

FOR LEASE

114 E 8th St Cincinnati, OH 45202



NABergman

Office | 3,000 - 16,000 SF

- Rate Reduction - \$12.50 PSF NNN
- 16,000 SF Office Building for Lease, divisible to 3,000 SF
- TIA package available to qualified Tenants
- Prime Location in the heart of Downtown Cincinnati
- 2 Blocks from the Hamilton County Courthouse
- Move-In Ready
- Furniture Available

Available Spaces

Spaces	Lease Rate	Size (SF)
114 E 8th Street - Whole Building	\$12.50 SF/yr	16,000



PROPOSED REDERING
OPTION 1



PROPOSED REDERING
OPTION 2

✉ **Matt Hiudt**
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✉ **Ryan Van Dulman**
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OFFERING SUMMARY

Available SF: 3,000 - 16,000 SF

Lease Rate: \$12.50 SF/yr (NNN)

Year Built: 1905

Building Size: 16,400

Market: Downtown

LOCATION OVERVIEW

The Citadel Office is located in Downtown Cincinnati, where history meets modernity and business thrives. The location is surrounded by a mix of corporate headquarters, restaurants, and cultural attractions. Just steps away from Fountain Square, while the proximity to the Cincinnati Bell Connector streetcar line ensures easy access to the city's attractions. The area offers diverse dining options, from casual eateries to upscale restaurants, making it an ideal setting for client meetings and team lunches. The Citadel is located on 8th street in between Walnut and Main, which provides the perfect environment for offices seeking a prestigious and convenient address.

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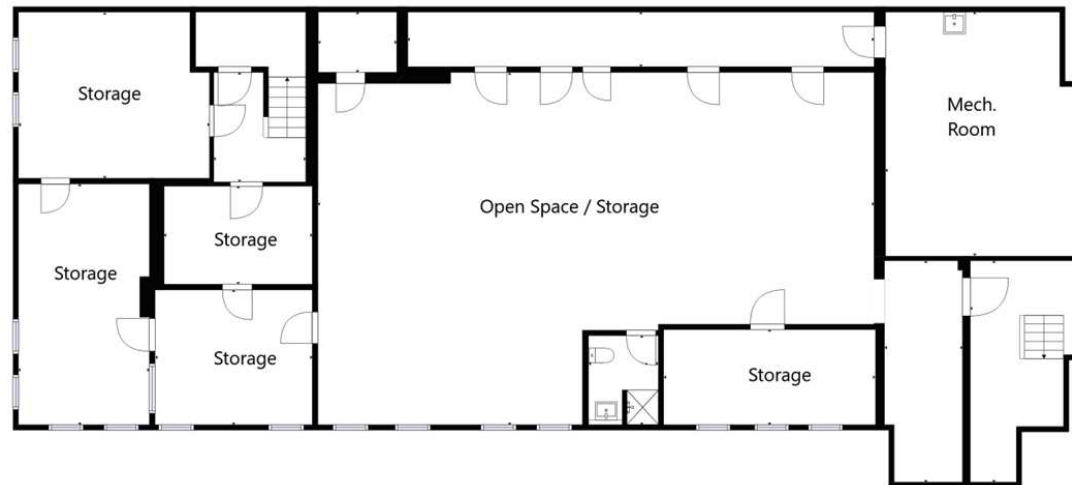
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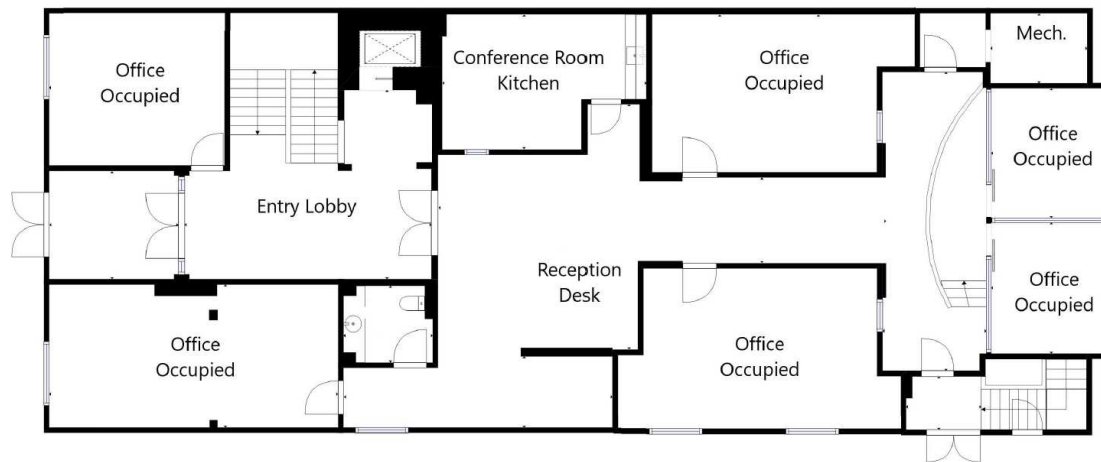
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Basement



