

FOR LEASE

2181 Victory Parkway Cincinnati, OH 45226



NAI Bergman

Office | 1,455 - 4,800 SF

- Multiple Turn Key Suites Available
- 4,800 SF Contiguous
- 2,600 SF Sublease Through 12/31/22
- Aggressive Lease Rates
- Furniture Available
- Recently Updated
- Minutes From Downtown and Mt. Adams
- Adjacent To Growing Walnut Hills Neighborhood and Eden Park



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OFFERING SUMMARY

Available SF: 1,455 - 4,800 SF

Lease Rate: \$12.00 - 17.00 SF/yr
(MG)

Building Size: 14,520

PROPERTY OVERVIEW

This Office building offers multiple turn key suites. The 3rd floor consists of 4,800 SF contiguous space along with a 2,600 Sublease through the end of the year. There is also one ground level suite consisting of approximately 1,455 SF

LOCATION OVERVIEW

The 2181 Victory Parkway office building is located in the growing neighborhood of Walnut Hills and just minutes from Downtown Cincinnati, Mt. Adams, and Eden Park. The office location offers abundant parking for tenants and visitors alike, with great visibility from Victory Parkway.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2181 Victory Parkway - 3rd Floor	\$12.00 - 17.00 SF/yr	2,200 - 4,800 SF
2181 Victory Parkway - 1st Floor	\$12.00 - 17.00 SF/yr	1,455 SF
Sublease - 3rd Floor	\$15.00 - 17.00 SF/yr	2,200 SF

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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**Total Floor Available
4,800 +/- SF**



