



Office & Retail Space

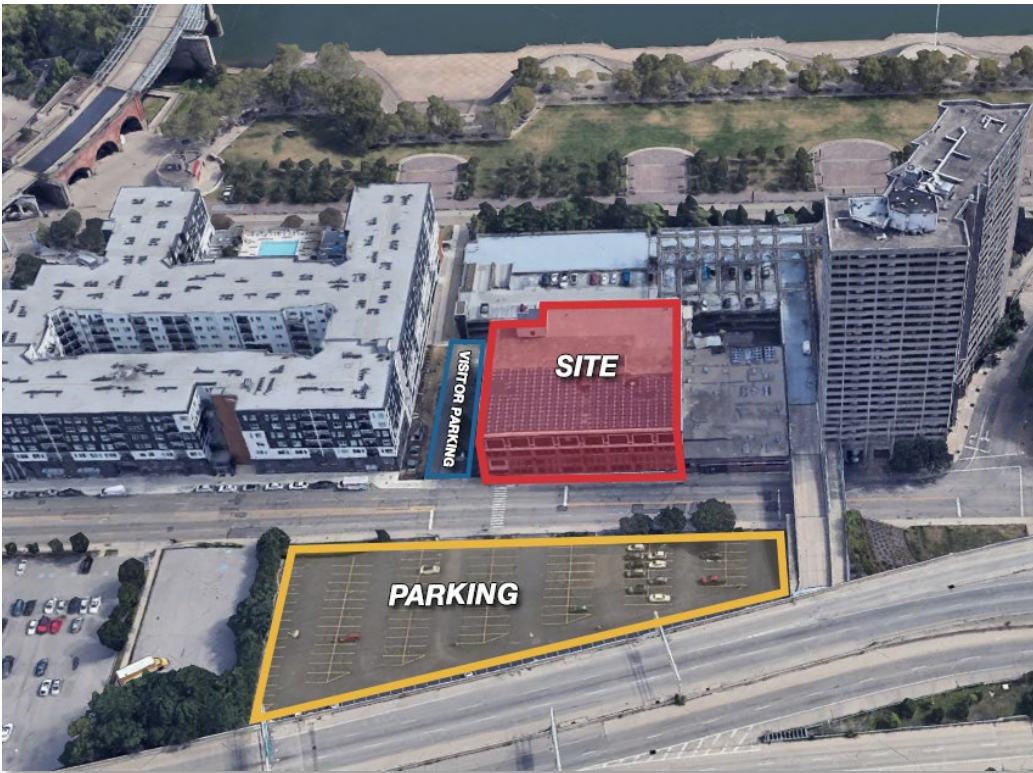
For Lease

537 East Pete Rose Way Cincinnati, OH 45202



Property Highlights

- Available Square Footage Ranging From 4,000 - 40,000 +/-
- Up To 1 Year Abatement On Net Rent for Minimum 5 Year Lease
- Multiple Suites Available
- Rates Ranging from \$12.00-\$25.00 PSF - Modified Gross
- Flexible Lease Terms
- Turn-Key Suites Available
- Executive Furniture Available
- 2 / 1000 Parking Ratio Included
- Onsite Fitness Center Included in Rate
- Amazing City and Scenic River Views
- Easy Highway Access
- Walking Distance to The Banks, Fountain Square, and Newport on the Levee
- Building Signage Available
- On-Site Building Management
- Front Desk Attendant
- Visitor Parking Available



