



Office & Retail Space

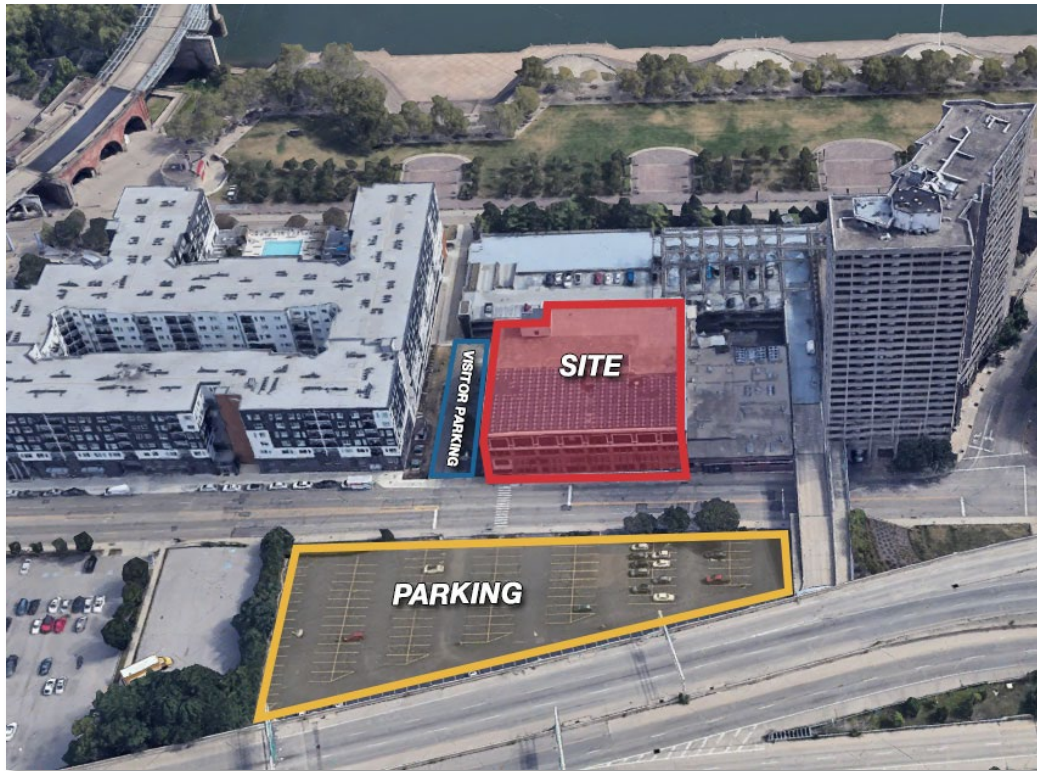
For Lease

537 East Pete Rose Way Cincinnati, OH 45202



Property Highlights

- Available Square Footage Ranging From 4,000 - 40,000 +/-
- Up To 1 Year Abatement On Net Rent for Minimum 5 Year Lease
- Multiple Suites Available
- Rates Ranging from \$12.00-\$25.00 PSF - Modified Gross
- Flexible Lease Terms
- Turn-Key Suites Available
- Executive Furniture Available
- 2 / 1000 Parking Ratio Included
- Onsite Fitness Center Included in Rate
- Amazing City and Scenic River Views
- Easy Highway Access
- Walking Distance to The Banks, Fountain Square, and Newport on the Levee
- Building Signage Available
- On-Site Building Management
- Front Desk Attendant
- Visitor Parking Available



Available Spaces

First Floor	VIDEO TOUR HERE	16,804 SF - \$16 MG
Second Floor	VIDEO TOUR HERE	4,000 - 26,930 SF - \$12 MG
Fourth Floor		4,000 SF - \$25 MG
Ground Level Retail	VIDEO TOUR HERE	10,720 +/- SF - \$16 MG
Lower Level Office	VIDEO TOUR HERE	10,126 SF - \$12 MG
Storage 1		2,700 SF - \$12 MG
Storage 2		2,700 SF - \$12 MG

Building Information

Building Size	112,000 SF
Building Class	B +
Tenancy	Multiple
Number of Floors	5
Year Built	1926
Year Last Renovated	2018
Visitor Parking Spaces	12
Included Parking For Office Tenants	2/1000
Elevators	2 Passenger
Security System	Security Cameras & Key Card System

