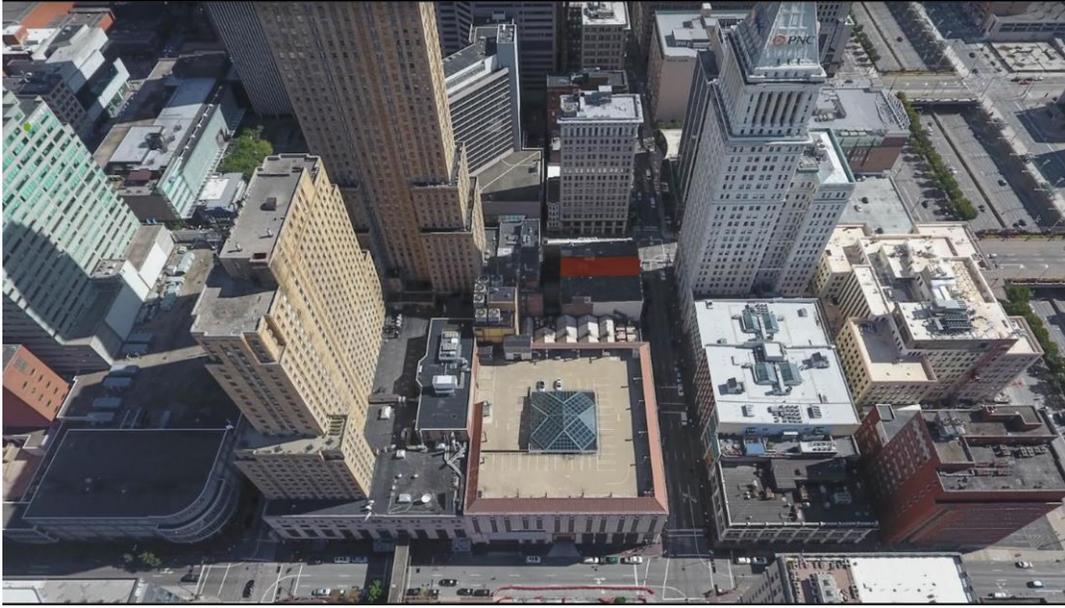




4 West Fourth Street – Cincinnati, OH

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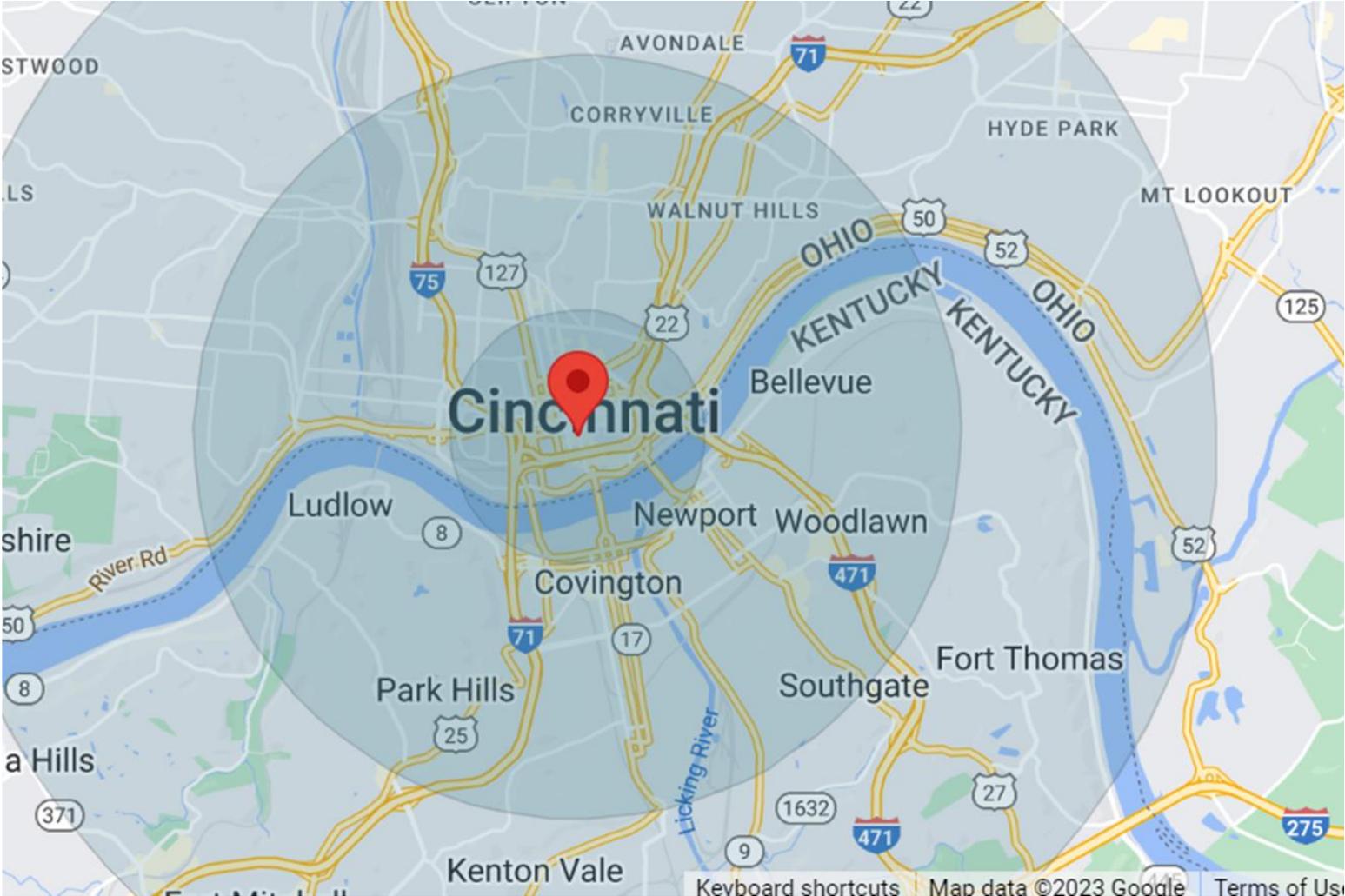
Historic "Herschede" Building Consisting Of 12,504 SF On 5 Floors And Full Basement. At The Intersection Of 4th And Vine. Situated Between Cincinnati's Longest Running Starbucks And The Regions Only Bang & Olufsen Showroom. 4th Street West Of Vine Is Cincinnati's Newest Redevelopment And Renovation Corridor. The Property Sits Less Than A Block From A New \$117 Million, 264-Unit Apartment Development Located Above A 700-Space Parking Garage And 21,000 Square Feet Of Retail Space. In The Heart Of Cincinnati's Central Business District. Walk To 7 Fortune 500 Corporate HQ's.