Available Spaces

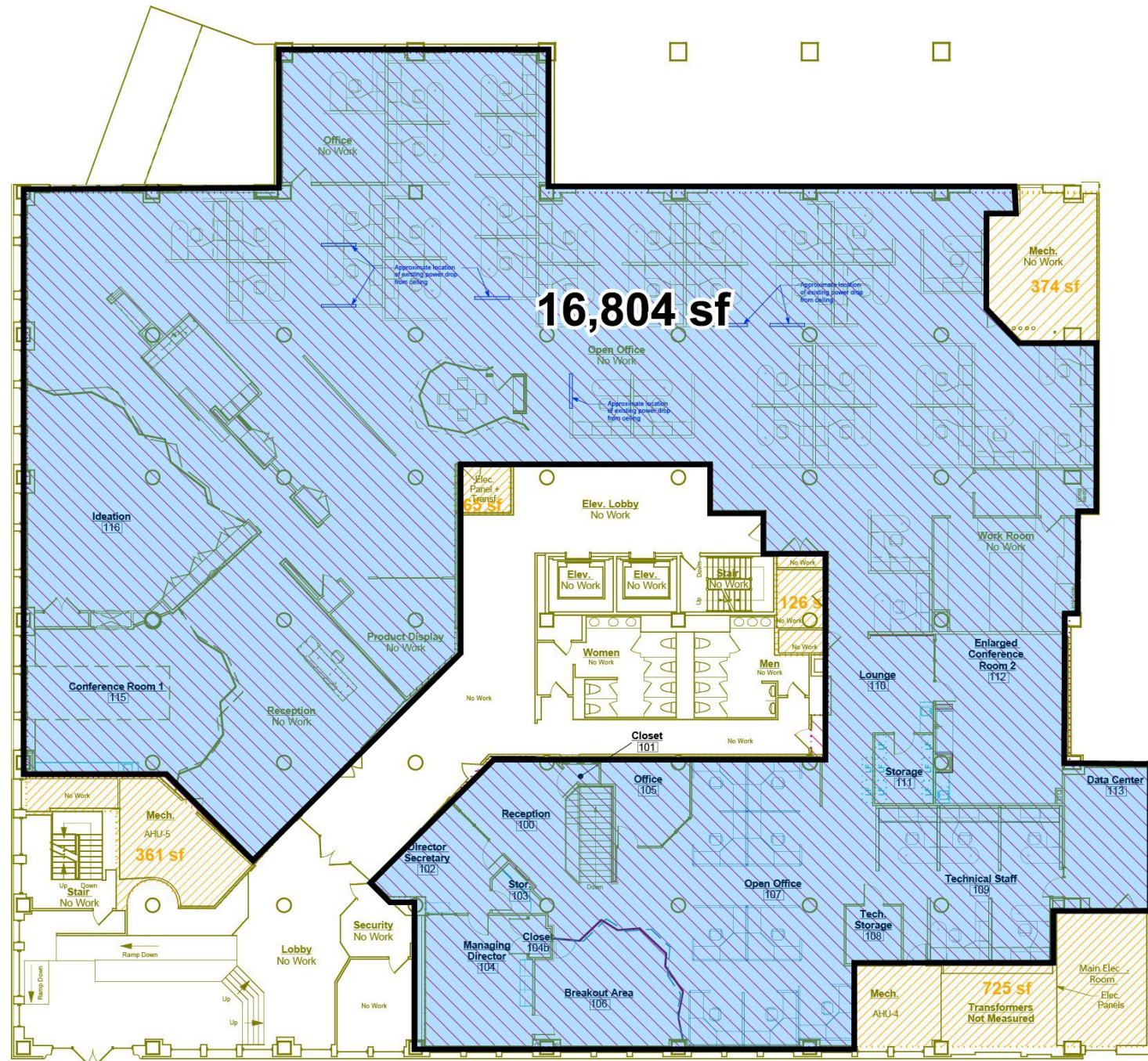
First Floor	1ST FLOOR VIDEO TOUR	16,804 SF - \$16 MG
Second Floor	2nd FLOOR VIDEO TOUR	4,000 - 26,930 SF - \$12 MG
Fourth Floor		4,000 SF - \$25 MG
Ground Level Retail	RETAIL VIDEO TOUR	10,720 +/- SF - \$16 MG
Lower Level – Suite A	LOWER LEVEL VIDEO TOUR	11,041 SF - \$12 MG
Lower Level – Suite B		3,748 SF - \$12 MG
Lower Level – Suite C		1,764 SF - \$12 MG

Building Information

Building Size	112,000 SF
Building Class	B +
Tenancy	Multiple
Number of Floors	5
Year Built	1926
Year Last Renovated	2018
Visitor Parking Spaces	12
Included Parking For Office Tenants	2/1000
Elevators	2 Passenger
Security System	Security Cameras & Key Card System



