

106 Wellington Place

Stewardship by
Russ Kitzberger



106 Wellington Place Cincinnati, Ohio 45219

AN ESTABLISHED SETTING FOR FOCUSED PRACTICE

Located in Cincinnati's Mount Auburn neighborhood, 106 Wellington Place provides flexible, all-inclusive office suites for mental health providers and other professional services. Full service rent includes a receptionist. This property combines right-sized private workspace, practical building amenities, and proximity to major healthcare and higher education institutions.

Suite Sizes: Private suites ranging from 77 to 255 SF

Layouts: Single and multi-office configurations

Lease Terms: All-inclusive rent with receptionist support

Parking: 19 off-street parking spaces

Building Features: Security system and air conditioning



Zoning OG - T

OFFICE GENERAL - TRANSPORTATION CORRIDOR

This zoning designation is primarily intended to accommodate large-scale offices, research and development facilities, and supportive commercial or mixed-use residential developments. The "-T" suffix applies to areas along major transit routes, encouraging higher-density, transit-oriented development by offering greater flexibility with parking requirements and building standards.



Regional Context & Client Access

CONNECTIVITY MATRIX

Market Reach: Cincinnati / Mount Auburn

Regional Profile: Established urban setting within Cincinnati

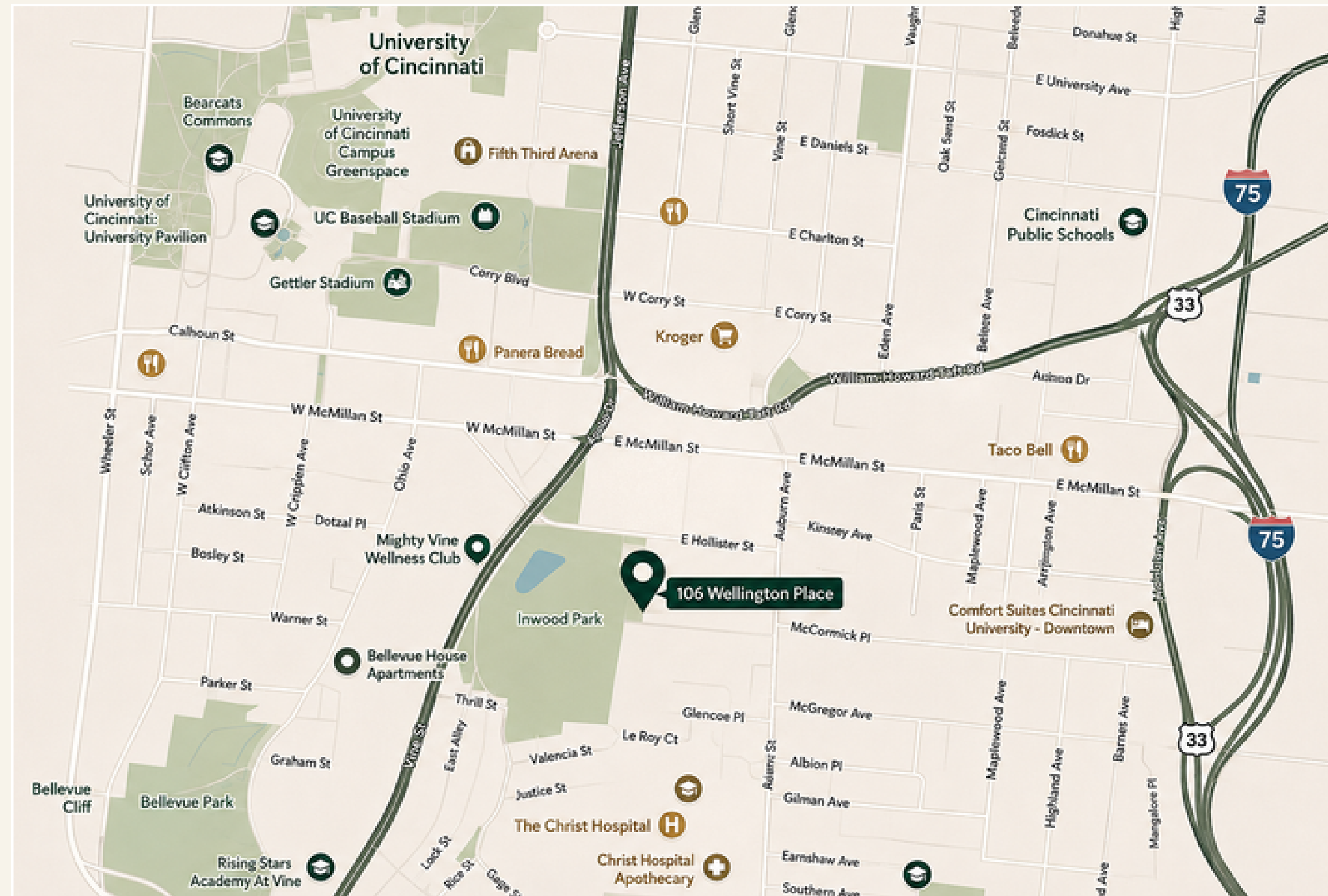
Economic Drivers: Healthcare, higher education and professional services