1st Floor



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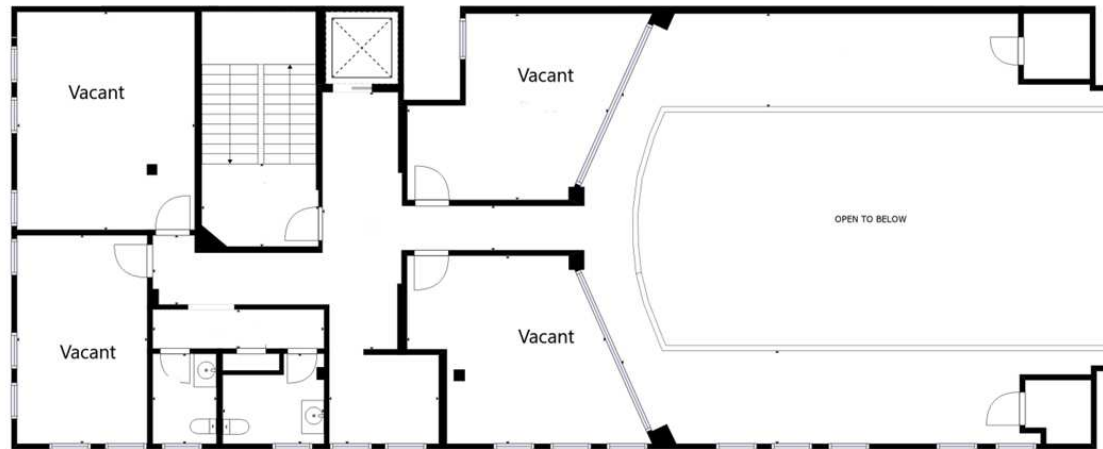
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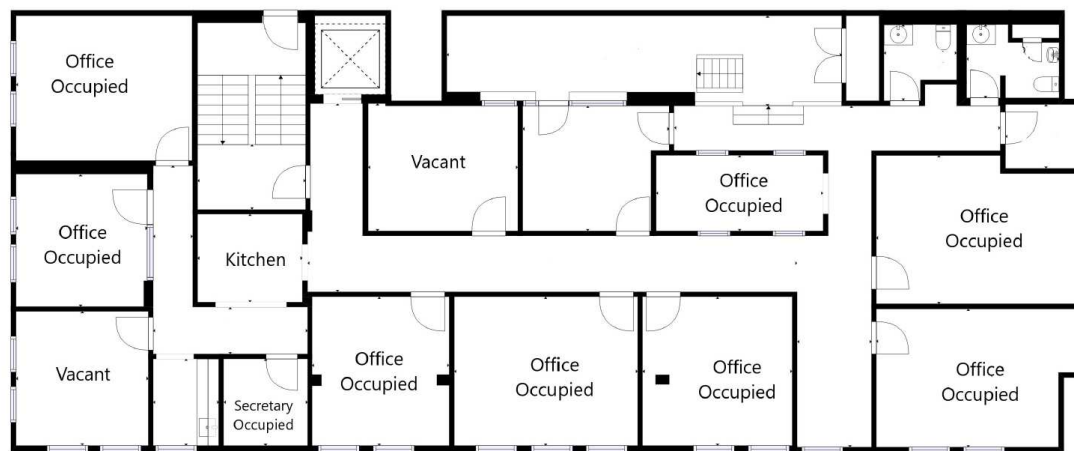
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2nd Floor