First Floor / Floor Plan



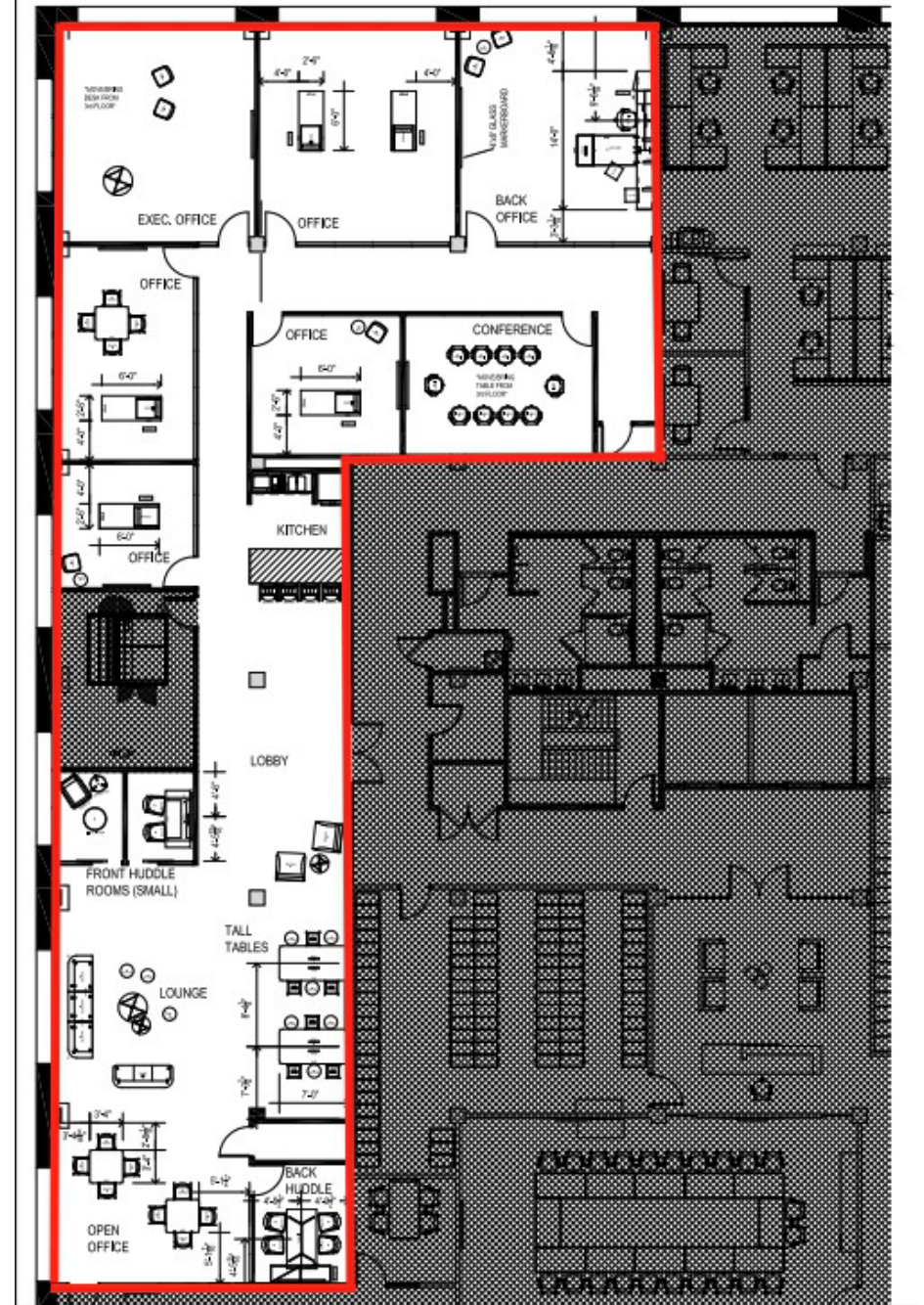