Institutional Anchors: The Christ Hospital and the University of Cincinnati

Professional Audience: Mental health and professional service providers

Transit Access: Public transportation options serving tenants and visitors.

Sidewalks and highly dense walkable neighborhood.



Building Access & Parking for Medical Professionals

LOCAL RELATIONSHIP

Neighborhood Context: Mount Auburn

Property Frontage: Wellington Place

Nearby Amenity: Inwood Park

Parking: 19 off-street spaces on the adjoining lot

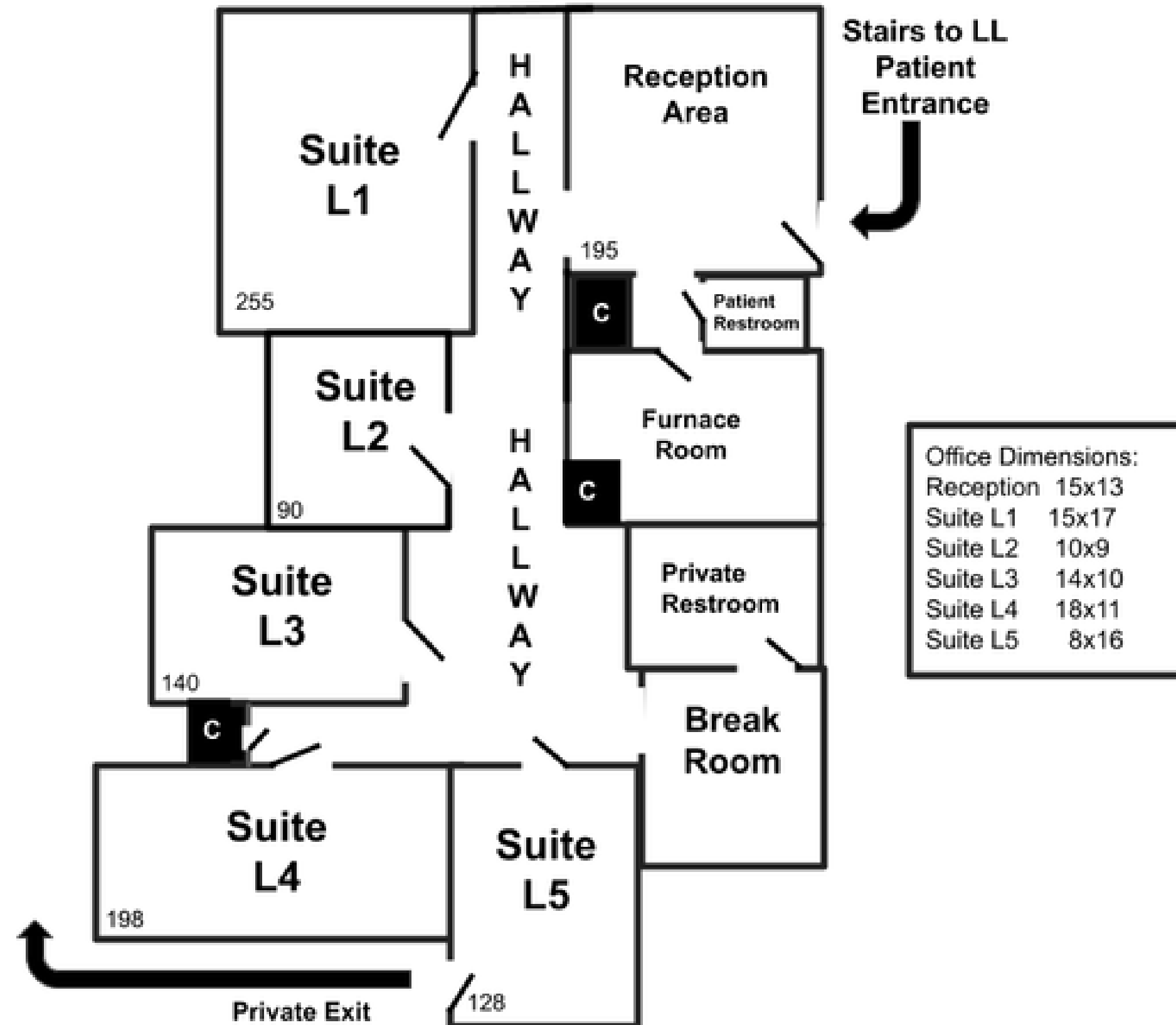
Building Access: Front and side access points shown within the property floor plans