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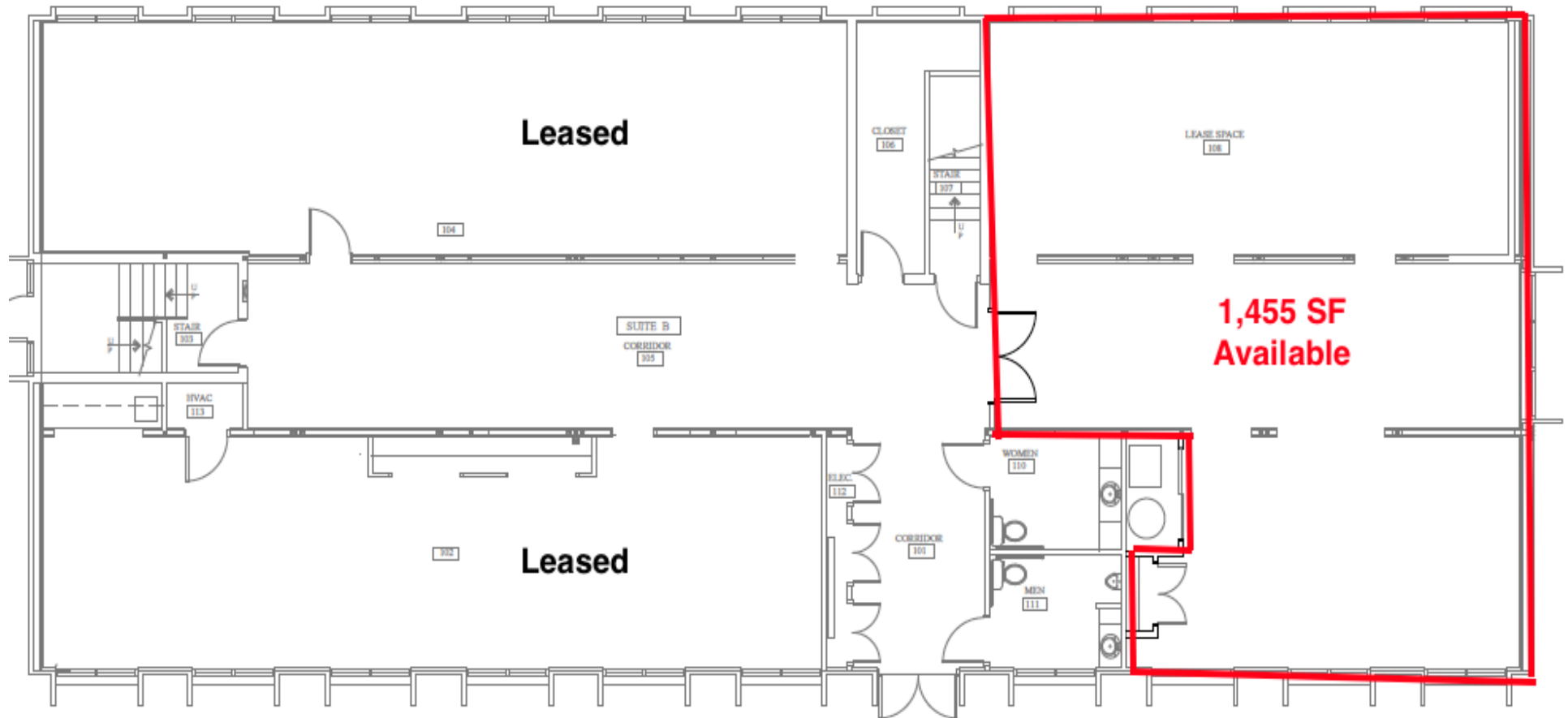
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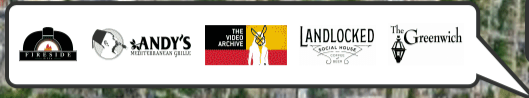
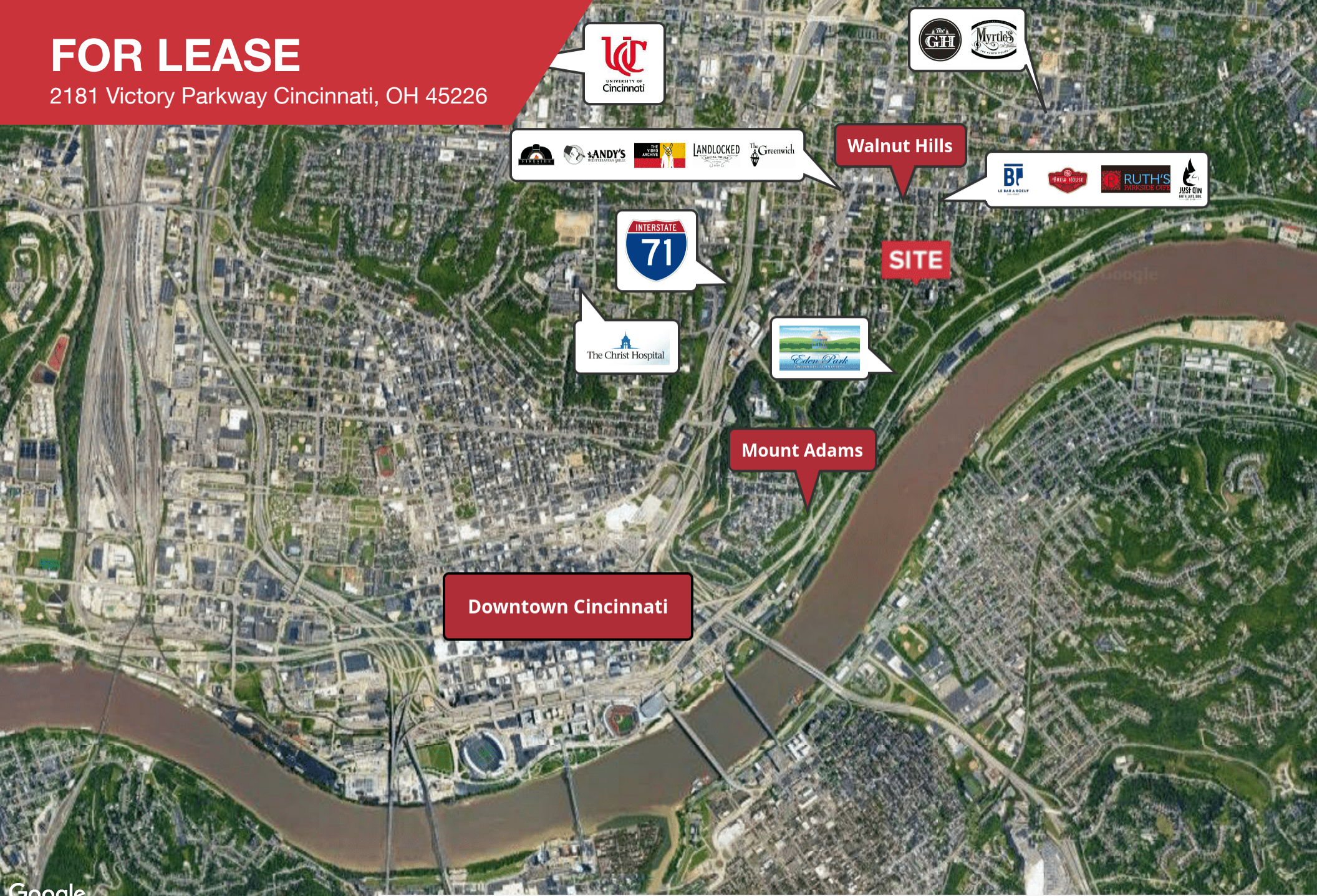
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Walnut Hills