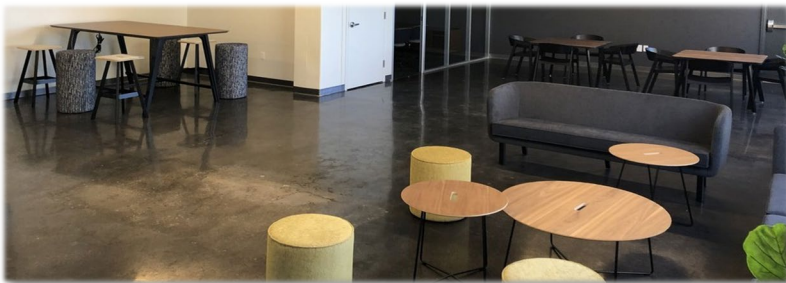
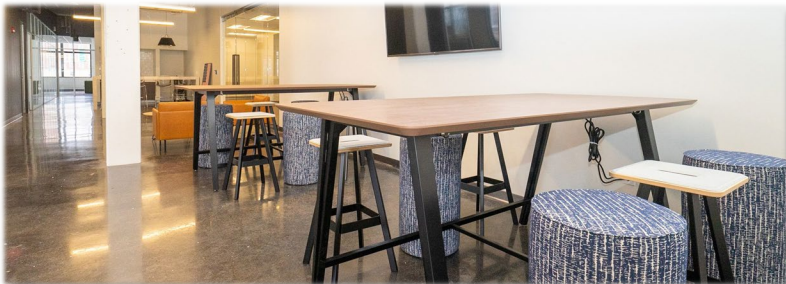
16,804 SF

