

**THE  
50/50  
BUILDING**  
*5050 SECTION AVE*





FOR LEASE

## 50/50 Building

5050 Section Avenue, Cincinnati, OH 45212

### Property Highlights

- Four-story building with 55,788 square feet
- Creative Office space in LEED Certified building
- High ceilings, large windows and skylights provide ample natural light
- Underfloor HVAC air distribution delivers comfortable heating and air
- Free garage and surface parking
- Numerous dining, shopping, banking and fitness options within one mile
- Central location with convenient access to State Route 562/ Norwood Lateral, I-71 and I-75
- Visibility from State Route 562/Norwood Lateral



### Available Space

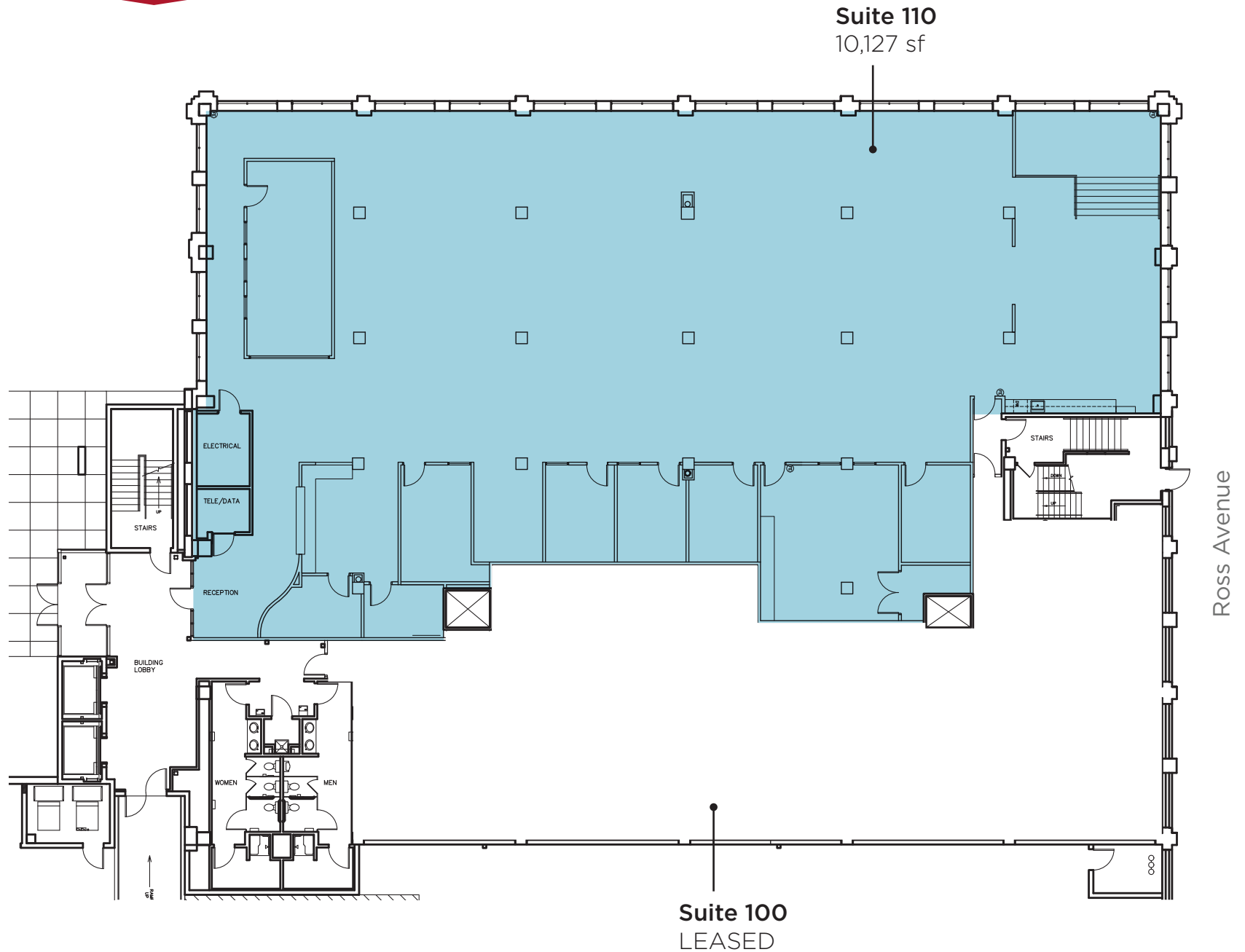
1,902 - 10,127 SF

### For Lease

\$12.50/psf NET  
(\$9.27/psf OpEx)