3rd Floor



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4th Floor



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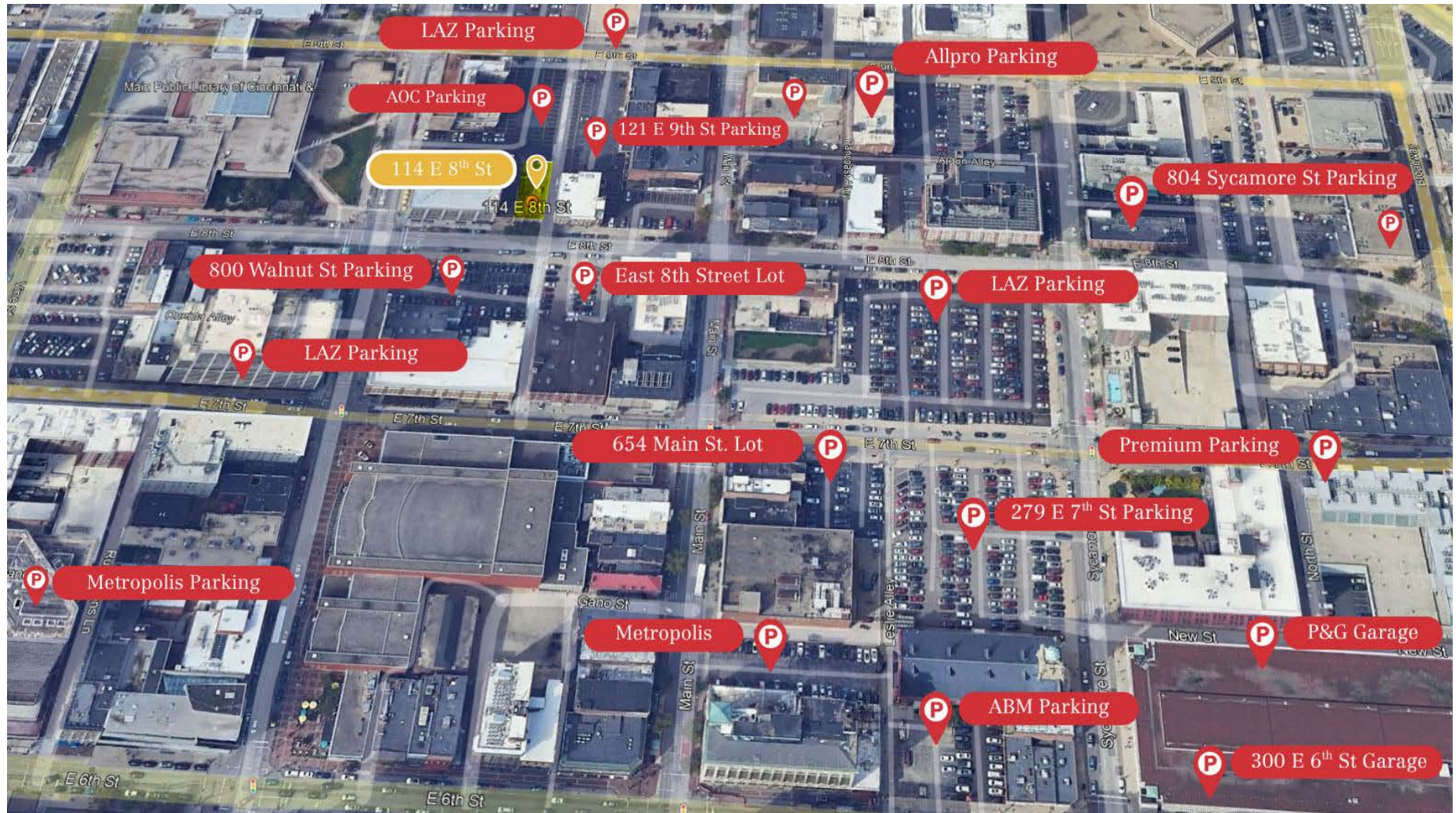
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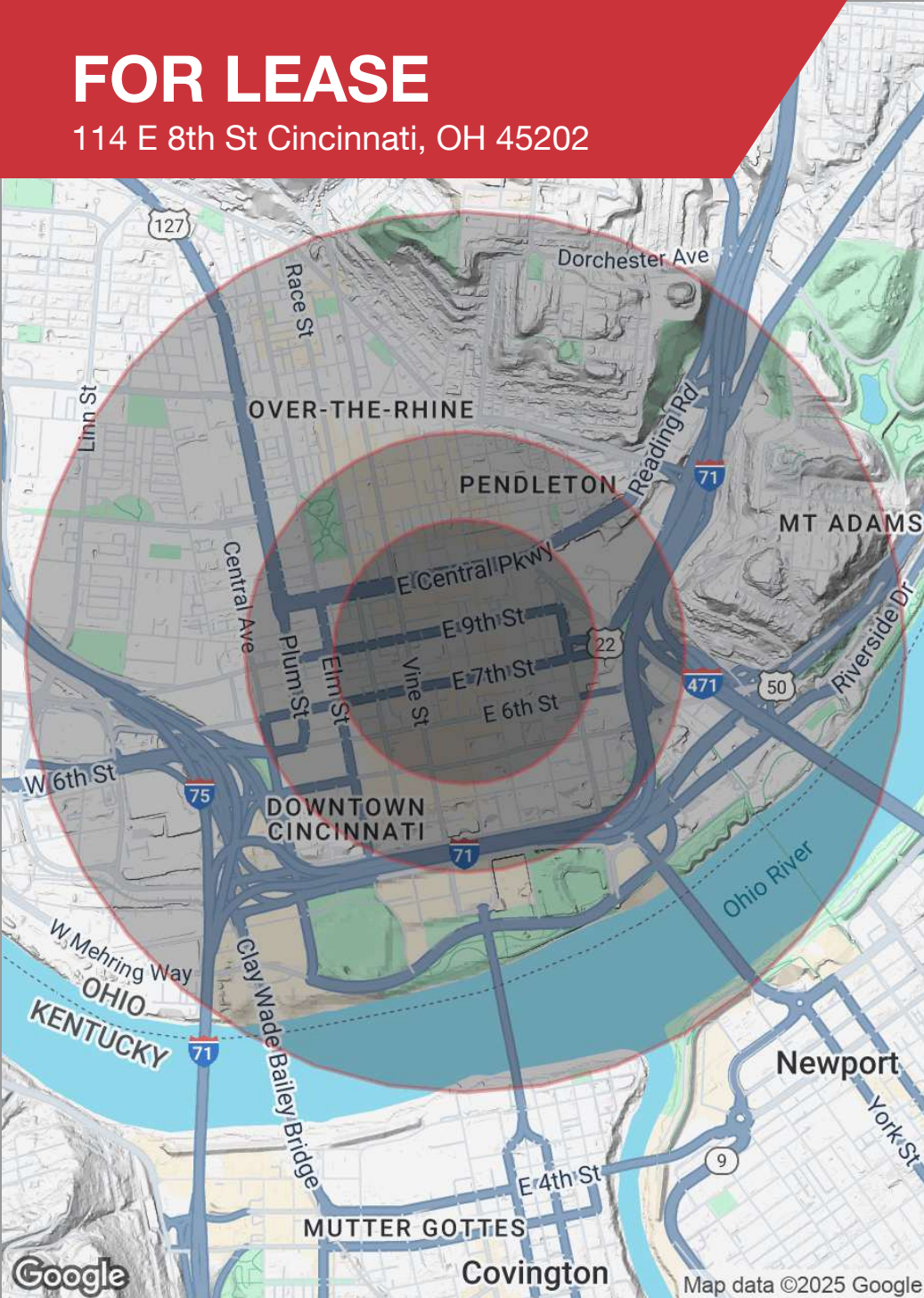
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	2,892	9,073	20,824
Median age	38	37	37
Median age (male)	38	37	37
Median age (Female)	39	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	1,395	5,139	11,247
# of persons per HH	2.1	1.8	1.9
Average HH income	\$148,996	\$126,141	\$107,543
Average house value	\$456,518	\$501,731	\$483,319

** Demographic data derived from 2020 ACS - US Census*

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