Second Floor / Floor Plan

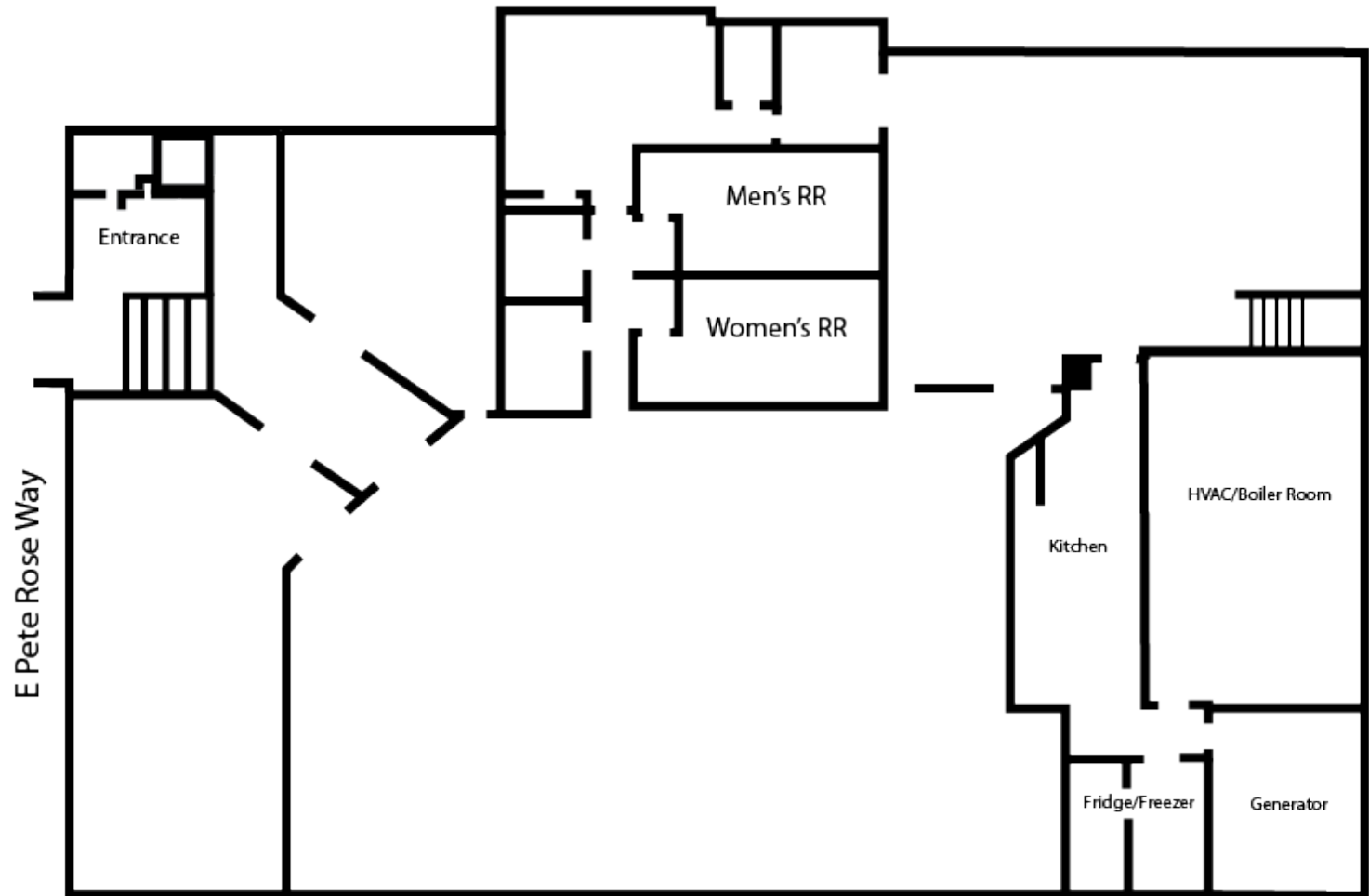
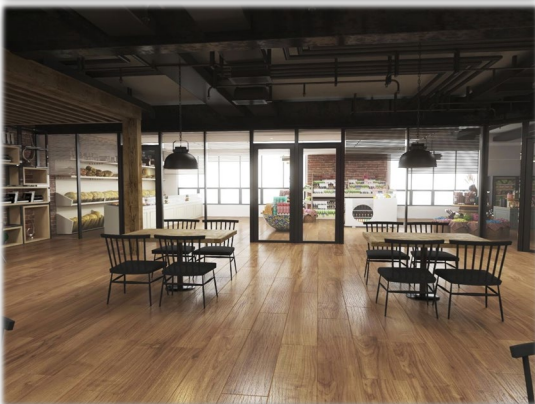
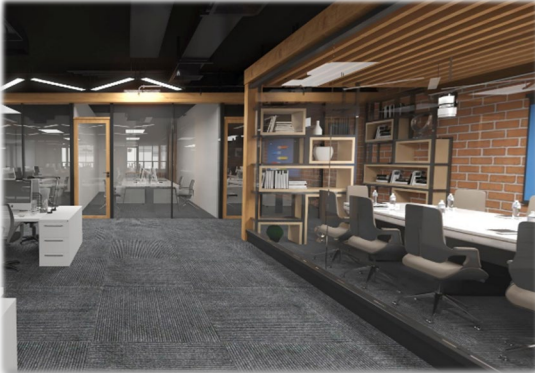