# FIRST FLOOR

10,127 SF



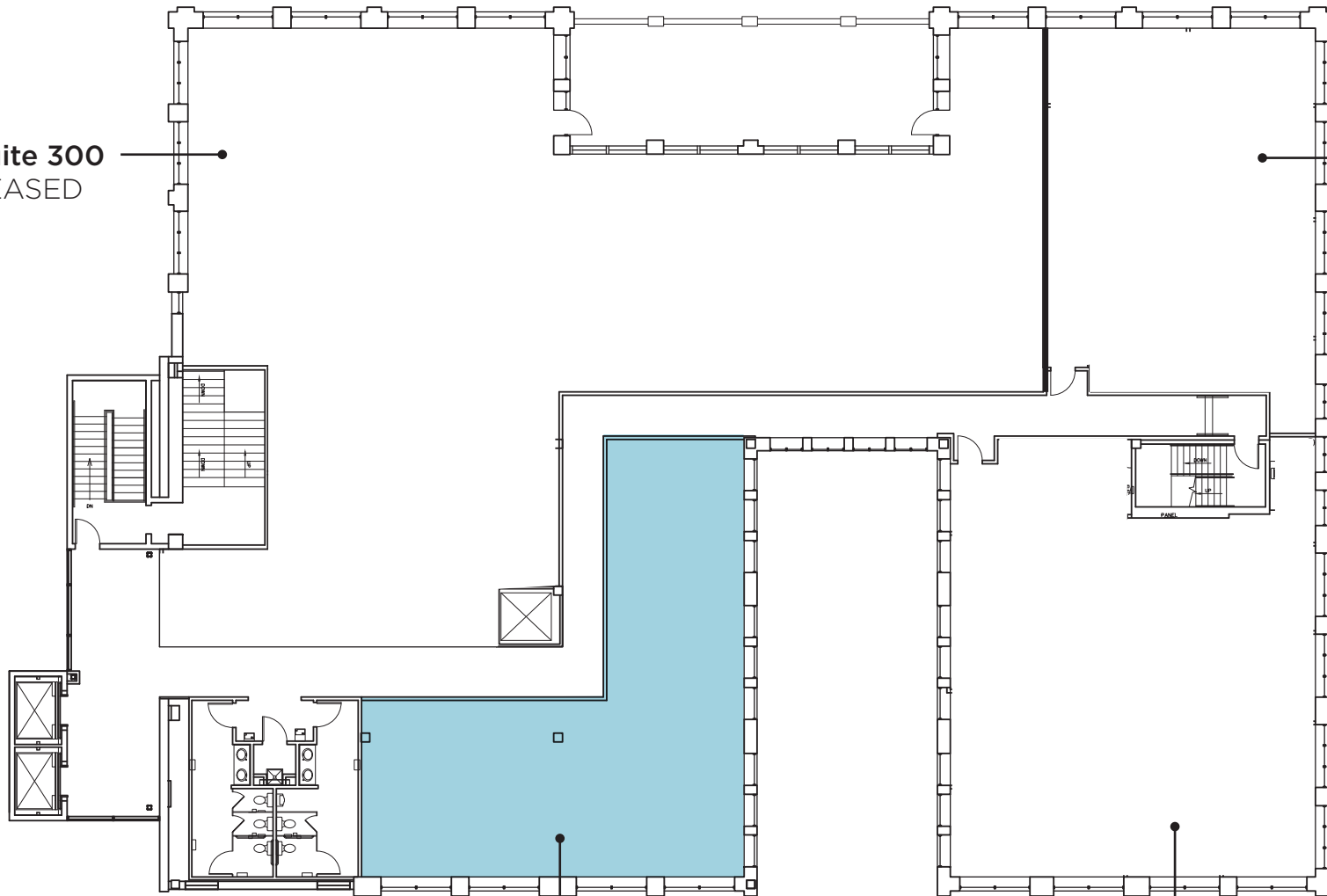
# THIRD FLOOR

1,902 SF

Section Road

Suite 300  
LEASED

Suite 320  
LEASED



Suite 310  
1,902 sf

Suite 330  
LEASED

Ross Avenue

# FOURTH FLOOR

2,585 SF

Section Road

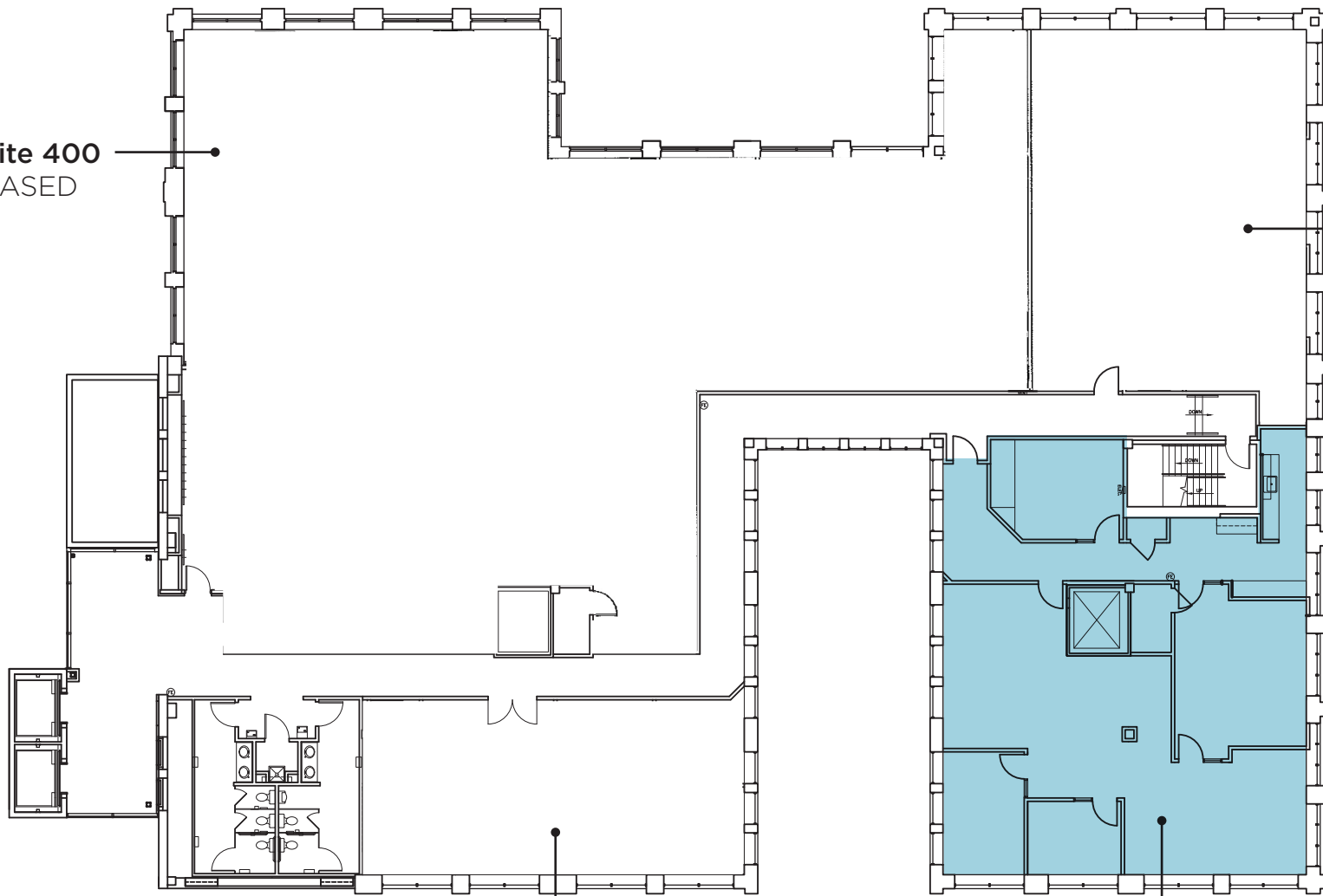
Suite 400  
LEASED

Suite 420  
LEASED

Ross Avenue

Suite 410  
LEASED

Suite 430  
2,585 sf



# HIGHLY ACCESSIBLE LOCATION

## City of Norwood

Rich in pride, tradition, and heritage, the City of Norwood, Ohio has long thrived as an enclave nestled in the heart of the Greater Cincinnati metropolitan area.

Occupying a land area of just over three square miles, Norwood has been blessed with a strategic central location, excellent transportation accessibility, a diverse economic base, and a strong sense of community.