SITE



Mount Adams

Downtown Cincinnati

Google

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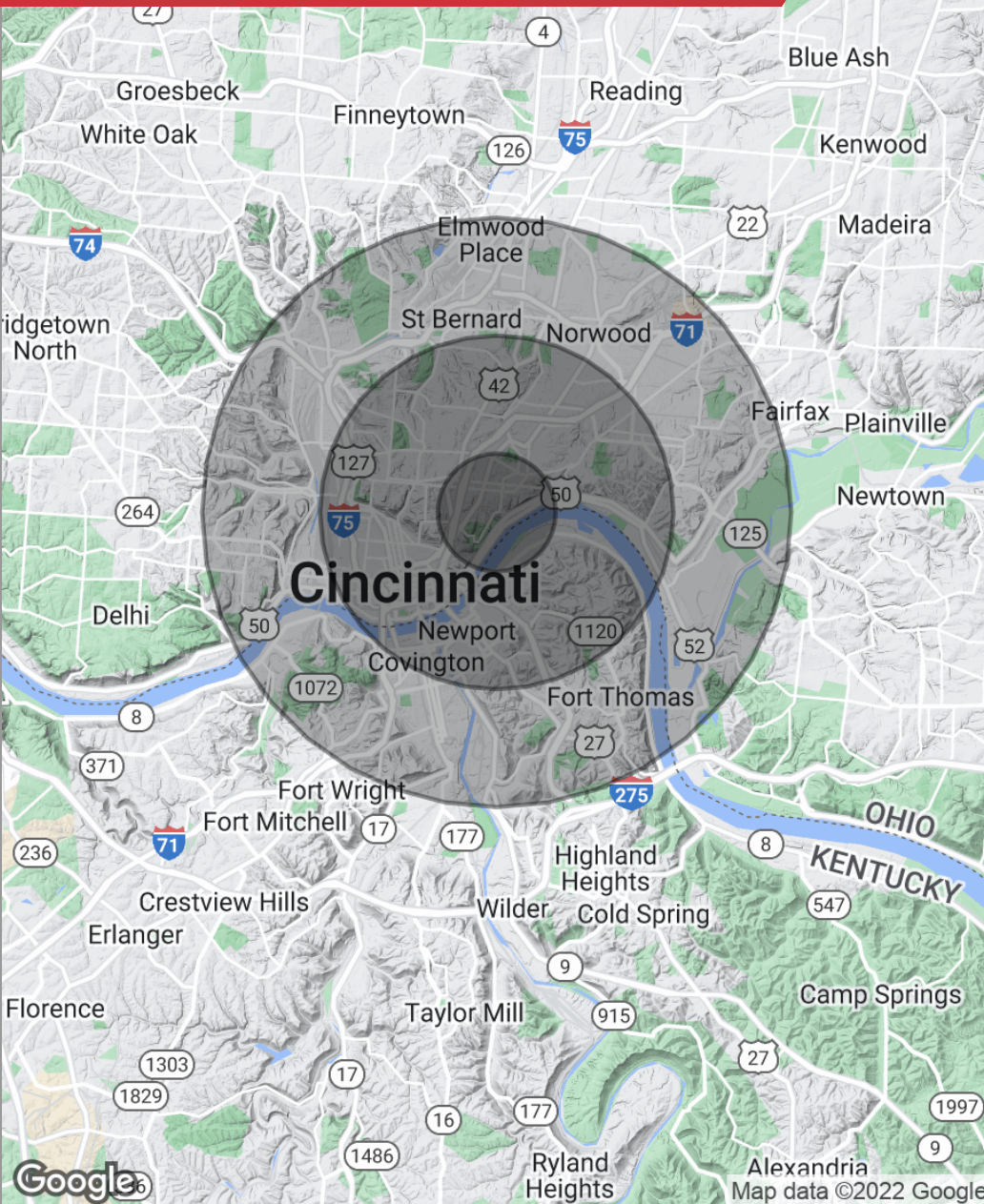
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,216	146,197	313,918
Median age	37.5	32.9	33.7
Median age (male)	34.4	31.9	32.8
Median age (Female)	39.3	34.2	34.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,897	64,567	138,195
# of persons per HH	1.9	2.3	2.3
Average HH income	\$46,853	\$50,972	\$55,917
Average house value	\$158,274	\$196,553	\$211,494

* Demographic data derived from 2020 ACS - US Census

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