

# 1224 RACE



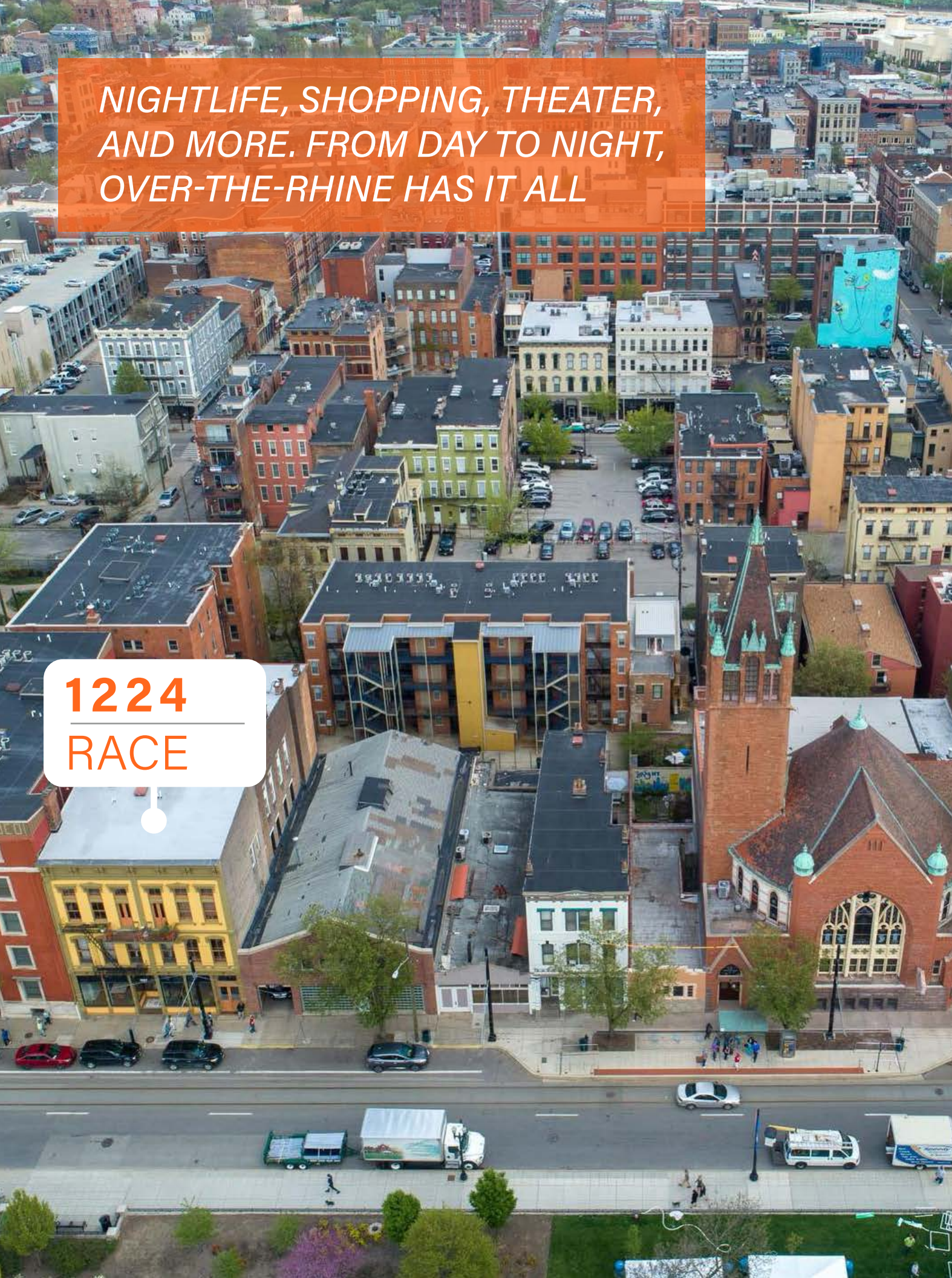
# 3,700 SF FOR SUBLEASE

- Located on the 1st floor in Over-the-Rhine
- Furniture available and move-In ready
- High-end finishes
- Includes 500 SF of basement storage
- Across the street from Washington Park
- Washington Park Garage available for monthly parking
- Cincinnati Streetcar access
- Numerous restaurants, bars and entertainment nearby
- In close proximity to Music Hall, Memorial Hall, TQL Stadium & more
- Sublease expires February 1, 2026
- Asking \$24.95 /SF full service gross



