

FOR LEASE

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High-profile
downtown retail
space for lease!

Provident Building

642 VINE STREET

CINCINNATI | OH

The Provident Building is located in Downtown Cincinnati at the intersection of Vine & 7th Streets. Undergoing extensive renovations, this building will be converted into 161 luxury apartment units and nearly 20,000 SF of urban, street-level retail space.



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Heritage Bank Center

Great American Ball Park

The Banks

Paul Brown Stadium

Fifth Third HQ

Procter & Gamble HQ

Fountain Square

Duke Energy Convention Center

Aronoff Center

Provident Building

Macy's HQ

Cincinnati Main Public Library

Kroger HQ

CINCINNATI

by the numbers



2.2M

Residents



900K

Households



1.1M

Civilian Laborers



24TH

Largest US Metro

PROPERTY

proximity



5 Blocks to
OTR



5 Blocks to
The Banks



Walk Score
98



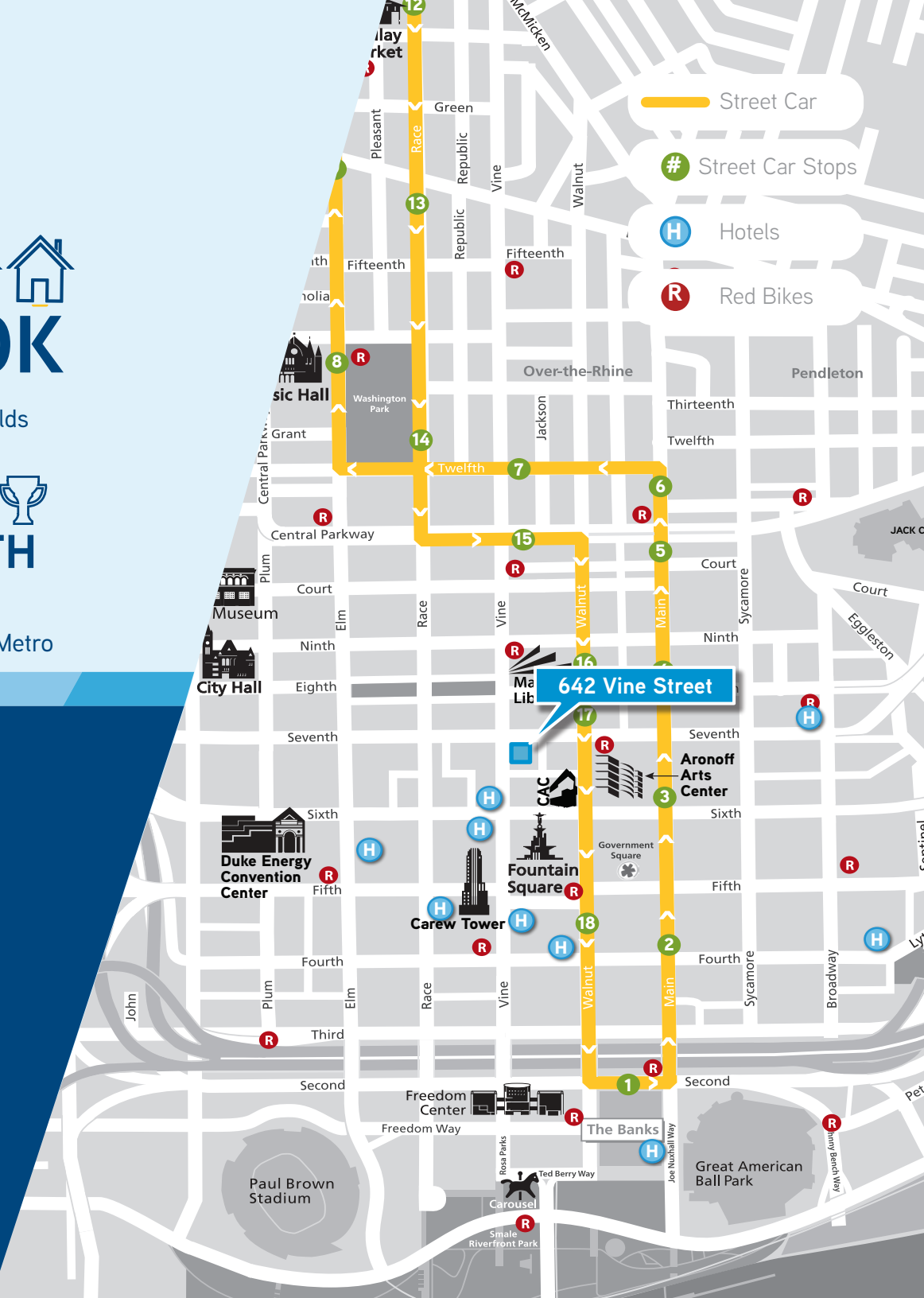
Red Bike
Station > 1 min



13 Parking Lots
