

# AVAILABLE

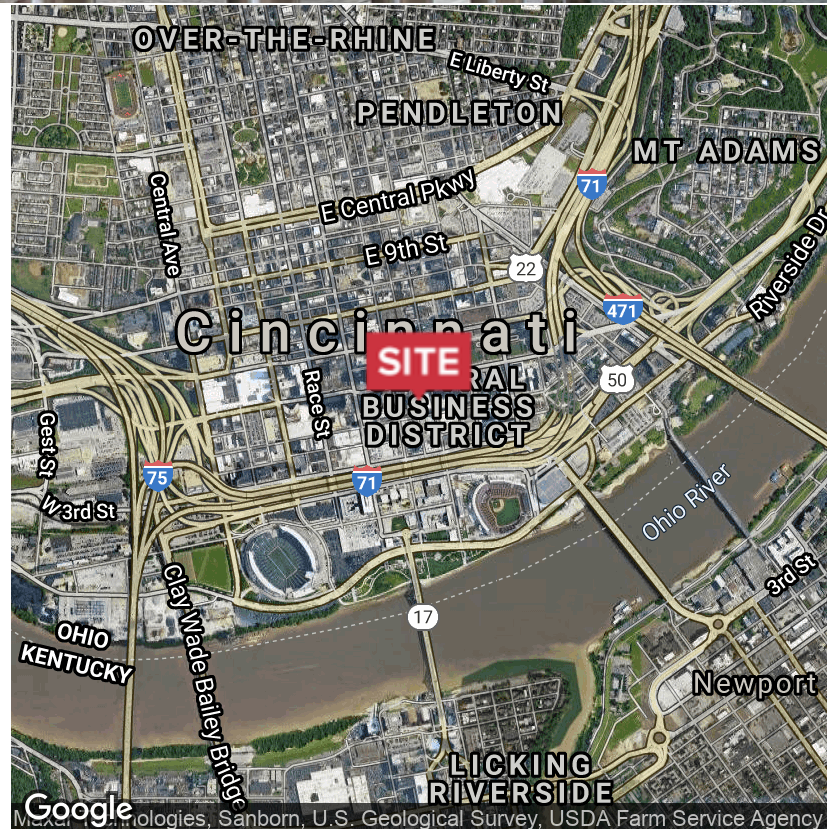
123-137 E 4th St. Cincinnati, OH 45202

# NAI Bergman



## Office | Retail Storefronts

- Located in the heart of Downtown CBD at the Corner 4th and Main Street
- Up to 16,000 SF of Office for Lease on Floors 2-5
- Beautiful Interior Staircase Connecting Fourth and Fifth Floors
- Abundance of Private Offices & Conference Rooms
- Private Executive Bathrooms on Fourth and Fifth Floors
- Great Visibility and Walkability
- Existing Security System in Place
- Building is listed in the National Historic Registry
- Call for More Details