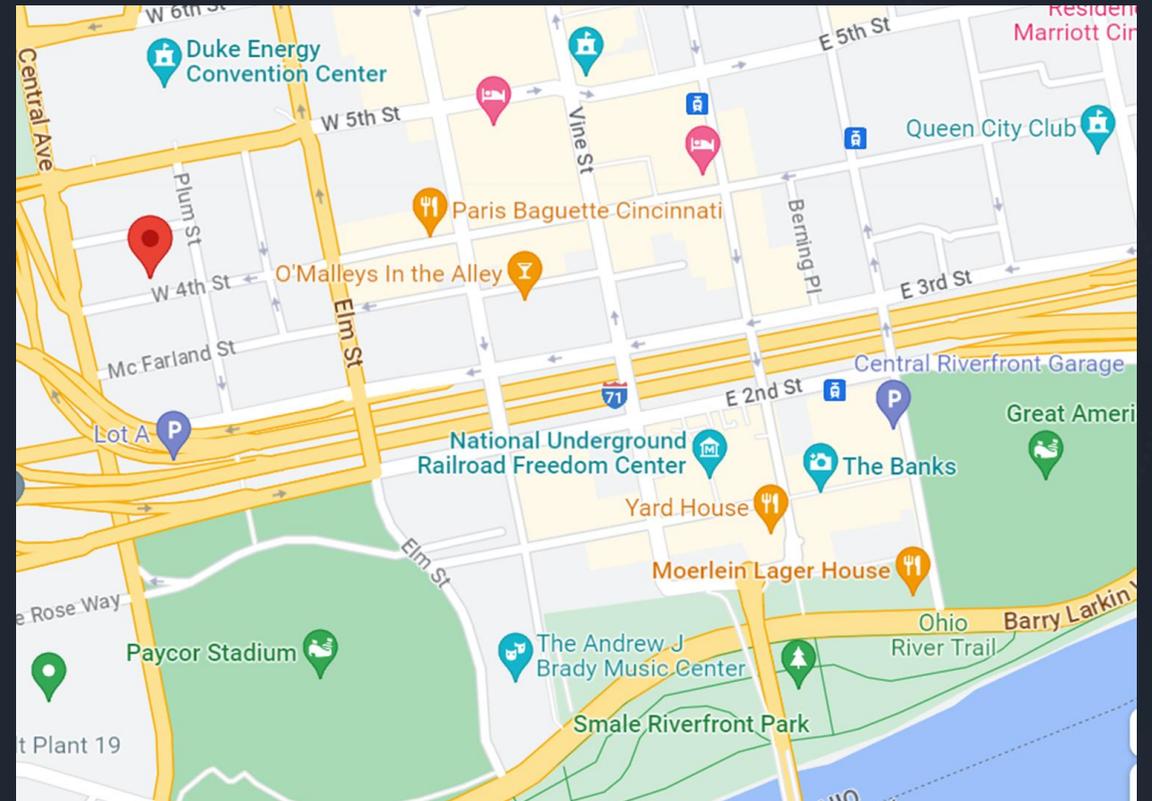
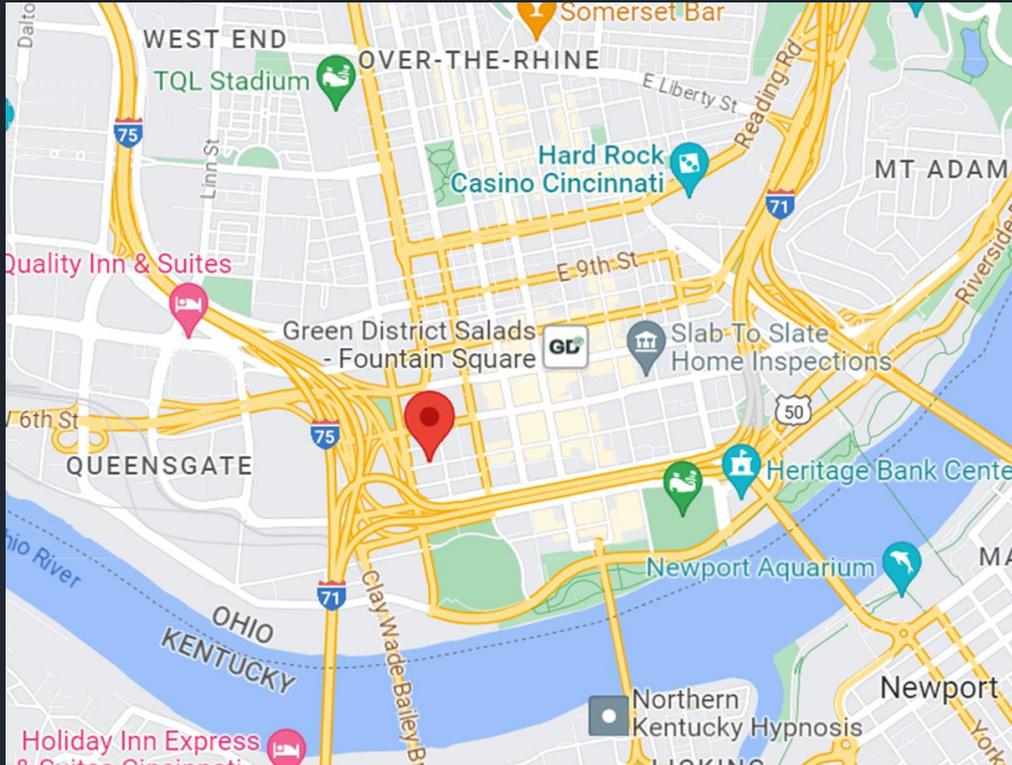
Offering Highlights

- 5 Story Tall Building
- Working Elevator
- Sprinkler System
- Walking distance to Fountain Square
- Steps to the Streetcar
- Central to the entertainment on The Banks
- Walking distance to all of Cincinnati sport team attractions
- 12,504 sq. ft

Regional Map



Local Map





Aerial Map



4 W 4Th St, Cincinnati, OH Parcel Map



DIVERSIFYING ECONOMY

Growth in service-oriented industries has lessened the metro's dependence on the manufacturing and transportation sectors.



ATTRACTIVE BUSINESS ENVIRONMENT

Companies are drawn to the region's low cost of doing business, while employees enjoy a relatively affordable place to live.



CENTRAL DISTRIBUTION POINT

Half of the U.S. population and 30 major markets are within a one-day drive.



