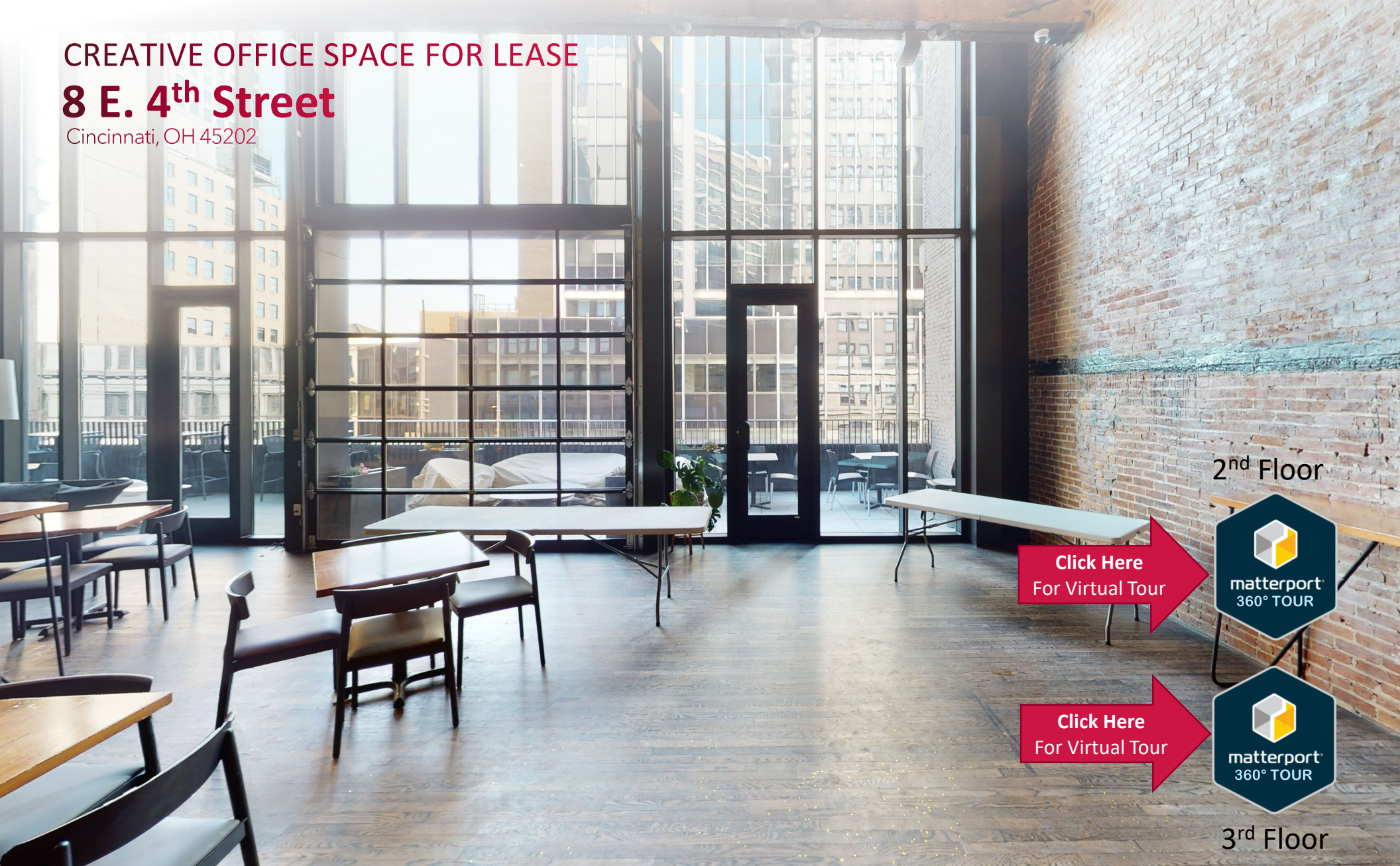


CREATIVE OFFICE SPACE FOR LEASE

8 E. 4th Street

Cincinnati, OH 45202



2nd Floor

Click Here
For Virtual Tour



Click Here
For Virtual Tour



3rd Floor

Dan McDonald
dan.mcdonald@lee-associates.com
D 513.588.1113

Stewart Devitt
stewart.devitt@lee-associates.com