NIGHTLIFE, SHOPPING, THEATER,  
AND MORE. FROM DAY TO NIGHT,  
OVER-THE-RHINE HAS IT ALL

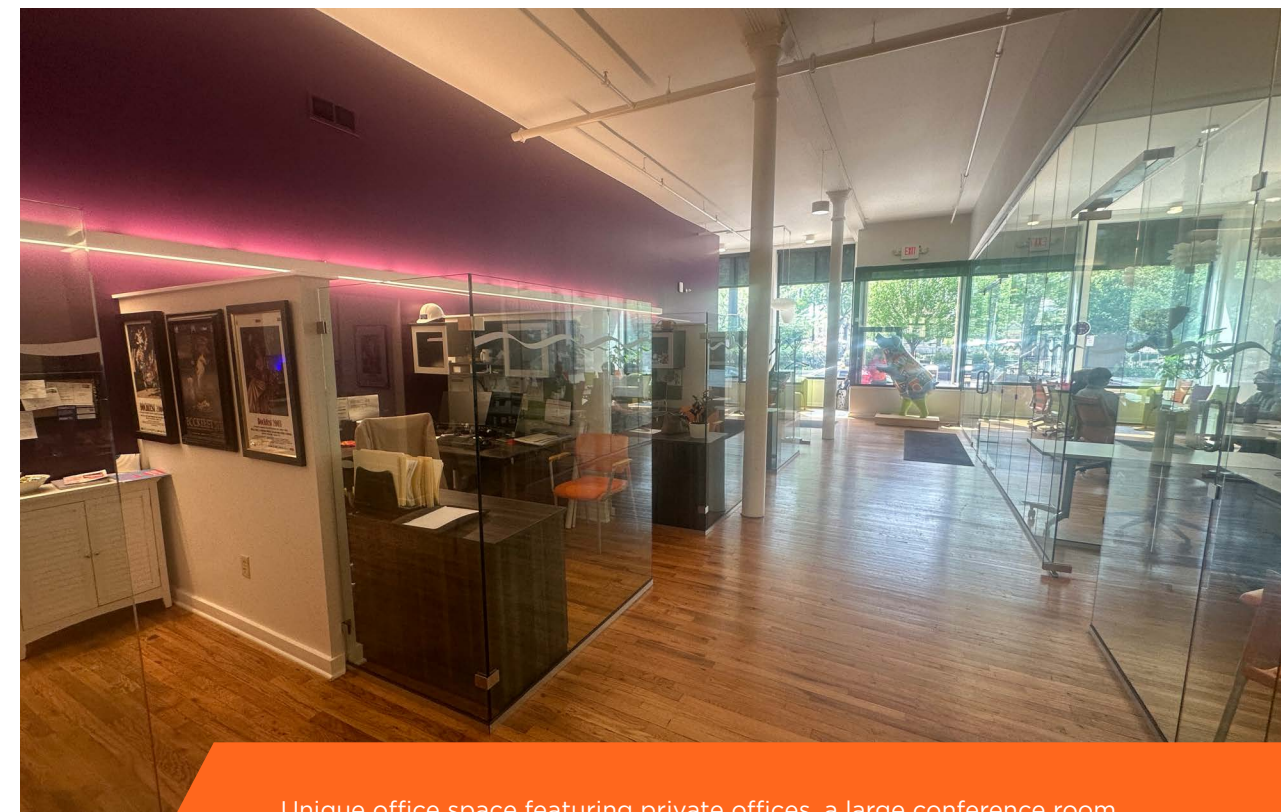
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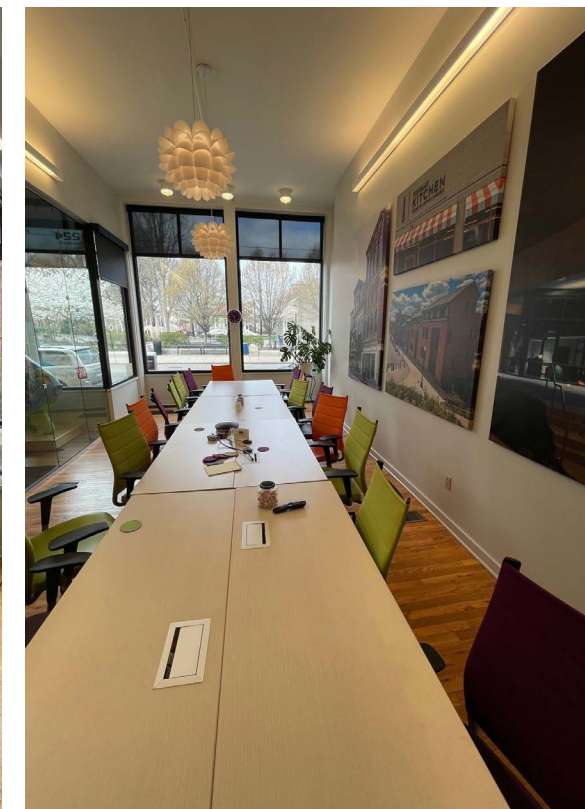
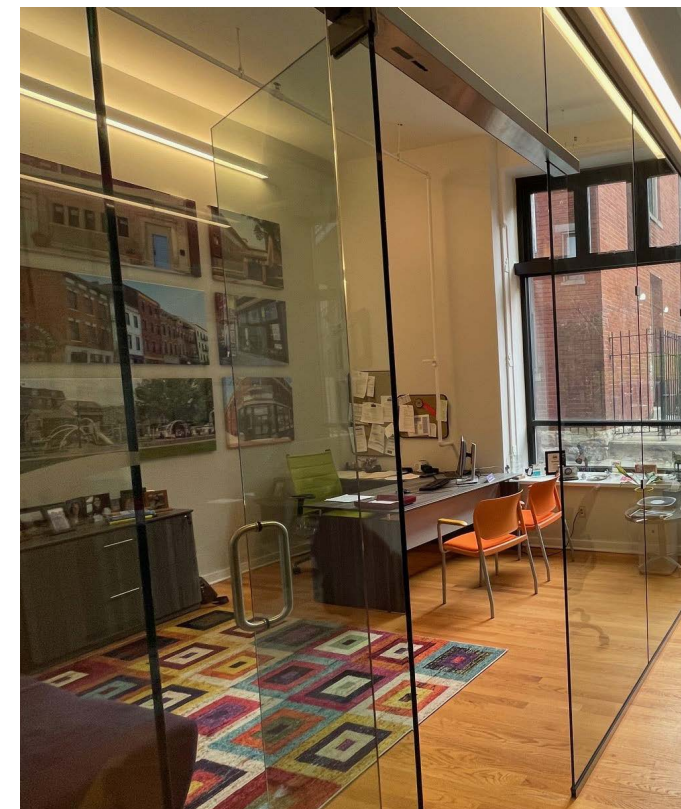
Over-the-Rhine is your go-to shopping destination in Downtown Cincinnati, with a wide variety of boutiques and specialty stores, from home décor to high-end fashion, and more. Stroll along Vine Street's historic buildings or explore the eclectic selection of merchants located on Main Street. Take a break with a cocktail or meal along the outdoor dining areas, or "streateries".