Transit: Convenient public transportation options for tenants and visitors



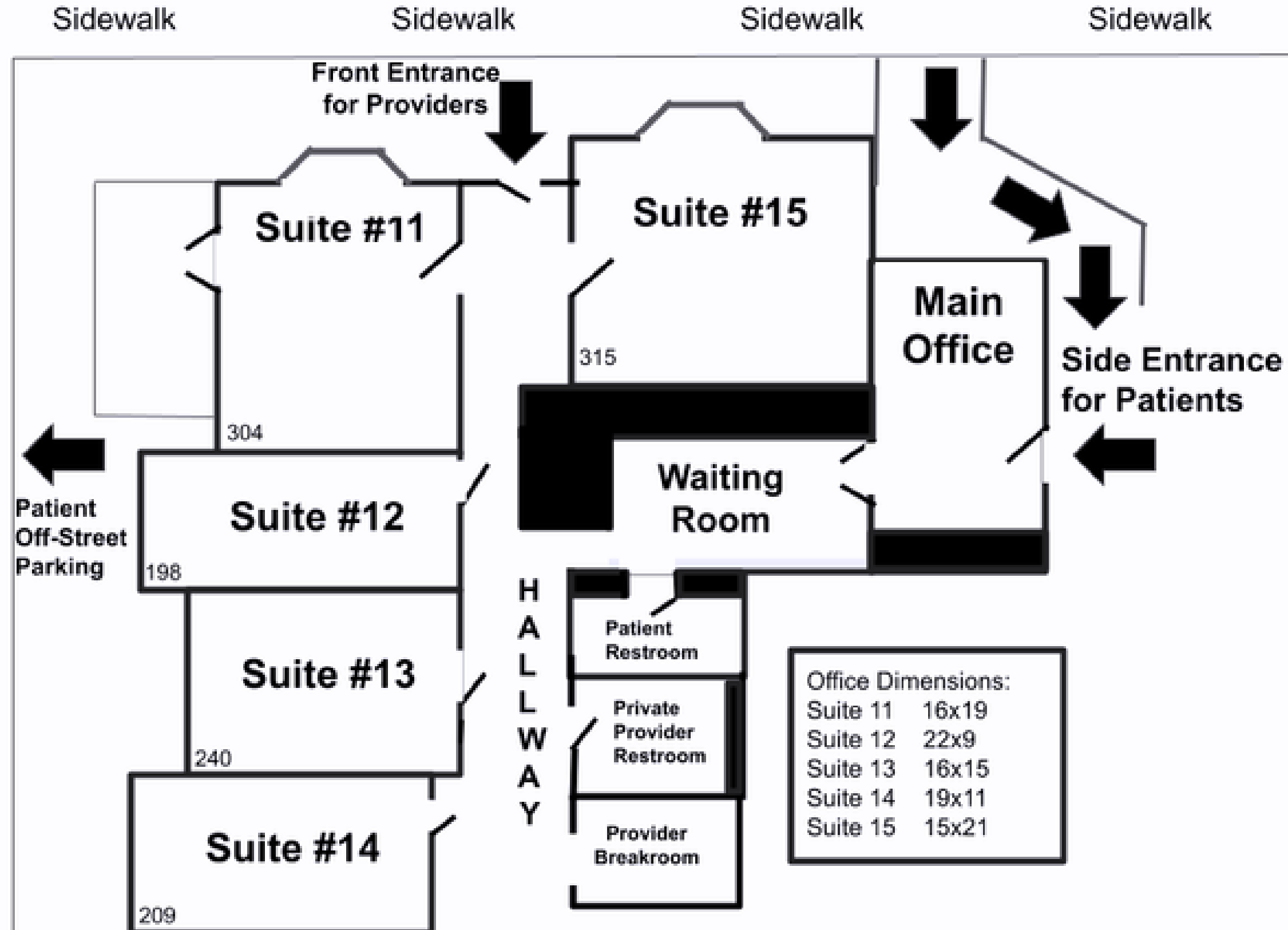
Floor Plan - Lower Level

Front facing Wellington Place



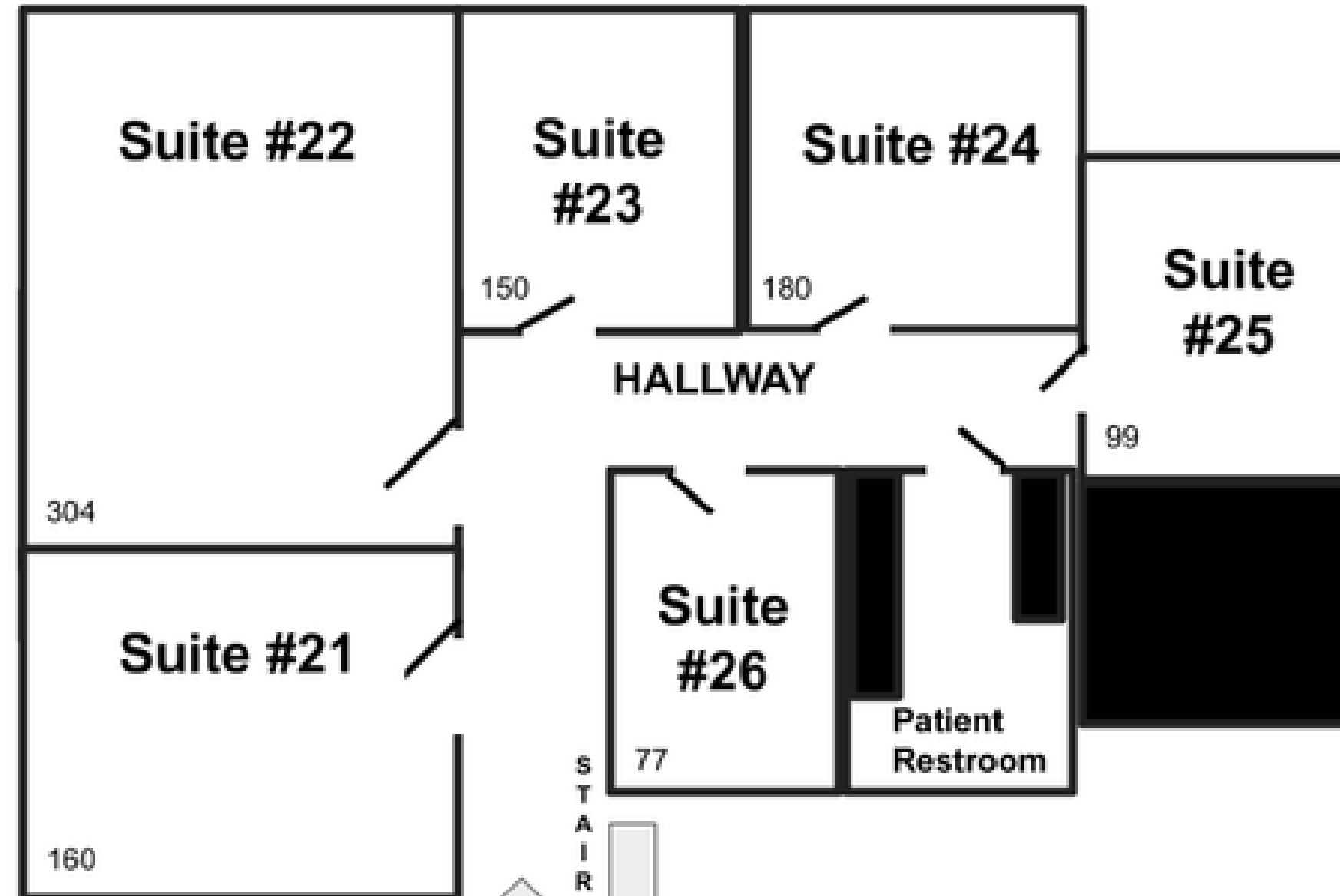
Floor Plan - 1st Floor

Front facing Wellington Place



Floor Plan - 2nd Floor

Front facing Wellington Place



Office Dimensions:

Suite 21	16x10
Suite 22	16x19
Suite 23	10x15
Suite 24	12x15
Suite 25	9x11
Suite 26	7x11

FOR MORE INFORMATION

Discover Wellington Place

Access the complete property brochure, explore high-resolution photo galleries, and find details on how to schedule your private viewing.

VIEW THE FULL LISTING ONLINE:

[marketing.crebbgroup.com/
suites-for-lease-cincinnati-106-
wellington-place](https://marketing.crebbgroup.com/suites-for-lease-cincinnati-106-wellington-place)





**PRIVATE
PROPERTY**

PARKING FOR

106 & 114

WELLINGTON PLACE

**ALL OTHERS WILL BE TOWED
AT OWNER'S EXPENSE**











Next Steps

1

Inquiry With Advisor

Set up a short call or meeting with Russ Kitzberger to discuss the opportunity in greater detail.

2

Exchange information

Ownership will review your practice and assess fitment.

3

Tour and/or Exchange Opportunity Financials

Tour and Exchange any relevant financial information and review available unit(s) costs and layout.

4

Draft Lease

