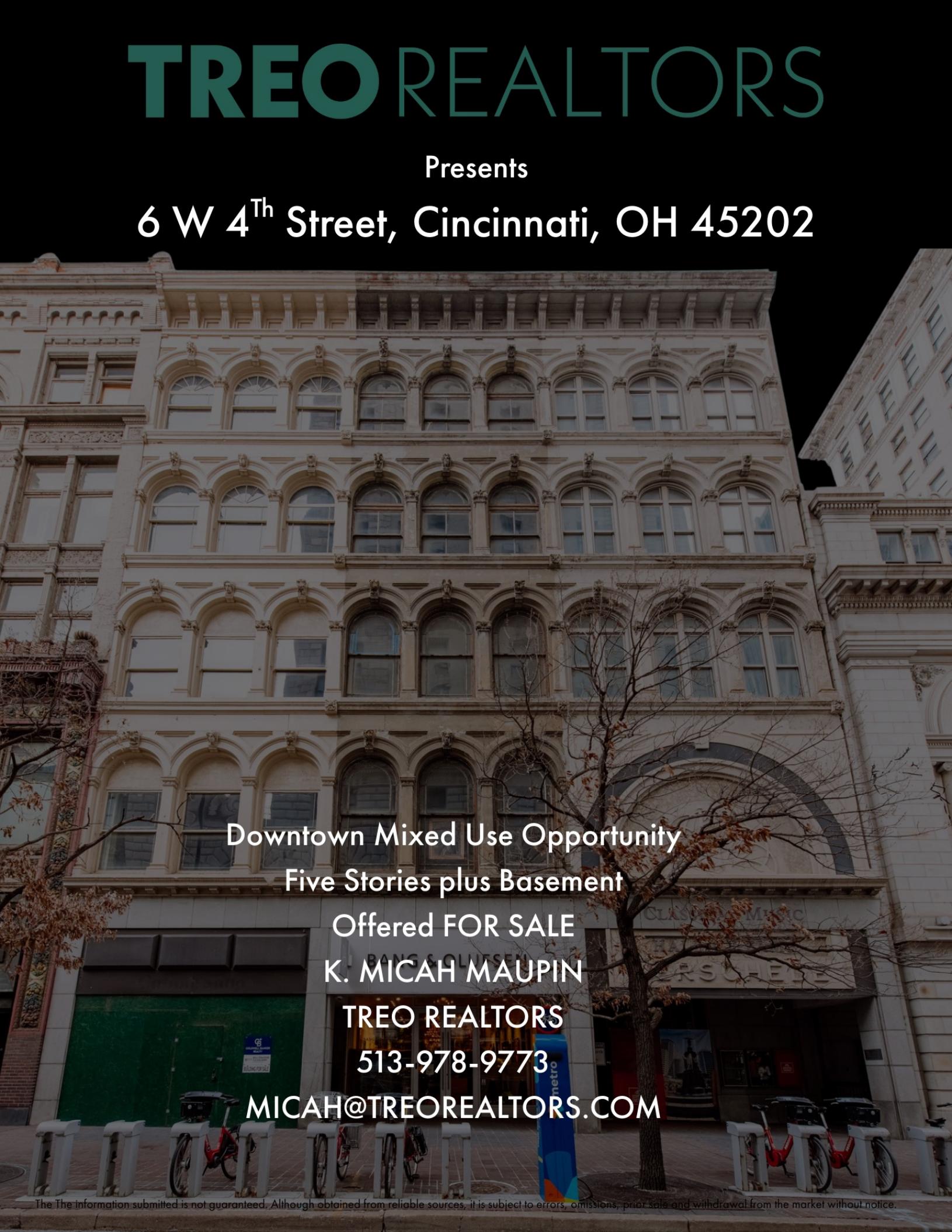


TREO REALTORS

Presents

6 W 4TH Street, Cincinnati, OH 45202



Downtown Mixed Use Opportunity
Five Stories plus Basement

Offered FOR SALE

BANG & OLUFSEN
K. MICAH MAUPIN

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Executive Summary

A downtown Cincinnati vertical asset featuring a finished street level storefront and flexible upper floors configured as gallery and loft style space. Delivered owner occupied with no leases in place, providing immediate control for an owner user, mixed use, or lease up strategy.

HIGHLIGHTS

Approx 10,500 SF total, roughly 2,000 SF per floor plus basement

Finished first floor storefront with about 20 feet of frontage

Working elevator

Updates MEP

Roof replaced in 2022

HVAC served by two high efficiency gas furnaces

No sprinkler system

Parking nearby at Mabley Place Garage

Walkable to Fountain Square Duke Energy Convention Center and core CBD destinations

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Investment Highlights

WHY THIS WORKS

- Street presence on a prime downtown corridor
- Multiple use paths without waiting on lease expirations
- Strong live work and creative office appeal
- Retail plus upper floor optionality
- Downtown location that sells itself in a tour

BUYER PROFILE

- Owner user headquarters
- Creative studio and gallery operator
- Mixed use buyer seeking residential over retail
- Value add investor pursuing lease up

