

Cincinnati's #1 Creative Office Space

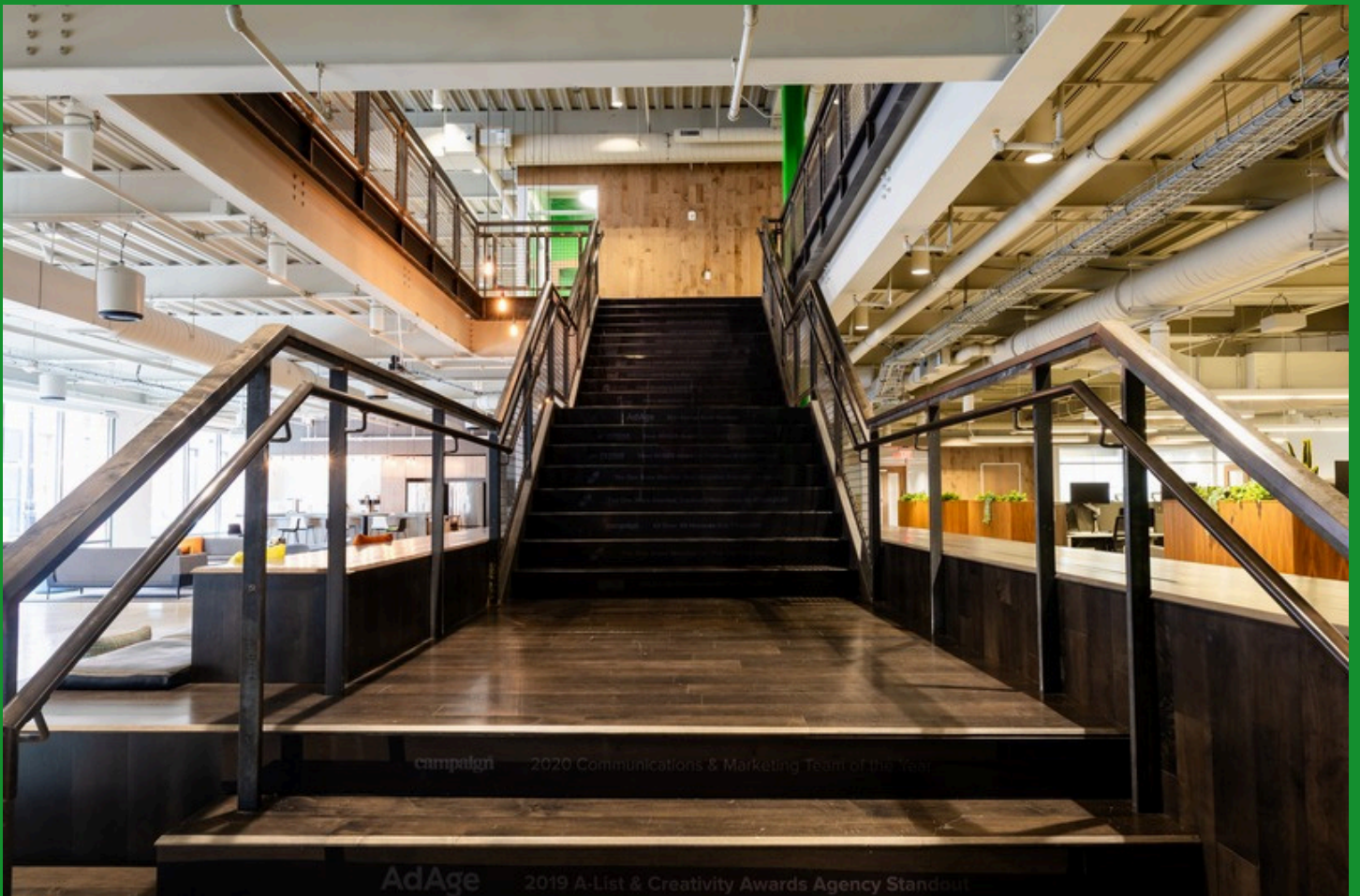


Property Highlights

- 65,219 sq ft of building space across 4 floors
- Opportunity to keep all or portion of \$550k of annual rent roll across current tenants and occupy building
- Located in vibrant OTR neighborhood just north of P&G and Kroger HQ
- Newly constructed in 2017 remains in pristine condition with furniture, IT and A/V infrastructure included in sale
- Open floor middle stairwell to create the ultimate collaborative work environment
- 250+ parking spaces in nearby garage
- LEED Silver Certified

For Sale
\$9,300,000

Over The Rhine - 15 E 14th St.



