



# 1224 RACE ST

CINCINNATI, OH 45202

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[VIEW VIDEO](#)

**CBRE**



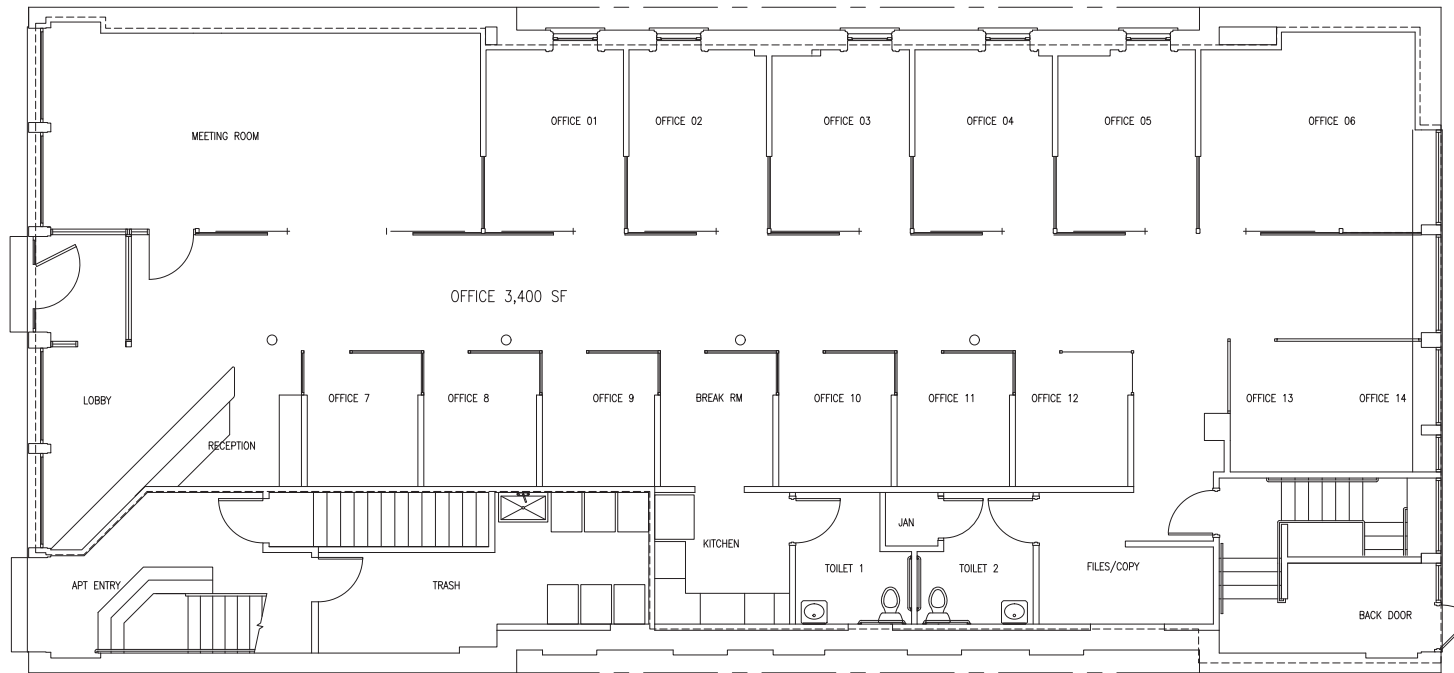
# property details

- + 1st Floor Office for Lease
- + 3,400 SF
- + \$22.50/SF Modified Gross + Separate Tenant Utilities/Janitorial
- + Excellent Move-in Ready Condition
- + Furniture Available
- + High-end Glass Finishes Throughout
- + Located on the Street Car Line
- + Across from Washington Park
- + Walkable to OTR Amenities
- + Ability to add Ground Level Signage





# floor plan





# nearby amenities





# nearby parking

## parking rates

1111 Walnut: \$150/month  
Washington Park: \$135/month  
1200 Elm: \$20/day



WASHINGTON  
PARK PARKING

An aerial photograph of a city grid, likely in St. Louis, Missouri. The image shows a dense arrangement of buildings, streets, and green spaces. Four specific parking locations are highlighted with callout boxes: Washington Park Parking (a large green area with a baseball field), 1224 Race St (a small orange box on a city block), 1111 Walnut Parking (a dark rectangular area on a city block), and 1200 Elm Parking (a dark rectangular area on a city block). The city grid is composed of numerous blocks, with streets running in a regular pattern. The buildings vary in height and style, typical of an urban environment. The green spaces are interspersed among the buildings, providing a mix of urban and natural environments.

1224  
RACE ST

1111 WALNUT  
PARKING

1200 ELM  
PARKING



# washington park

Washington Park is a 8 acre public park located in the heart of Over-the-Rhine.

The park is a hub of community activity, offering a variety of amenities and events for residents and local businesses.



Music Hall



Sherwin Williams Porch



18,000 SF Playground



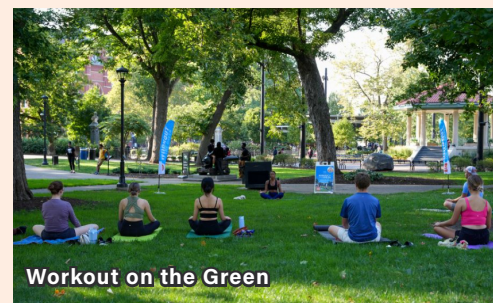
12,000 SF Dog Park



FC Cincinnati Pre Match at the Park



The City Flea



Workout on the Green



Washington Park Pavilion



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