

# GATEWAY WEST OFFICE PARK

644 Linn Street  
Cincinnati, OH



**USE:** Office  
**SPACE AVAILABLE:** 110,425 SF  
**BUILDING SIZE:** 192,926 SF

- 12-story office building
- Ample on-site parking
  - 490 spaces in the parking garage
  - 906 spaces on the surface lot
- Less than 2 minutes from I-75 and US-50; 5 minutes from I-275
- Outstanding highway visibility
- Exterior building signage opportunities available
- On-site conference room available for tenant use
- On-site property management



**CUSHMAN &  
WAKEFIELD**

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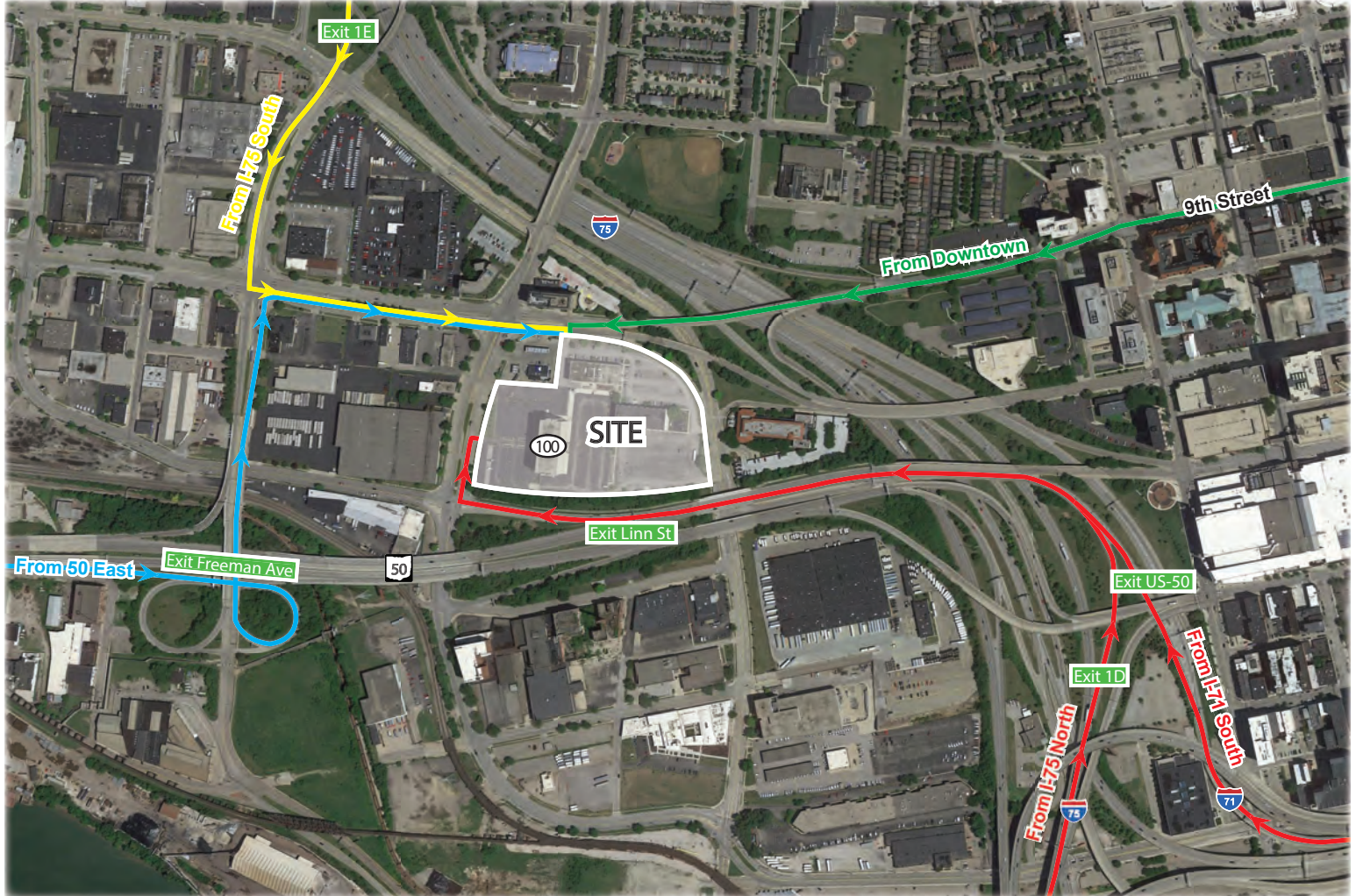
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## ***Prominent Location. Exceptional Convenience.***

The Gateway West campus is located just west of downtown Cincinnati and can be easily accessed from I-75, U.S. Route 50 and downtown Cincinnati. The site is bound by Gest Street to the east, 7th Street to the north, Linn Street to the west and U.S. Route 50 to the south. Just minutes away from key downtown locations, the campus has multiple access points including Linn Street, 7th Street and Gest Street.

Gateway West offers excellent visibility via U.S. Route 50 and I-75. U.S. Route 50 offers the site the best visibility, with nearly 30,980 cars per day traveling along the southern side of the site. The site also has limited visibility from I-75 north and southbound with a traffic count of 150,290 cars/day along I-75.

In addition to its location and accessibility, Gateway West is one of the few office parks with an abundance of free parking and immediate access to downtown.