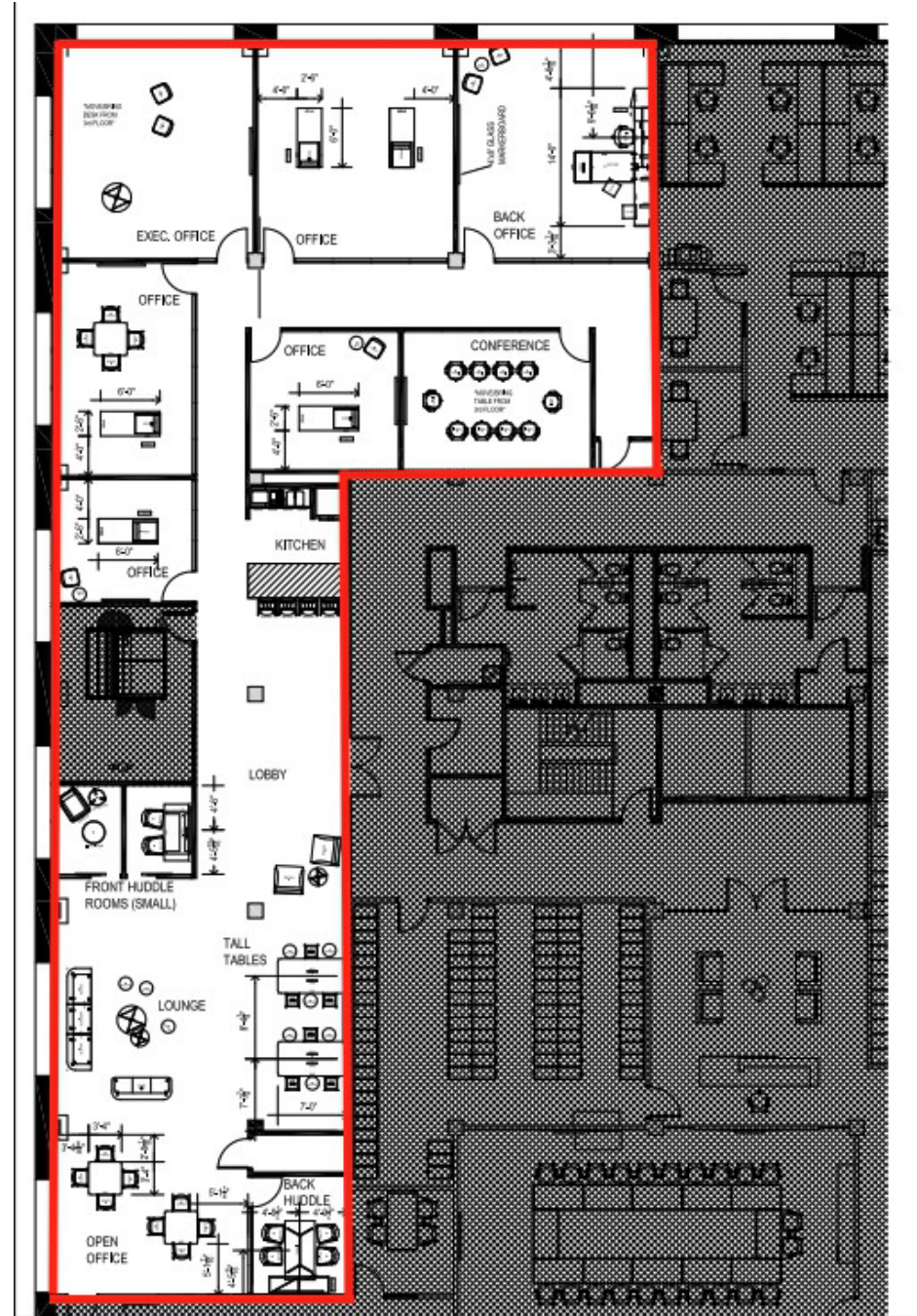
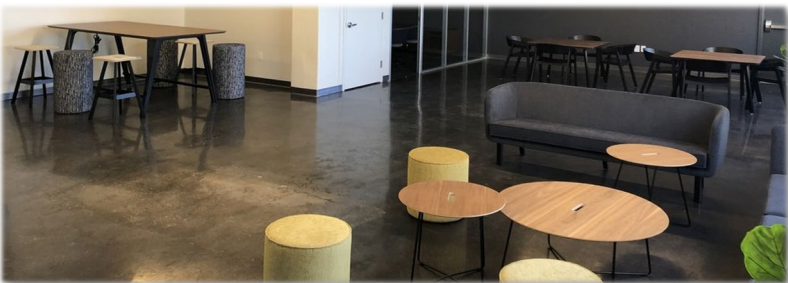
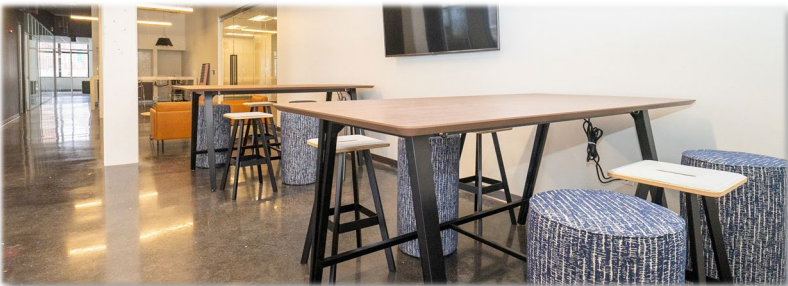


