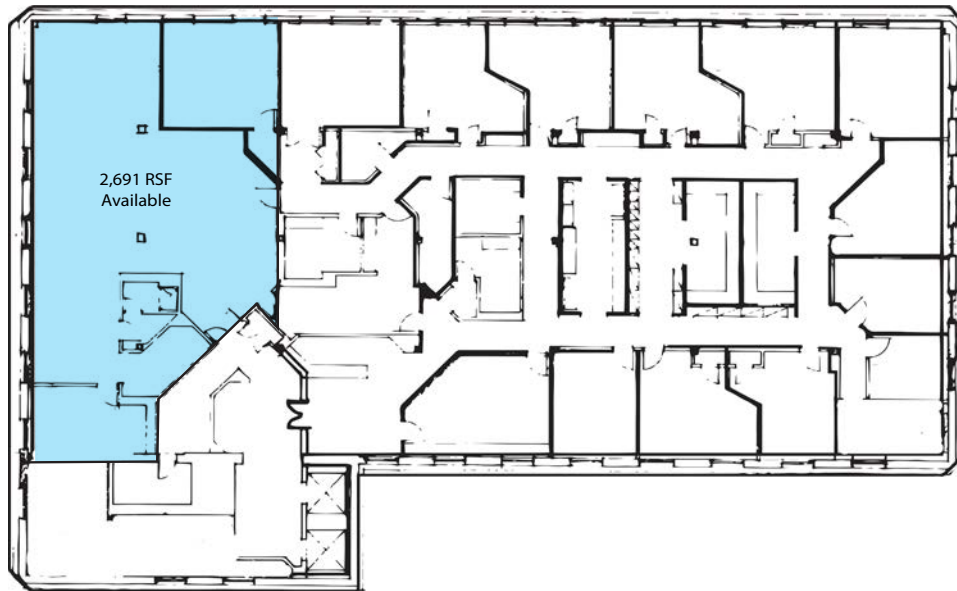
# AMERICAN BOOK BUILDING

300 Pike Street, Cincinnati, Ohio 45202

**2,691 SF For Lease on the Fifth Floor** • 166,000 Square foot, beautifully restored and maintained professional office building • Placed on the Historical Register in 1974 • Located in the Central Business District convenient to Downtown, Lytle Park and Sawyer Point • Awarded the U.S. Environmental Protection Agency's Energy Star designation nine years in a row • On-site ownership and management • On-site DJJ Cafe open Monday-Friday • Two learning center rooms and a large banquet room with capacity to seat 110 people.

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## 5th Floor

**Rentable Square Footage:** 2,691 SF

**Rent:** \$18.00 SF gross



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## KEY

- = Building Parking
- = Free Visitor Parking
- = American Book Building

## Parking Map

**Visitor parking:** Spots available Monday thru Friday during normal business hours under Fort Washington Way overpass

### Tenant Parking:

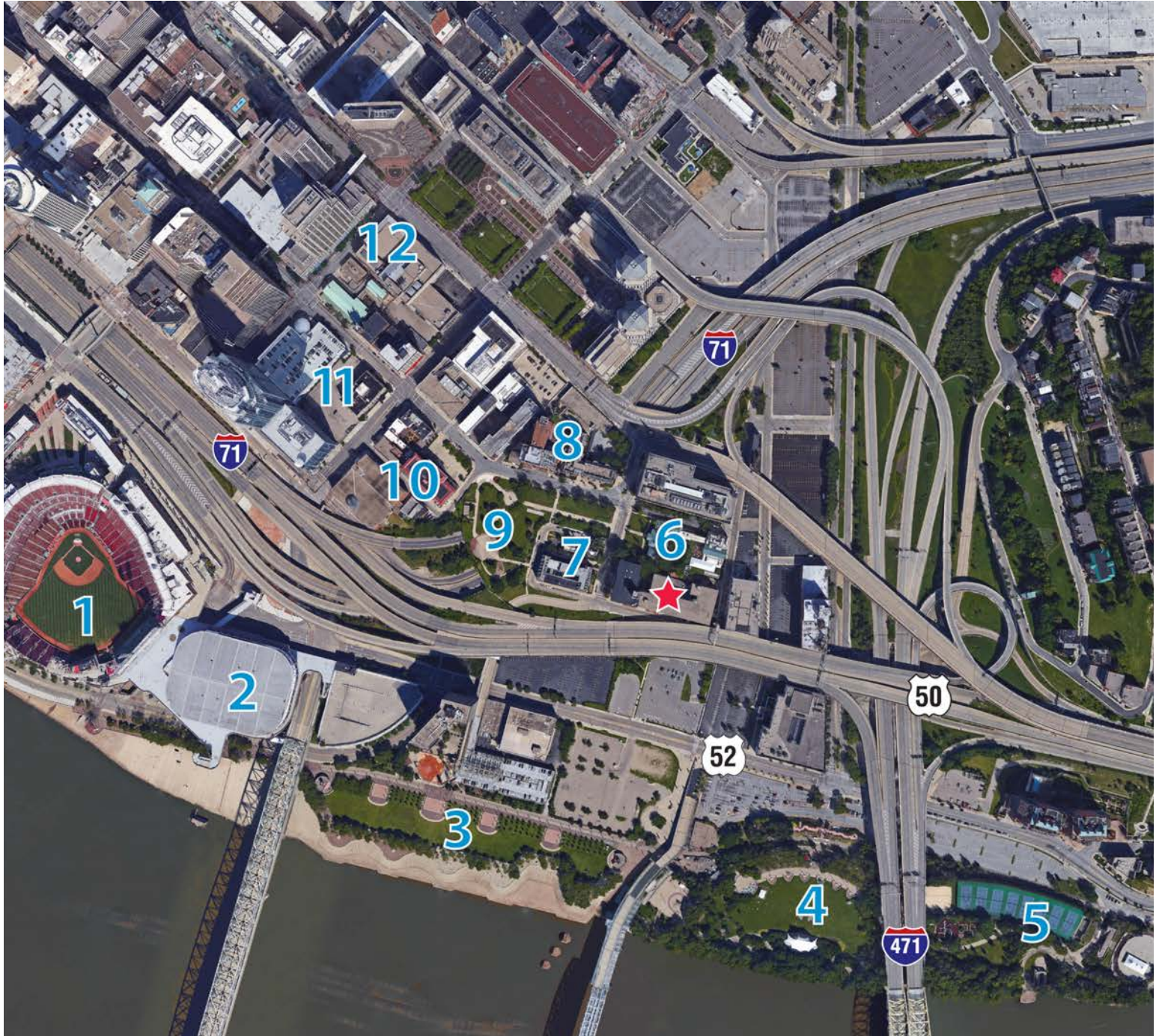
**Indoor Parking:** Two leased parking spaces available

**Outdoor Parking:** Ample outdoor parking in our main and triangle lot between Eggleston and Culvert



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## Local Amenities

Situated in the quiet upscale area of Downtown Cincinnati, many great amenities surround the American Book Building. Some of these amenities include parks, theaters, hotels, restaurants and sports venues.

- |                               |  |
|-------------------------------|--|
| 1. Great American Ball Park   | 7. Autograph Collection Hotel (Future) |
| 2. U.S. Bank Arena            | 8. The Residence Inn                   |
| 3. Yeatman's Cove Park        | 9. Lytle Park                          |
| 4. Sawyer Point               | 10. University Club                    |
| 5. Sawyer Point Tennis Courts | 11. Queen City Club                    |
| 6. Taft Museum of Art         | 12. Taft Theatre                       |





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**COLLIERS INTERNATIONAL**

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