4,000 – 26,930 SF

Fourth Floor / Floor Plan

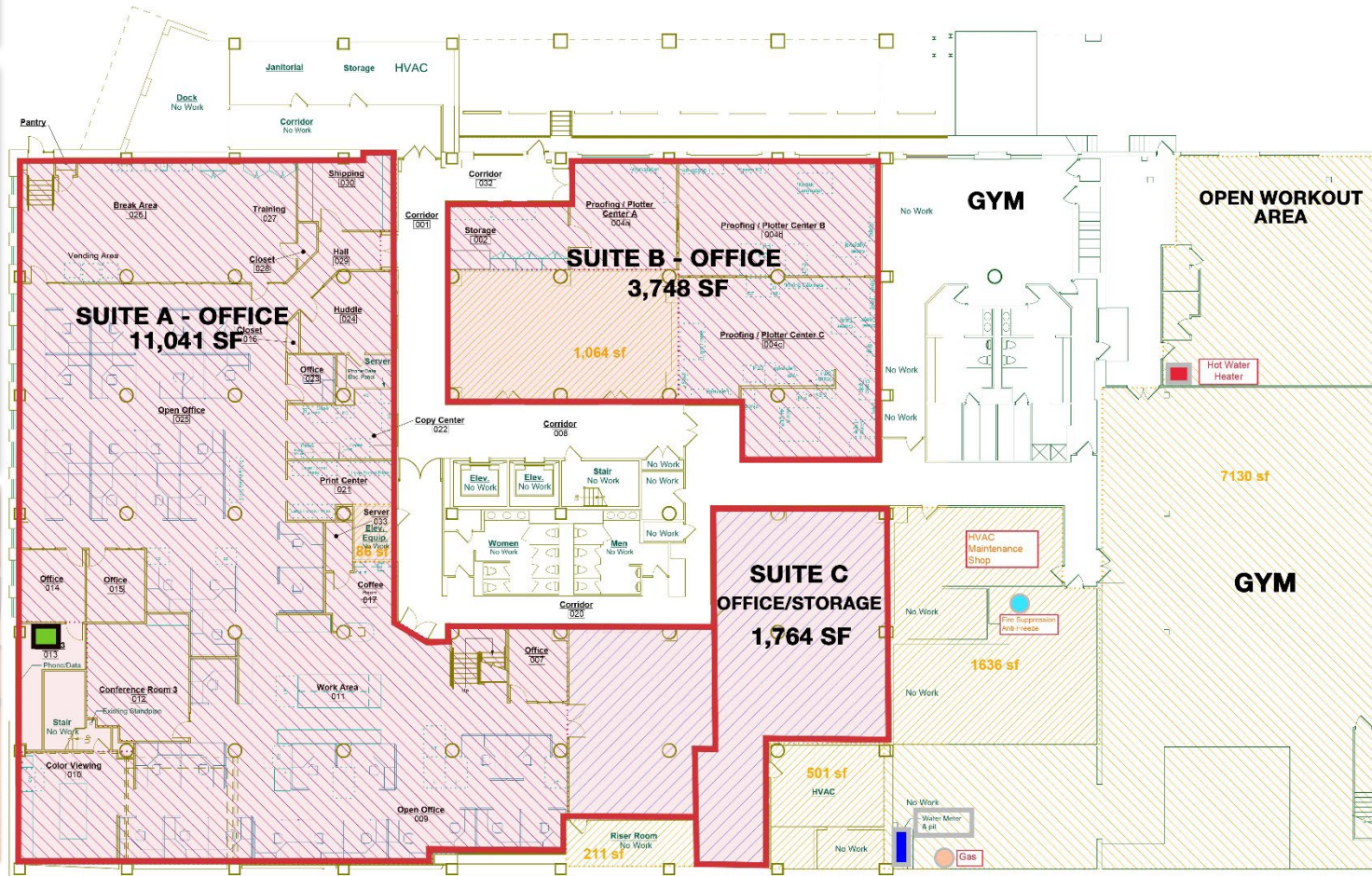
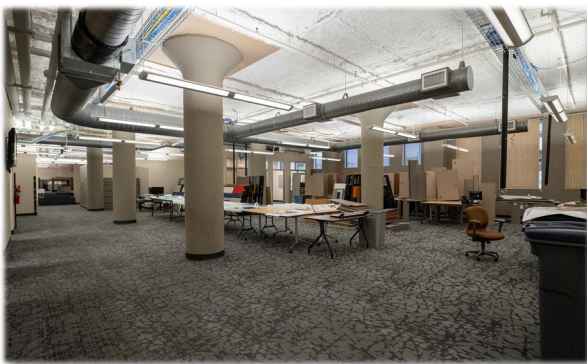


Approx. 4,000 SF



Retail or Office
10,720 +/- SF

Lower Level / Floor Plan





Population

	1 Mile	3 Miles	5 Miles
Total Population	15,944	135,126	295,092
Average Age	34.7	33.9	33.5
Average Age (Male)	34.1	33.4	32.3
Average Age (Female)	37.5	34.8	34.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,598	61,444	127,024
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$64,944	\$46,681	\$53,767
Average House Value	\$245,267	\$169,000	\$182,967

* Demographic data derived from 2020 ACS - US Census