in 3 Blocks



Streetcar
Stop > 1 min



THE
PROVIDENT
110 Apartments

The Guild
51 Units

THE
PROVIDENT

AVAILABLE SPACES

5,993 RSF

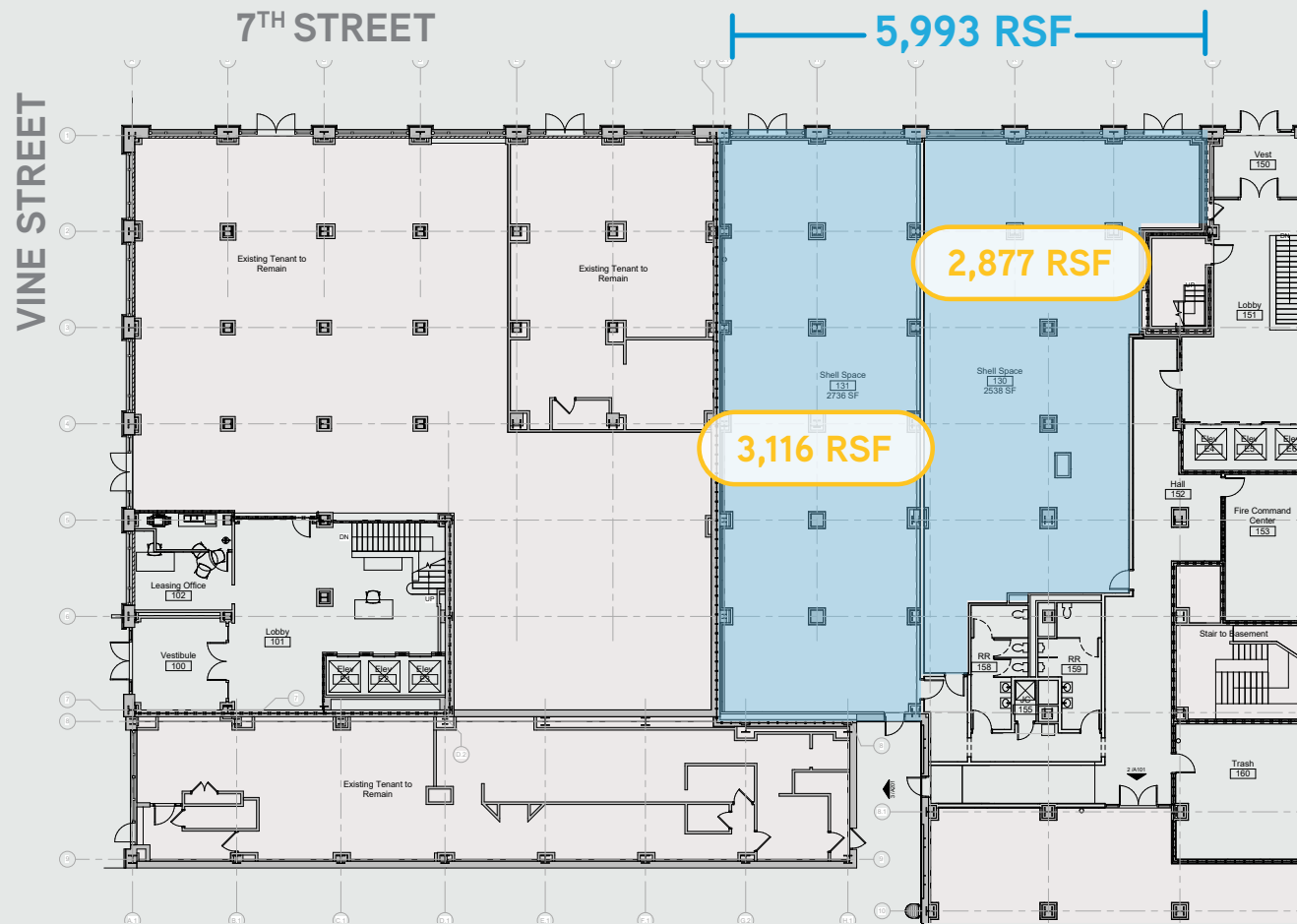


SPACE HIGHLIGHTS:

- Two (2) spaces available total combined 5,993 RSF:
 - 2,877 RSF with 200 amp, a 208Y/120V 3P 4W panel
 - 3,116 RSF with 400 amp, a 208Y/120V 3P 4W panel
- In a desirable location with:
The Guild & Provident on Vine apartments located above first floor retail, steps away from Streetcar stop at 7th and Walnut, the Aronoff Center and Cincinnati Contemporary Arts Center and two (2) blocks from Fountain Square.
- Located next to well known retail locales: Jeff Ruby's Steakhouse, Jean Roberts Table, Haru Korean, Nicholson's Pub and Righteous Room.
- Attract daytime traffic from neighboring office towers including Macy's World HQ directly across the street, 600 Vine and 36 E. 7th.
- New historic storefront and all new mechanicals for spaces

7TH STREET LEASE RATE:

\$18.00
PSF/NNN





Opportunity for potential rooftop!