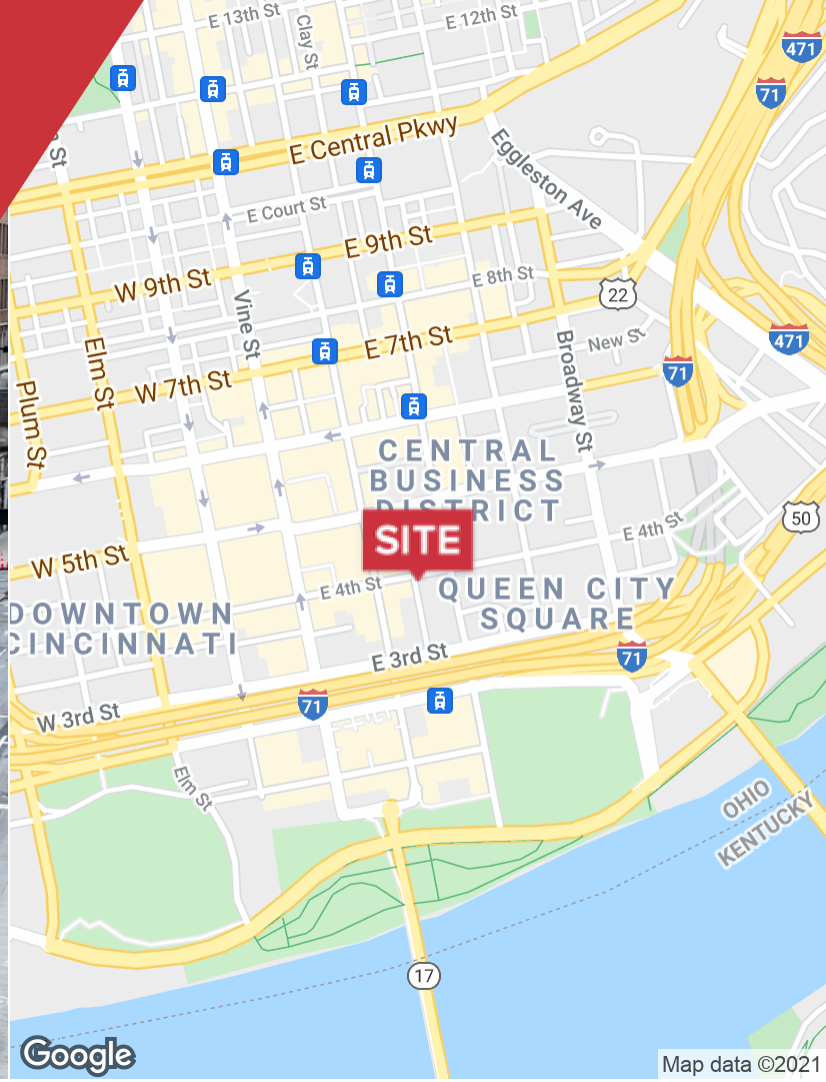


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## OFFERING SUMMARY

Sale Price: Call For Price

Available Office SF: 4,000 - 16,000 SF

Building Size: Approx. 19,000 SF

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Street Retail	\$15.00 SF/yr	1,150 SF
Street Retail	\$15.00 SF/yr	1,850 SF
Second Floor Office	\$15.50 SF/yr	4,000 - 16,000 SF
Third Floor Office	\$15.50 SF/yr	4,000 - 16,000 SF
Fourth Floor Office	\$15.50 SF/yr	4,000 - 16,000 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,116	60,408	127,352
Total Population	15,643	133,294	298,649
Average HH Income	\$57,522	\$45,834	\$51,802

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## PROPERTY OVERVIEW

The Historic Holland Pen Building is available for sale or lease. The property totals approximately 19,000 SF on five floors. The ground level offers two retail storefronts along 4th Street. Floors 2-5 offer office space with floors 4-5 connected by a beautiful grand staircase.

## LOCATION OVERVIEW

The Historic Holland Pen Building is located in the center of Cincinnati's CBD. Situated on 4th Street., the Holland Pen Building is walking distance to restaurants, coffee shops, hotels and numerous attractions. 4th Street is currently experiencing a revitalization, with over \$500M in investments planned on just 4th Street alone in the next couple of years. The location is highly sought after because of it's ease of access and for being surrounded by amenities.

## HOLLAND PEN BUILDING

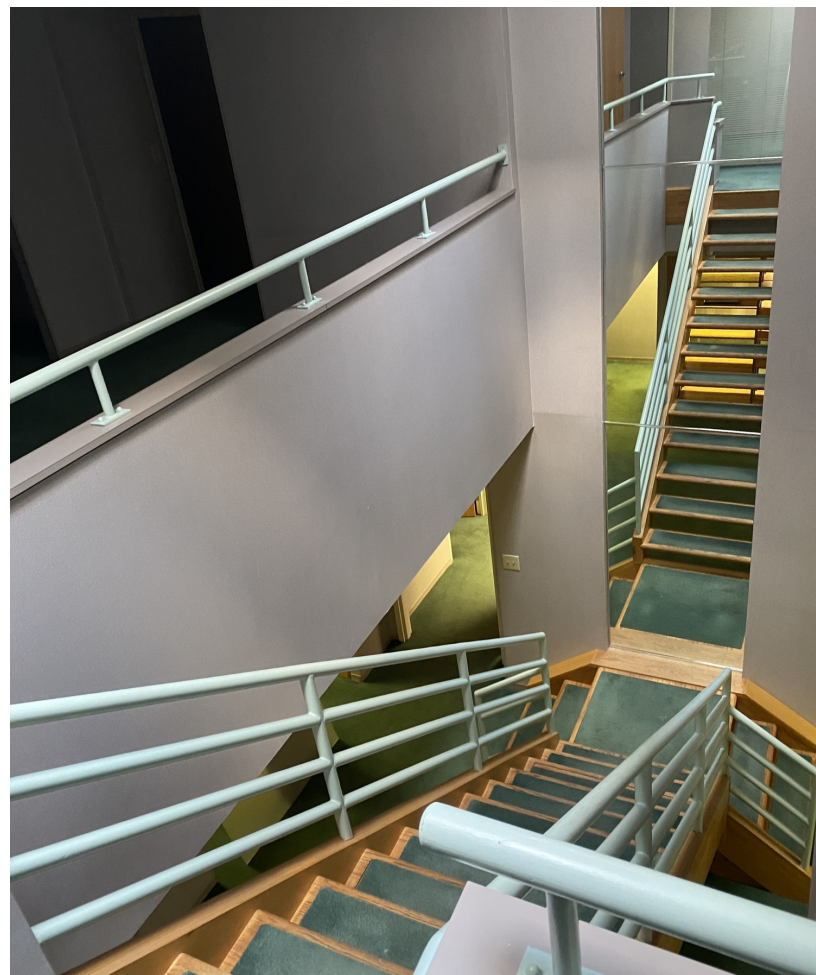
The Holland Pen Building is named after its long time tenant, the John Holland Gold Pen Company. They were a nationally renowned maker of quality dip and fountain pens until the 1950's.