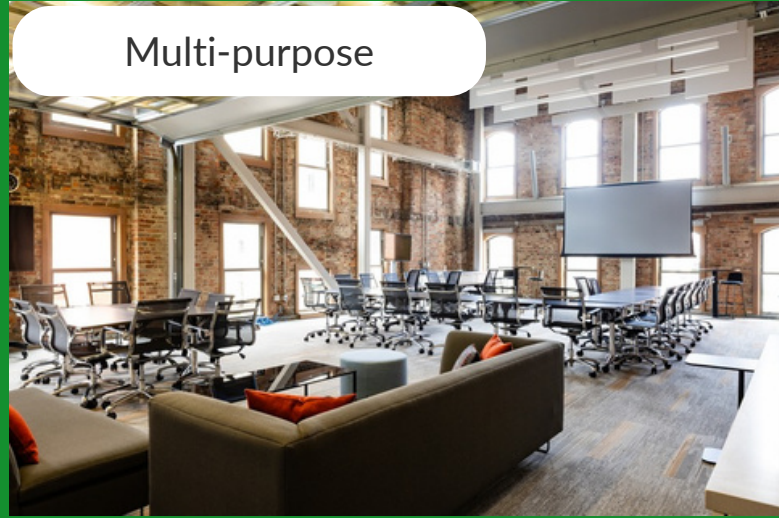
campaign 2020 Communications & Marketing Team of the Year

AdAge 2019 A-List & Creativity Awards Agency Standout

Floor to Ceiling Windows



Multi-purpose



Inspiration



Coffee Bar



Confidential Meetings



170+ Workstations



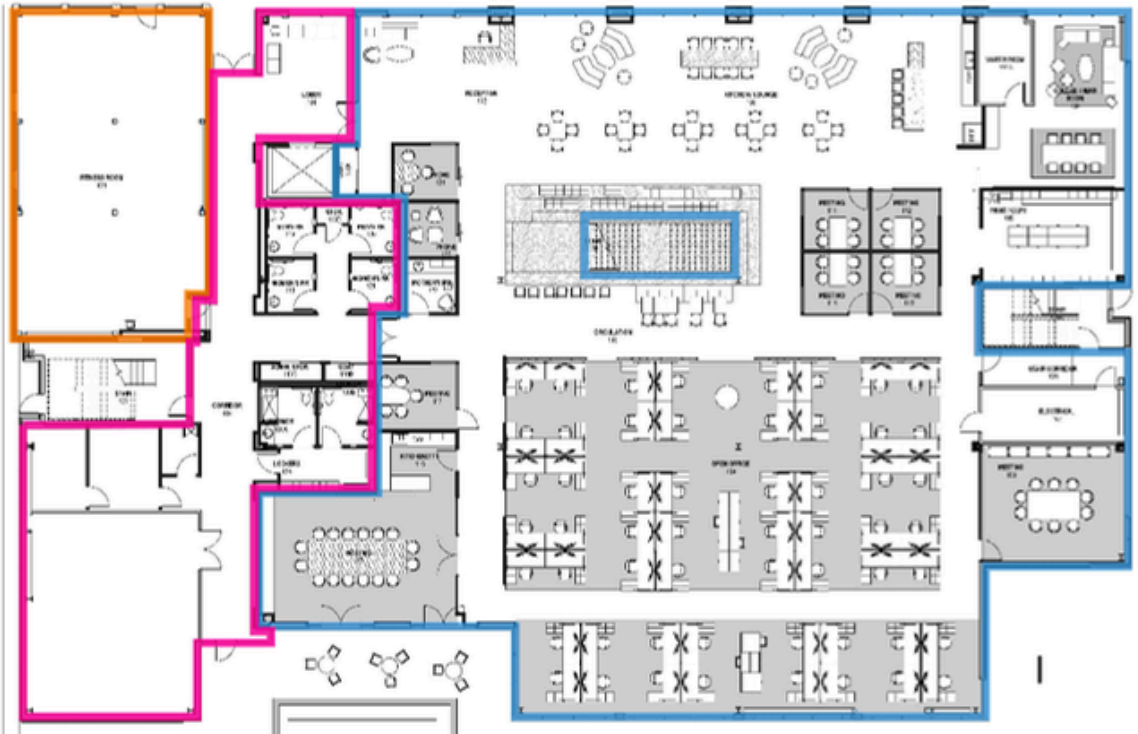
**3 LARGE EVENT SPACES
12 CONFERENCE ROOMS
26 OFFICES**

FIRST FLOOR PLAN SF:

BUILDING SERVICES AND COMMON SPACES
+3,150 SF

BUILDING AMENITY SPACE
+1,500 SF

TENANT SPACE
+11,350 SF



SECOND FLOOR PLAN SF:

BUILDING SERVICES AND COMMON SPACES
+785 SF

BUILDING AMENITY SPACE
+1,550 SF

TENANT SPACE
+13,450 SF



Cincinnati's OTR Community

15 E. 14th St.



- SHOPS
- EATERIES
- BARs + PUBS
- PERSONAL SERVICES FITNESS
- THEATER + VENUES + ENTERTAINMENT
- OFFICES + EDUCATION
- RELIGIOUS ORGS
- GALLERIES

OTR OVER THE RHINE

is a Cincinnati neighborhood like no other. Steeped in history and rich in culture, OTR immerses you in the vibrancy created by the renowned arts organizations, unique retailers, & celebrated restaurants that call this diverse community home. Founded as a working-class German neighborhood in the mid-1800's, OTR is home to the largest collection of 19th-century Italianate architecture in the country. This history blends perfectly with modern retailers, innovative cuisine, activated civic spaces and a bustling arts scene to create a community that truly is like no other.

MAP + GUIDE

WELCOME TO

OTR

OVER THE RHINE

Over-The-Rhine District Map Presented By:



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