

# THE BALDWIN OFFICES

625 Eden Park Drive  
Cincinnati, OH



**USE:** Office  
**SPACE AVAILABLE:** 33,093 SF  
**BUILDING SIZE:** 209,894 SF

- Less than 5 minutes from Eden Park, Cincinnati Art Museum, Cincinnati CBD, Clifton Medical Community, and more
- Prominent highway visibility (106,810 cars/day) along I-71
- On-site parking garage ratio 5:1,000
- Free, convenient visitor parking with covered garage parking for employees
- Campus setting in downtown Cincinnati
- On-site management team
- Only 13 miles from Cincinnati/Northern Kentucky International Airport



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CBD Office Submarket



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## ***Prominent Location***

Sitting twelve stories tall, The Baldwin Offices is prominently situated at the gateway to Cincinnati's Central Business District. The office building is prominently positioned abutting I-71, offering superior visibility to the estimated 106,810 cars per day that pass the site. The Baldwin Offices is rapidly accessible to I-71, I-471, I-75 and just three minutes to Columbia Parkway.

## ***Exceptional Convenience***

Located less than a mile from the heart of downtown, The Baldwin Offices offers tenants the convenience and amenities without the hassle of downtown parking and traffic. The Baldwin Offices offers free visitor parking as well as a free, covered garage for tenants.

The proximity of The Baldwin Offices, not only to the CBD but also to the Clifton medical community, delivers an excellent, high-quality, modern office environment for the tenant base seeking to locate near and service these markets. Located less than two miles from four nationally-ranked medical systems residing within the Uptown medical community and offering direct access to some of Cincinnati's largest commercial employers in the CBD, The Baldwin Offices is conveniently positioned to service both bases of commerce.