Space available on Ruth Lyons Lane with exposed ceiling, brick and plenty of natural light.

4,493
RSF AVAILABLE

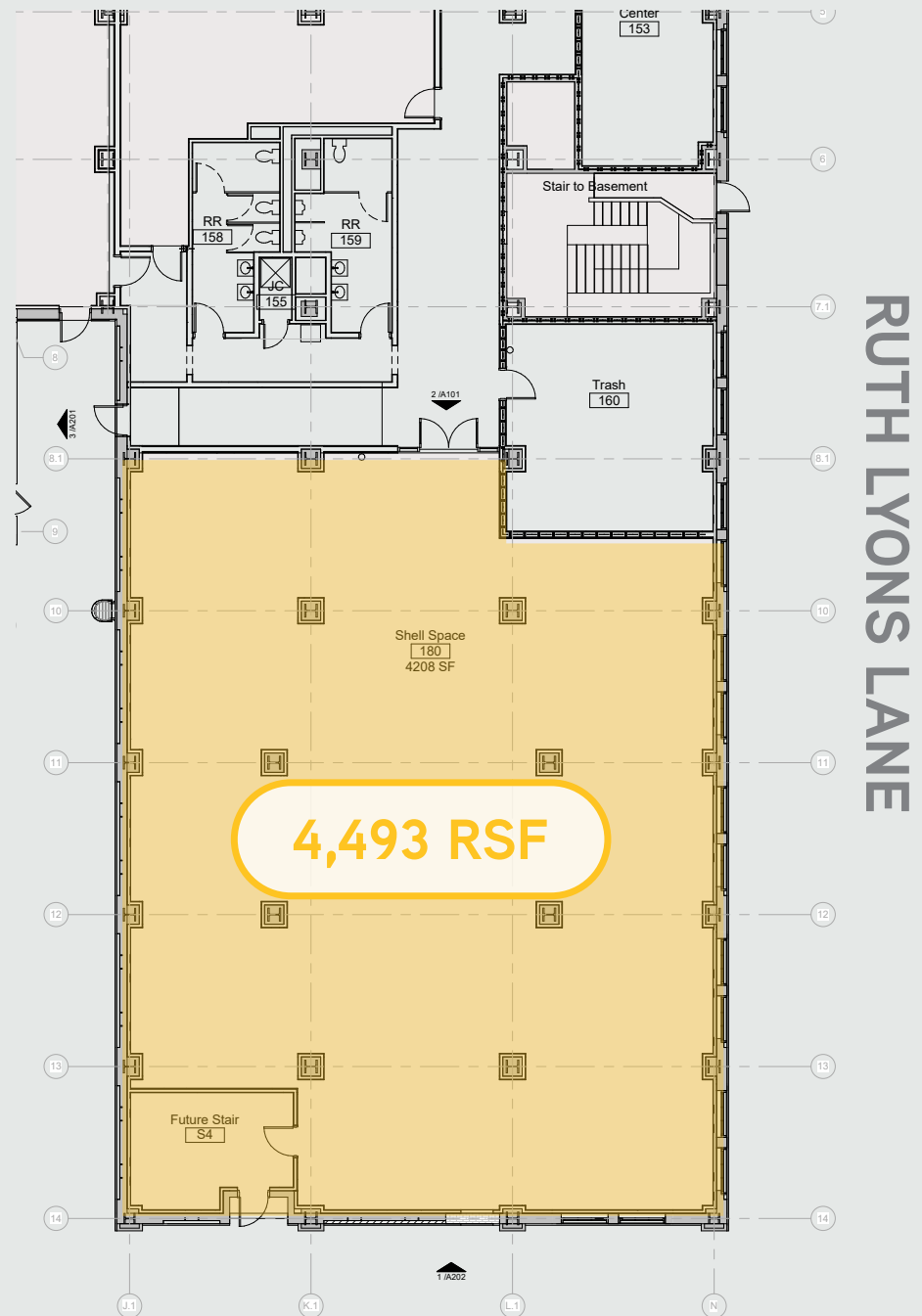


SPACE HIGHLIGHTS:

- Third space available has a total of 4,493 RSF
- Access is on Ruth Lyons Lane
- Space has desirable exposed ceiling, brick and plenty of natural light
- Has potential opportunity for a rooftop on top of space
- Access to newly installed restrooms (shared by other tenants)
- Newly installed windows and mechanicals in the space
- 600 amp with 208Y/120V 3P 4W panel

RUTH LYON'S LANE LEASE RATE:

\$6.00
PSF/NNN



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110 Apartments

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AVAILABLE SPACES
5,993 RSF

THE
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