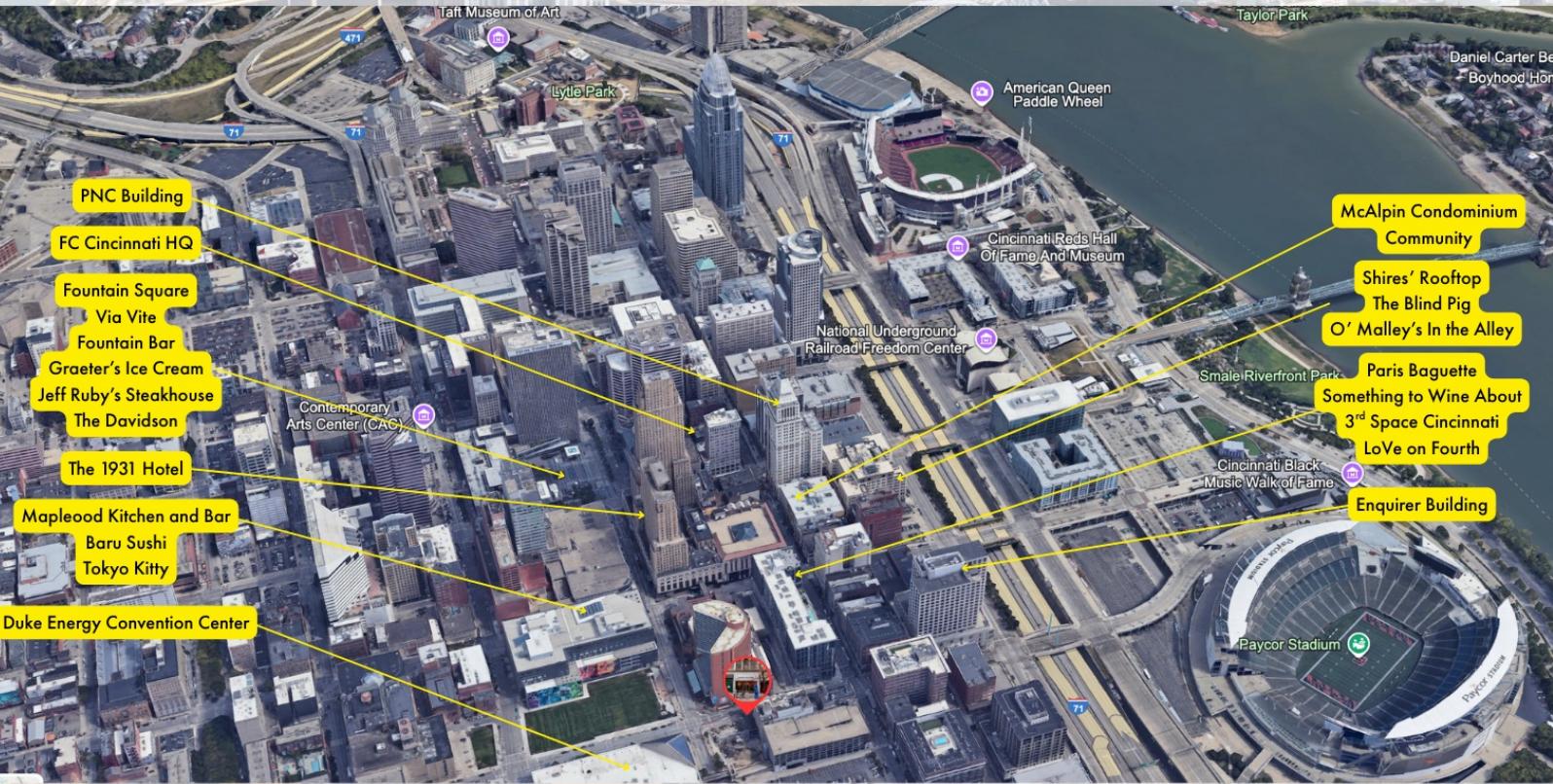
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Downtown Cincinnati Location and Demographic



Demographics:	1-Mile	3-Mile	5-Mile
Population:	23,322	159,339	327,964
Daytime Employees:	118,682	246,931	306,647
Avg. HH Income:	\$108,811	\$76,606	\$78,865
Avg.# of Households:	13,031	72,813	144,142

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Property Facts

Building:

Five stories plus basement

Size:

approx 10,500 SF,
≈ 2,000 SF per floor

Frontage:

≈ 20 feet on W 4th

Elevator:

Fully Functional

HVAC:

Two high efficiency gas furnaces

Sprinklers:

None

Roof: replaced:

2022

Parking:

Mabley Place Garage

Zoning:

DD Downtown Development District, buyer
to verify permitted uses and requirements

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Floor Plan Summary

Basement:

Utility, storage, and mechanical potential, buyer to verify

First floor:

Finished storefront space

Second floor:

Gallery style open space

Third floor:

Open space plus 1 bedroom and 1 bathroom

Fourth floor:

Open space plus 1 bedroom and 1 bathroom

Fifth floor:

Open space plus 1 bedroom and bathroom rough in

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Street Level Store Front

High visibility storefront space ideal for retail, showroom, studio, or client facing business use. Strong frontage and downtown walkability create natural brand exposure.



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Gallery Style Open Space

Open, flexible layout suited for gallery, creative office, studio, or eventable workspace. A strong fit for concepts that benefit from downtown energy and a unique interior experience.



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Loft Style Space



This photo is virtually staged.



Open floor plan with a private bedroom and bathroom. Suitable for live work use or conversion to private office suite concepts, subject to code and permitting.

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Loft Style Space

Similar configuration to the third floor, offering repeated unit logic that can support a multi suite approach or an owner user who wants separation by function.



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Top Floor Upside

Similar configuration to the third floor, offering repeated unit logic that can support a multi suite approach or an owner user who wants separation by function.



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