MAJOR EMPLOYERS

- The Kroger Co.
- University of Cincinnati
- Procter & Gamble
- Cincinnati Children's Hospital Medical Center
- UC Health
- Trihealth, Inc.
- Walmart
- Mercy Health

Cincinnati Demographics

The Cincinnati metro is a 15-county region located within portions of Ohio, Kentucky and Indiana that maintains a population of nearly 2.2 million. The Ohio counties are Hamilton, Brown, Warren, Butler and Clermont. The counties in Indiana are Dearborn, Ohio and Franklin, and the Kentucky counties are Campbell, Grant, Boone, Gallatin, Pendleton, Bracken and Kenton. Seven Fortune 500 companies are located in the metro and provide thousands of jobs: Kroger, Cintas, Procter & Gamble, Fifth Third Bancorp, American Financial Group, Cincinnati Financial and Western & Southern Financial Group. Revitalization and the addition of bars, restaurants and services downtown, as well as in the Over-the-Rhine neighborhood, have drawn millennials into the urban core.

Cincinnati Demographics - Continued



Local Attractions

SPORTS



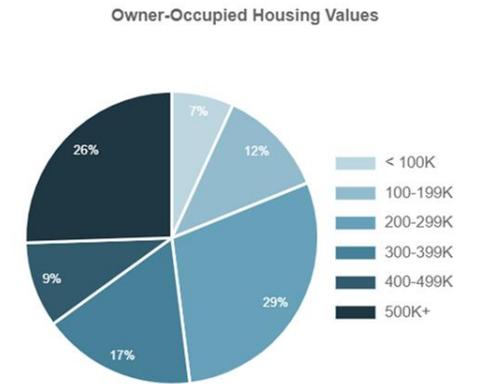
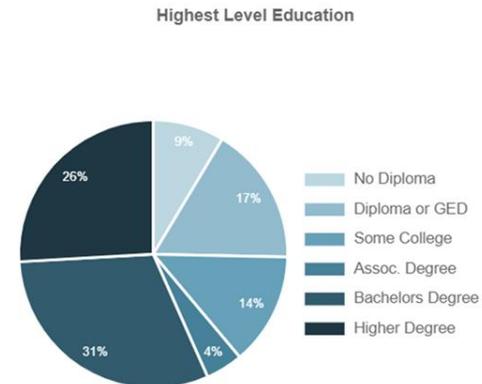
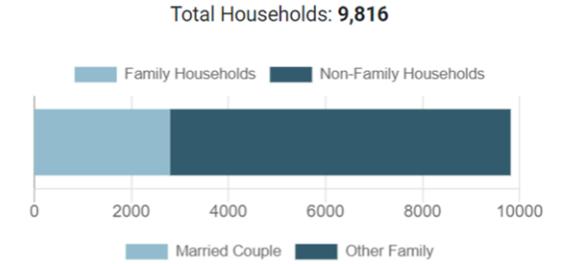
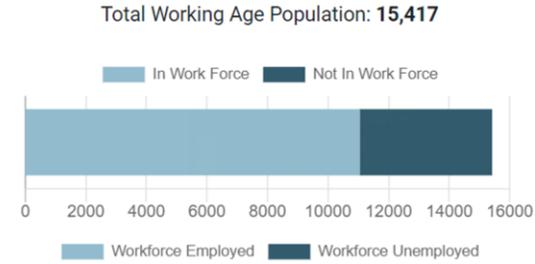
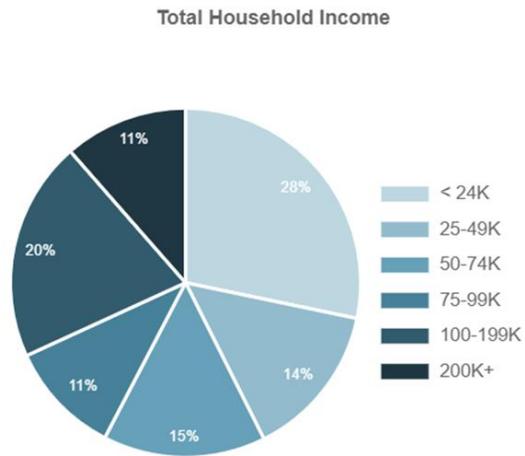
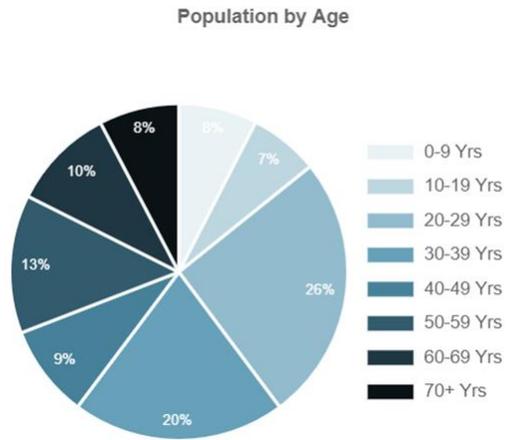
EDUCATION