Second Floor / Floor Plan

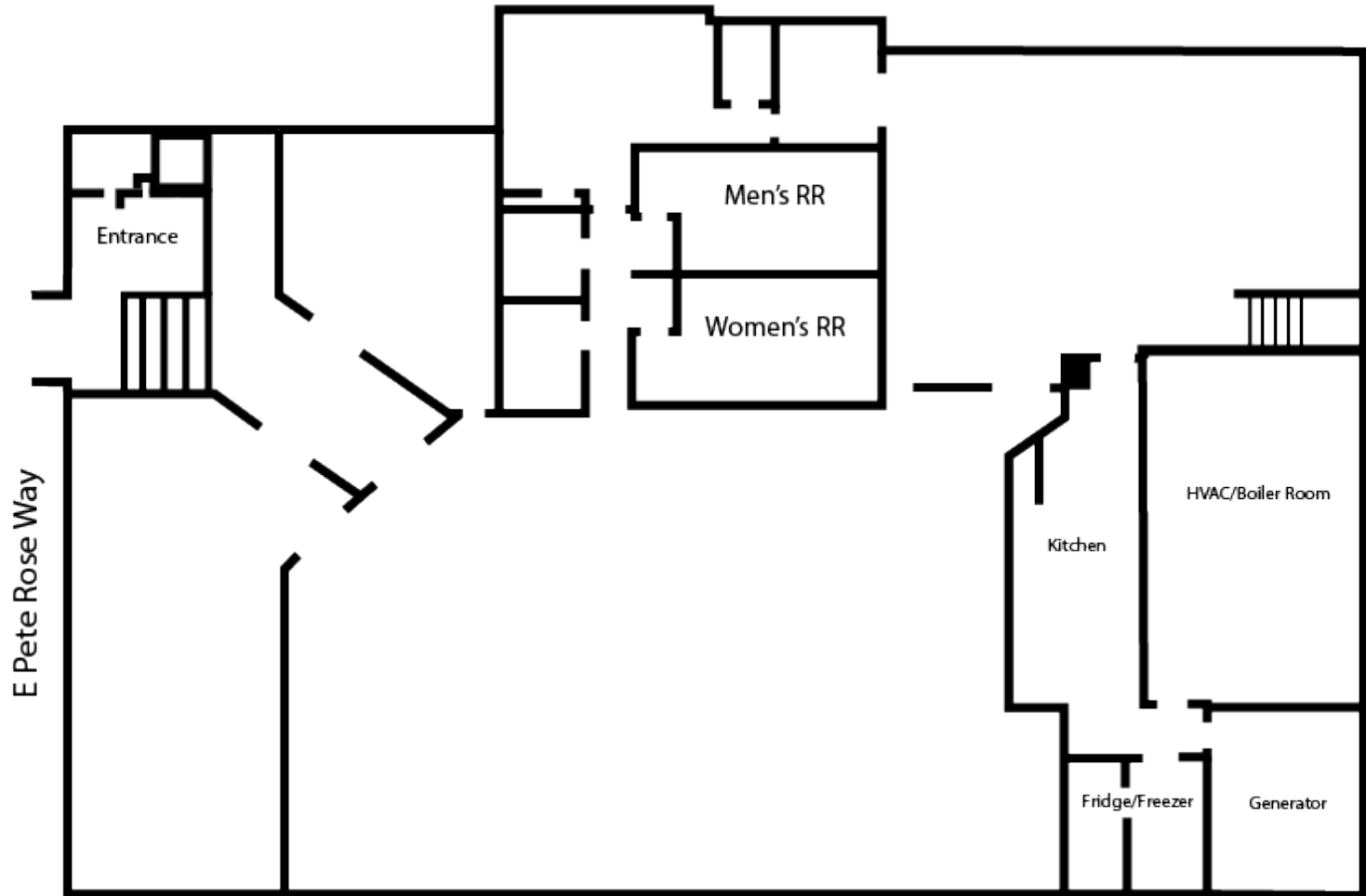


4,000 – 26,930 SF

Fourth Floor / Floor Plan

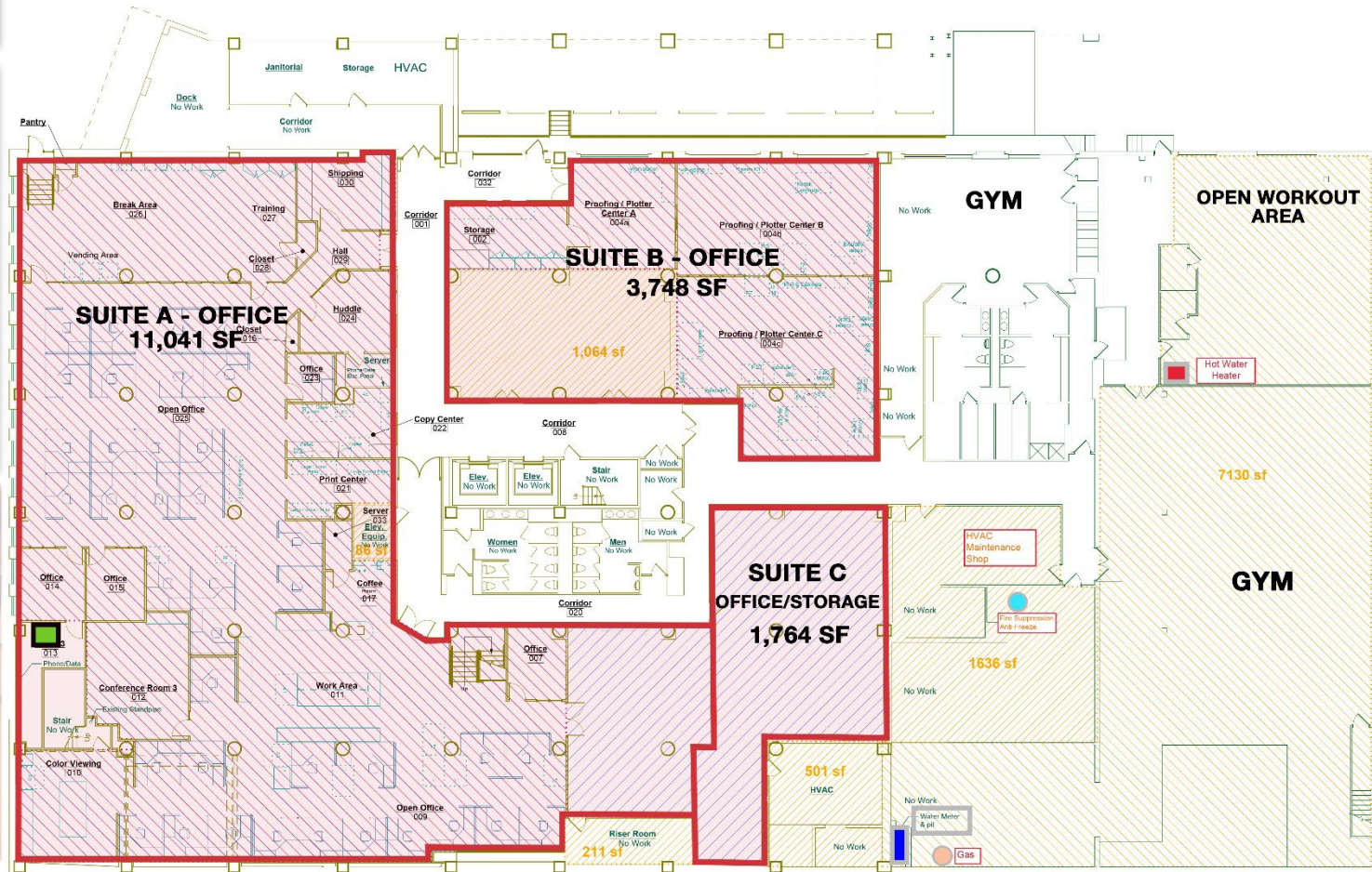
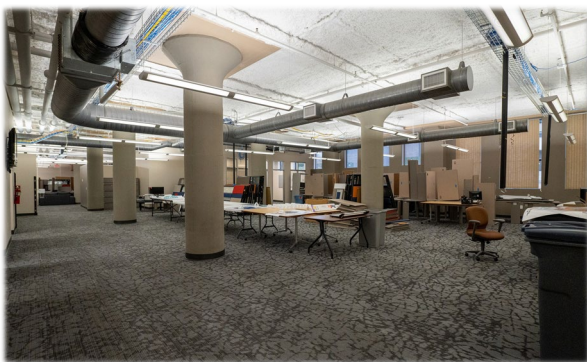


Approx. 4,000 SF



Retail or Office
10,720 +/- SF

Lower Level / Floor Plan





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