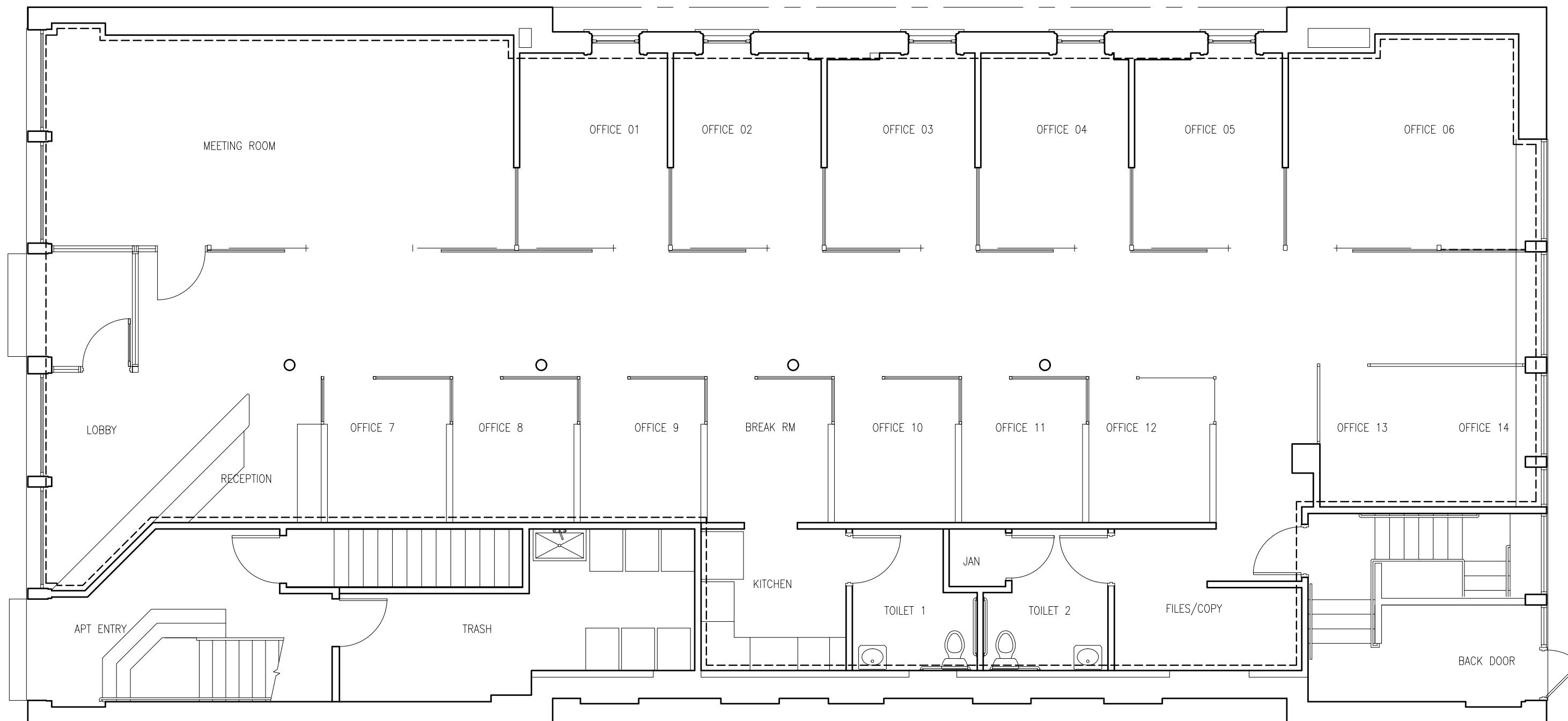


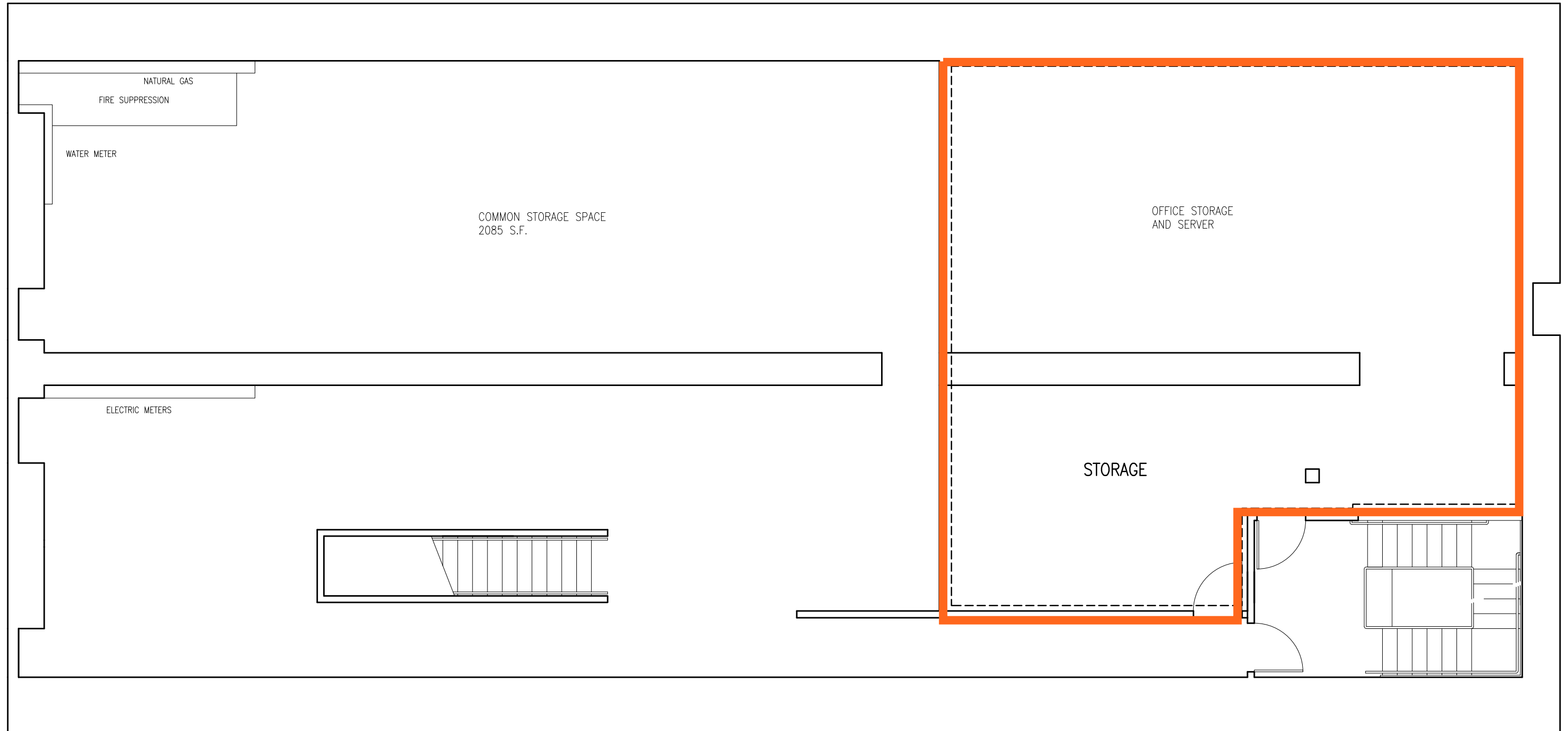
The historic buildings in Over-the-Rhine have provided generations of Cincinnatians, diverse in ethnic and cultural backgrounds, with places to live, work, play, shop and meet.



Unique office space featuring private offices, a large conference room, reception & lobby, break room, kitchen and more.







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