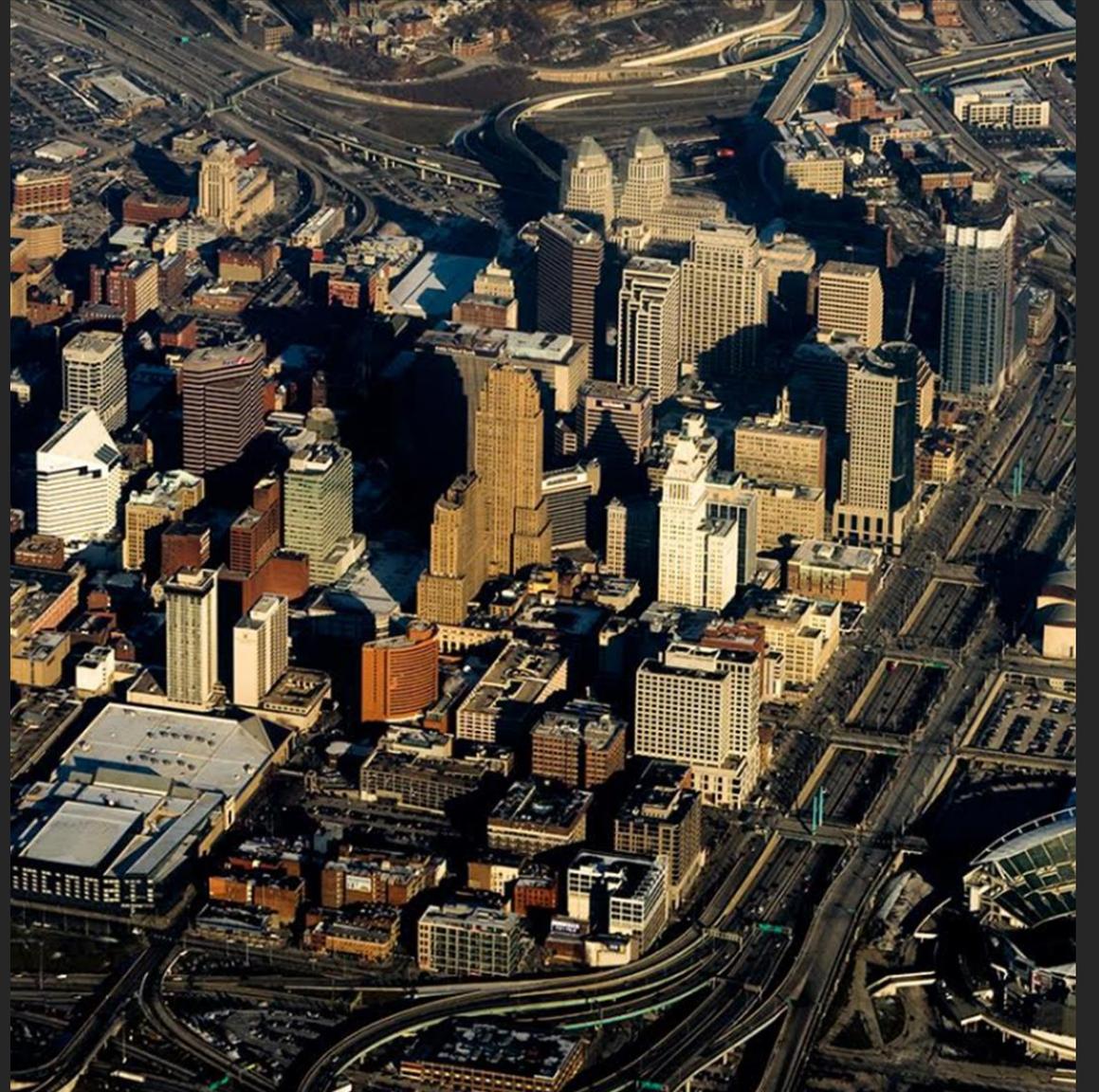


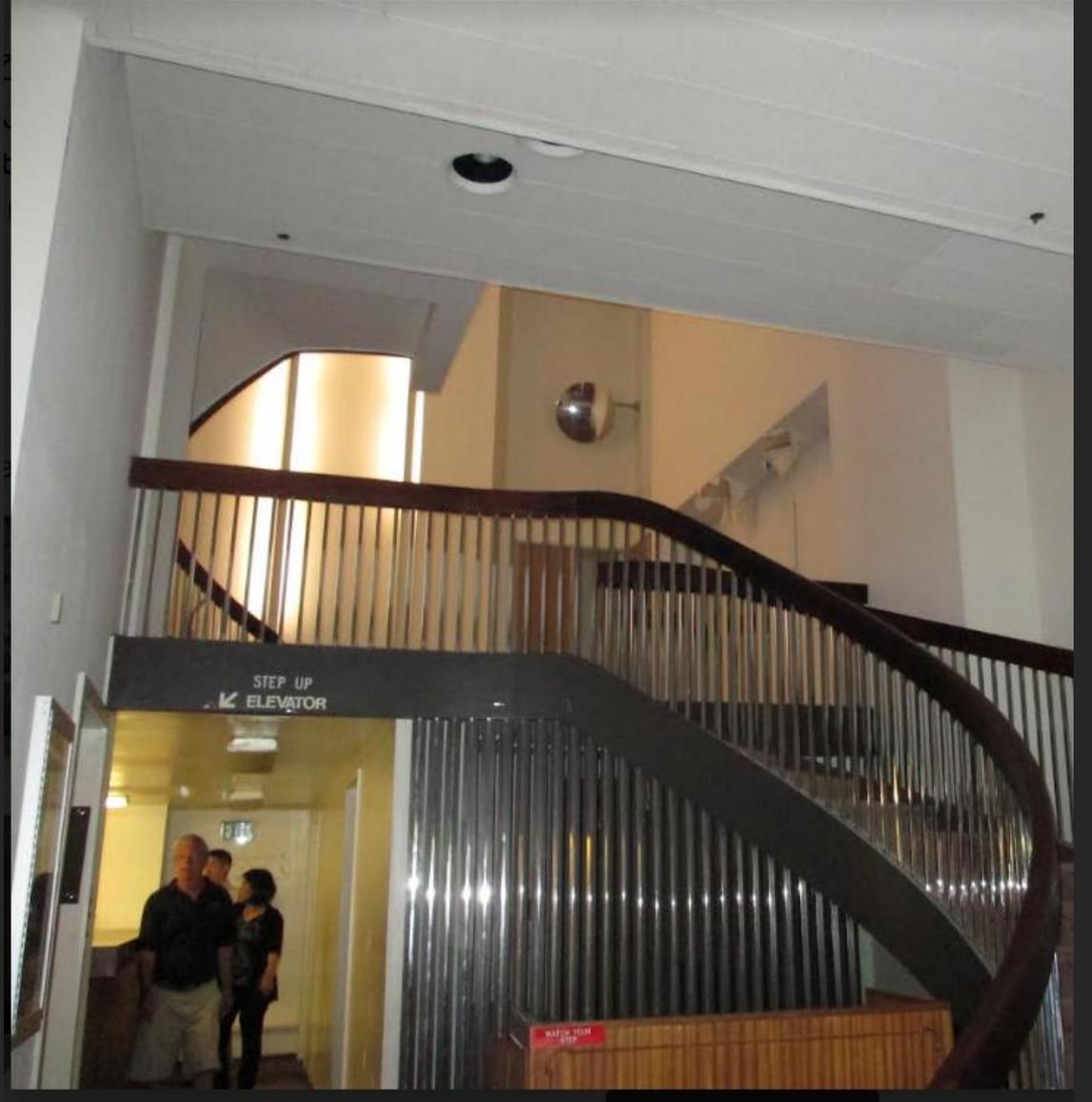
ARTS & ENTERTAINMENT



Local Demographics >1 of Listing







CLASSICAL MUSIC

HALL OF FAME

SCHENK

STARBUCKS COFFEE





STARBUCKS COFFEE

STARBUCKS COFFEE

ONE WAY
←

NO
FLUKE
ON WED

11th
St
1000-1100

NO
LEFT
TURN

NO
RIGHT
TURN

REALESTATE
3

Realty

RENT