

FOR LEASE

4,400 SF AVAILABLE | 2-STORY

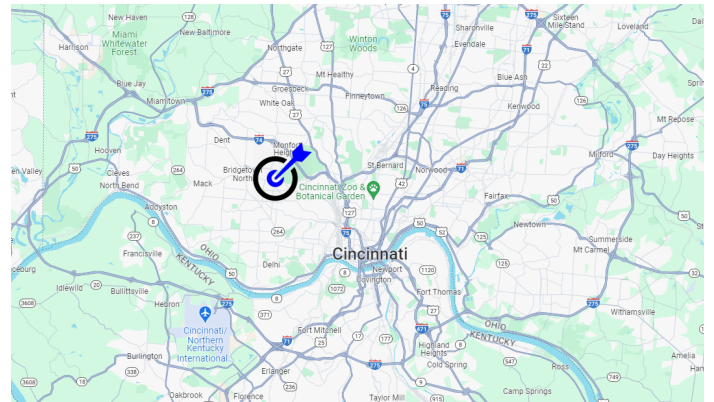
3630 BOUDINOT AVE

CINCINNATI, OH 45211



OFFERING SUMMARY

Address	3630 Boudinot Ave Cincinnati, OH 45211
Asking Rate	\$12.00/SF Full Service
Square Footage	4,400 SF Two-Story
County	Hamilton County
Municipality	City of Cincinnati
Zoning	T5N.SS-O Flexible zoning allows for a variety of retail, office, and other commercial uses



PROPERTY OVERVIEW

Stand-alone two-story building provides a flexible layout for a variety of office, retail, and other commercial uses—located on the Grace Lutheran Church property. Layout includes a mix of open areas, small office, set of two (2) restrooms on each level, kitchenette, and gathering space. Plenty of off-street parking available, as well. This space offers a visible and easily-accessible location for your small business to thrive!

MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102

CINCINNATI, OH 45206

WWW.CBCRELIANTREALTY.COM



**COLDWELL BANKER
COMMERCIAL**

**RELIANT
REALTY**

Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

FOR LEASE

4,400 SF AVAILABLE | 2-STORY

3630 BOUDINOT AVE

CINCINNATI, OH 45211



MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102

CINCINNATI, OH 45206

WWW.CBCRELIANTREALTY.COM



**COLDWELL BANKER
COMMERCIAL**

**RELIANT
REALTY**

Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

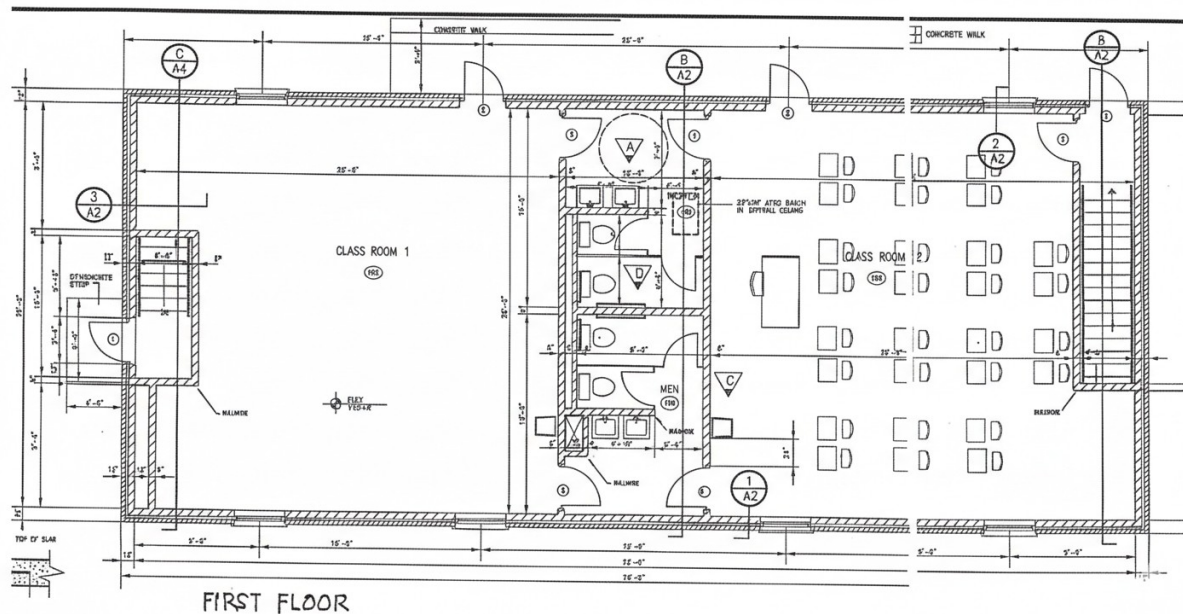
FOR LEASE

4,400 SF AVAILABLE | 2-STORY

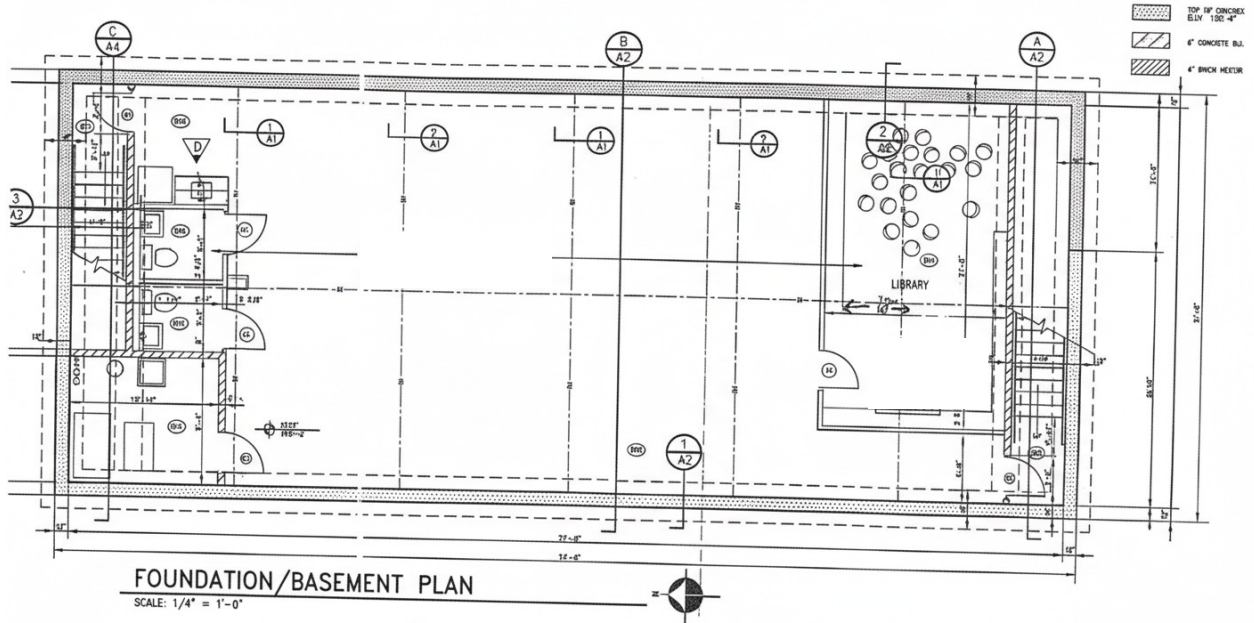
3630 BOUDINOT AVE

CINCINNATI, OH 45211

UPPER LEVEL



LOWER LEVEL



MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102

CINCINNATI, OH 45206

WWW.CBCRELIANTREALTY.COM



**COLDWELL BANKER
COMMERCIAL**

**RELIANT
REALTY**

Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.