Ownership will present the tenant with a lease draft.

5

Leasing and Move In

Coordinate lease signing and your move in date.

About The CREBB Group



CREBB Group Cincinnati Headquarters

Based in Cincinnati, CREBB Group is a team providing disciplined advisory and transaction stewardship with over 20 years of experience guiding business owners and investors through their most significant financial transitions. We bring a rare dual expertise to every engagement, specializing in commercial sales and leasing, business brokerage, industrial real estate, and land advisory.

Throughout the transfer of responsibility, we act as your trusted fiduciary—committed to protecting your legacy, honoring your goals, and actualizing the essence of its worth. Backed by the national reach and advanced technology of our broker of record: eXp Commercial, we combine deep local roots with a footprint that spans North America, operating as a peer-level fiduciary partner with discipline, confidentiality, and judgment.

Integrated Capabilities

NATIONAL ADVISORY SCALE

Sales and Leasing: Commercial, Industrial, Land, and Business Brokerage.

REPRESENTING OWNERS & FOUNDERS

Business owners, buyers, sellers, landlords, and tenants.

SPECIALIZED NETWORK ACCESS

Access to multiple specialized networks.



Russell Kitzberger

Managing Director

Over two decades of experience deployed to protect your legacy, clarify valuation, and steward the transfer of responsibility.

EXPERIENCE

- Decades in Real Estate & Going Concern
- Analyst, Appraiser, Salesperson
- Expert Witness
- Continuing Education Instructor

EDUCATION

- Harvard Law School Executive Education
 - Mediating Disputes Certificate Program, Alternative Dispute Resolution & Interest Based Bargaining
- University of Northwestern Ohio
 - B.S., Business Administration-Magna Cum Laude



513-622-9728



russ@crebbgroup.com





Carry Value Forward

This proposal is for marketing purposes only. The Commercial Real Estate and Business Brokerage Group and eXp Commercial has not made any independent investigation, verification or audit of any of the information contained in this document. It is not an appraisal. While the information was assembled from sources which are generally reliable; The Commercial Real Estate and Business Brokerage Group and eXp Commercial makes no representations or warranties, expressed or implied, regarding the accuracy or completeness of the information contained herein.

In accordance with professional regulations; parties are advised that legal counsel should be sought and title be examined in regard to any contemplated transaction.



eXp **COMMERCIAL**