## NEARBY RESTAURANTS

- Maplewood
- Americano
- Nada
- Sotto
- Boca

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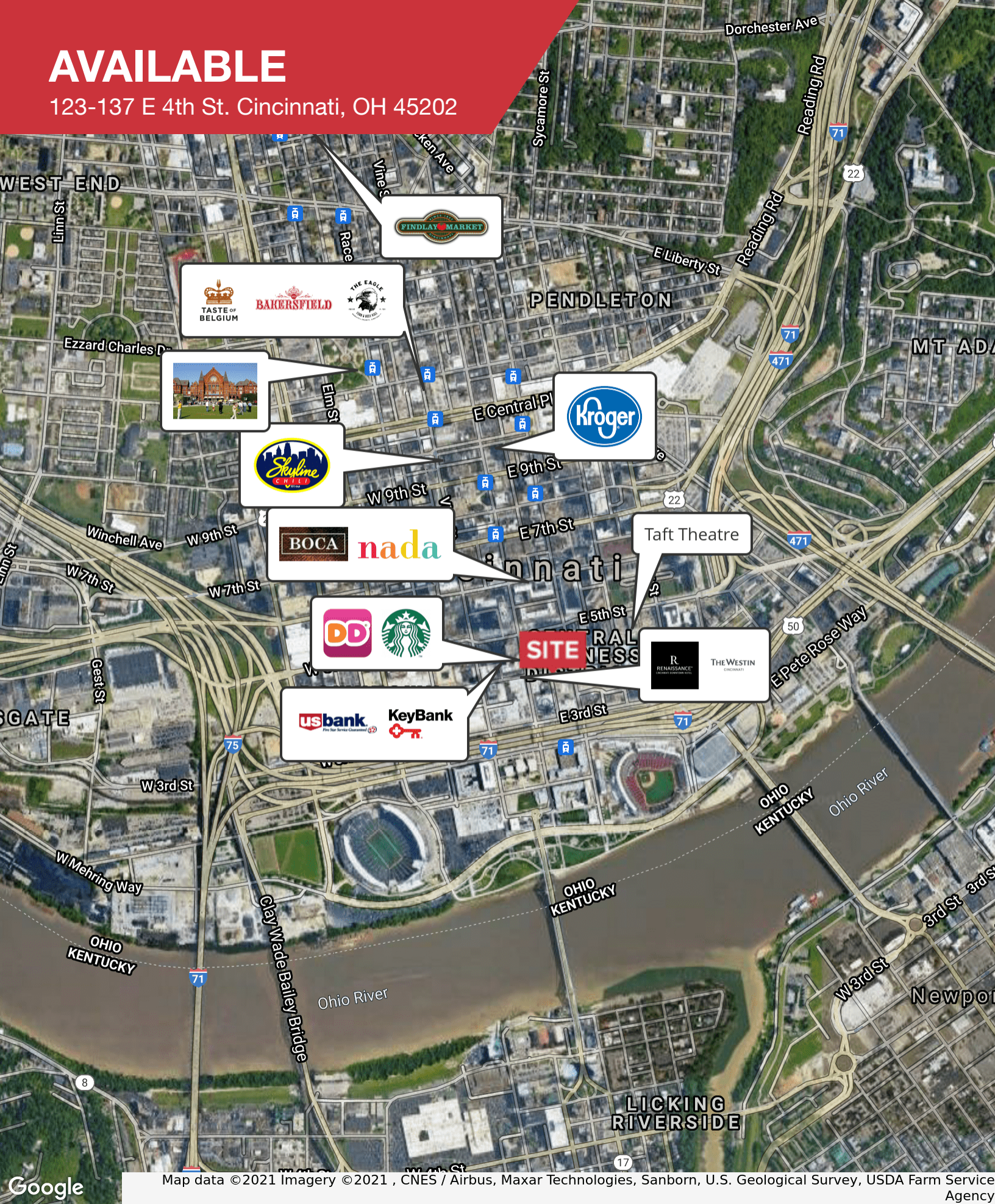


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Google

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