D 513.588.1841

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



CREATIVE OFFICE SPACE FOR LEASE

8 E. 4th Street

Cincinnati, OH 45202

AVAILABLE: 2,209 – 10,594 SF

PRICING: \$21.00 PSF MG

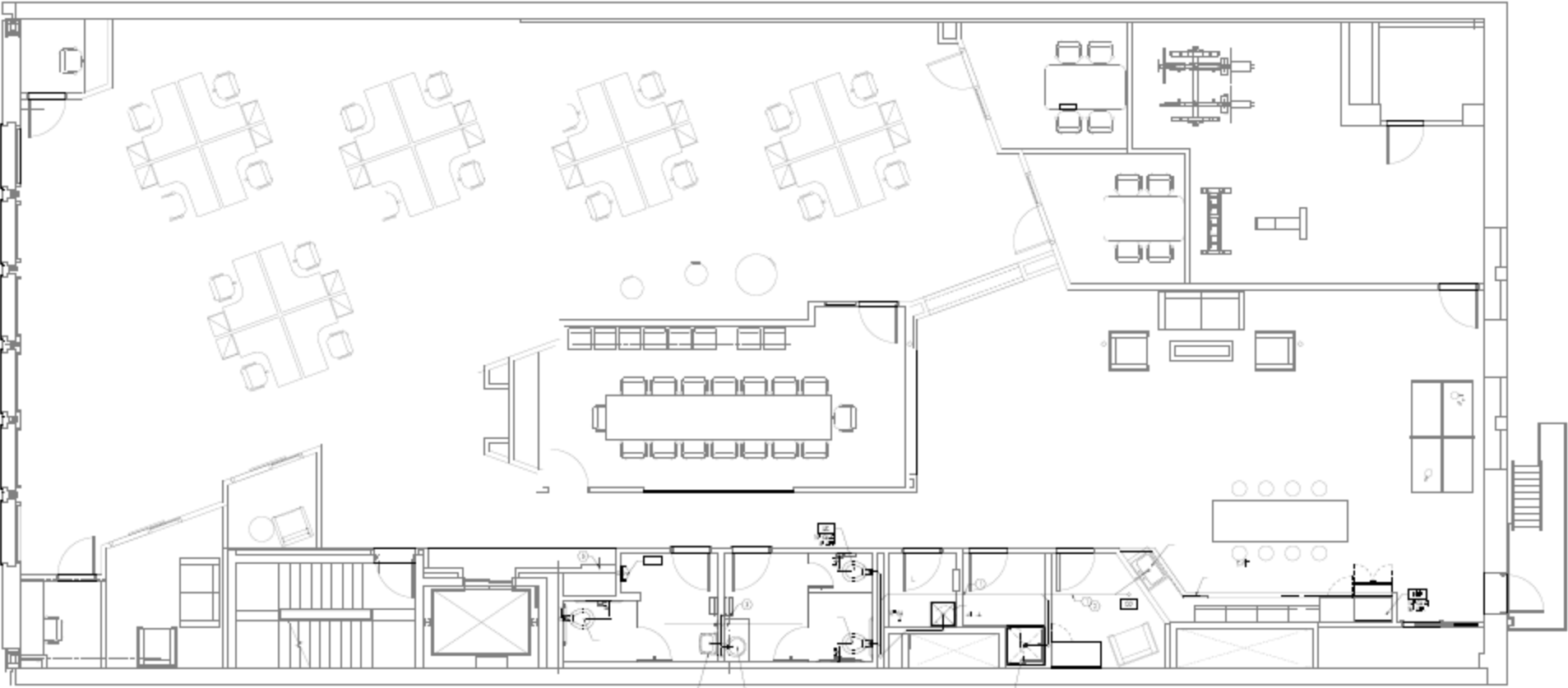
Tenant to pay utilities & janitorial

PROPERTY HIGHLIGHTS:

- 2ND Floor- 5,624 SF
- 3RD Floor- 4,970 SF
- Divisible by floor
- Floor-to-ceiling windows allow ample natural light
- Building signage available
- Opportunity to join the popular Sleepy bee Café (1st Floor)
- Located near prime downtown corner of 4th & Vine Streets in the heart of the Central Business District

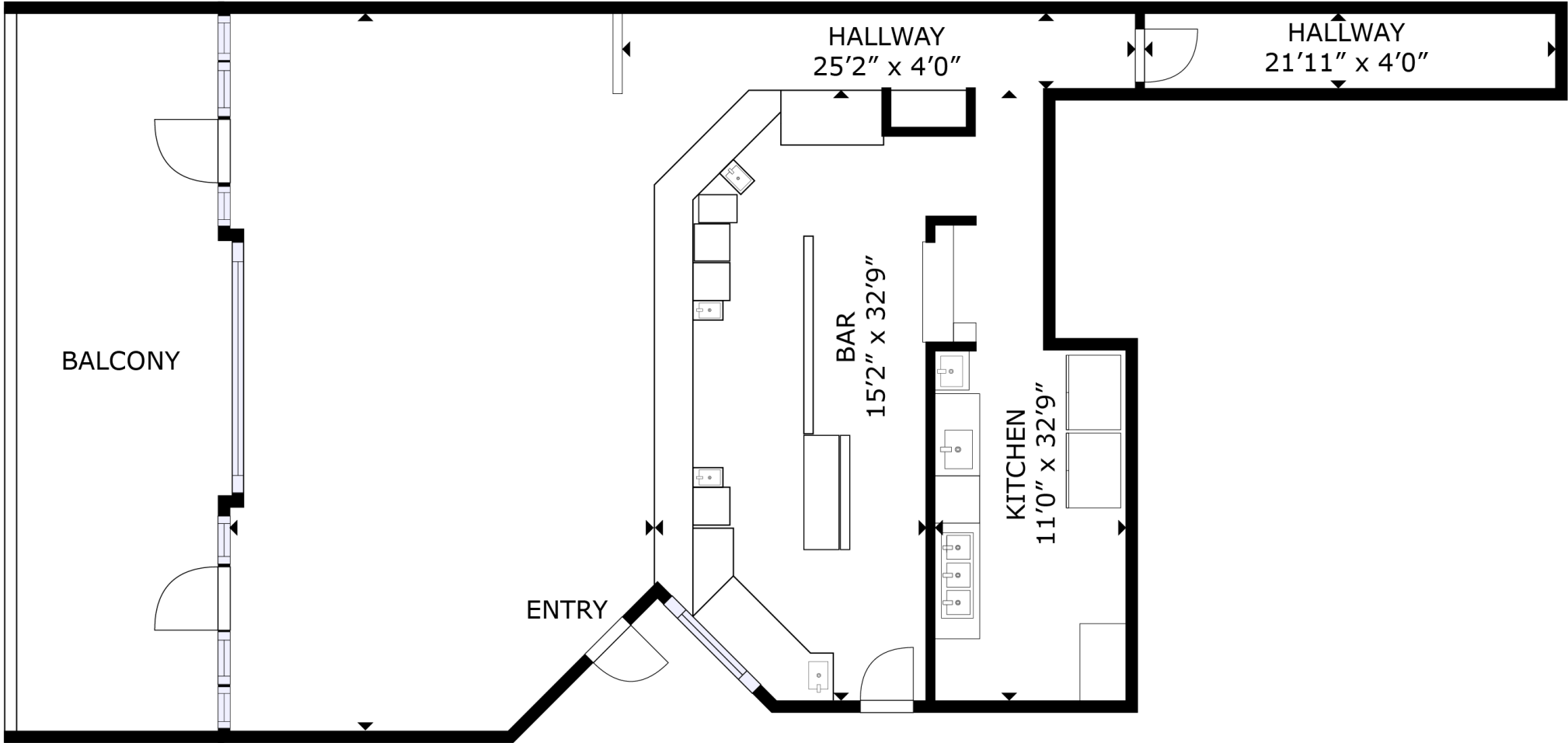
2ND FLOOR – 5,624 SF

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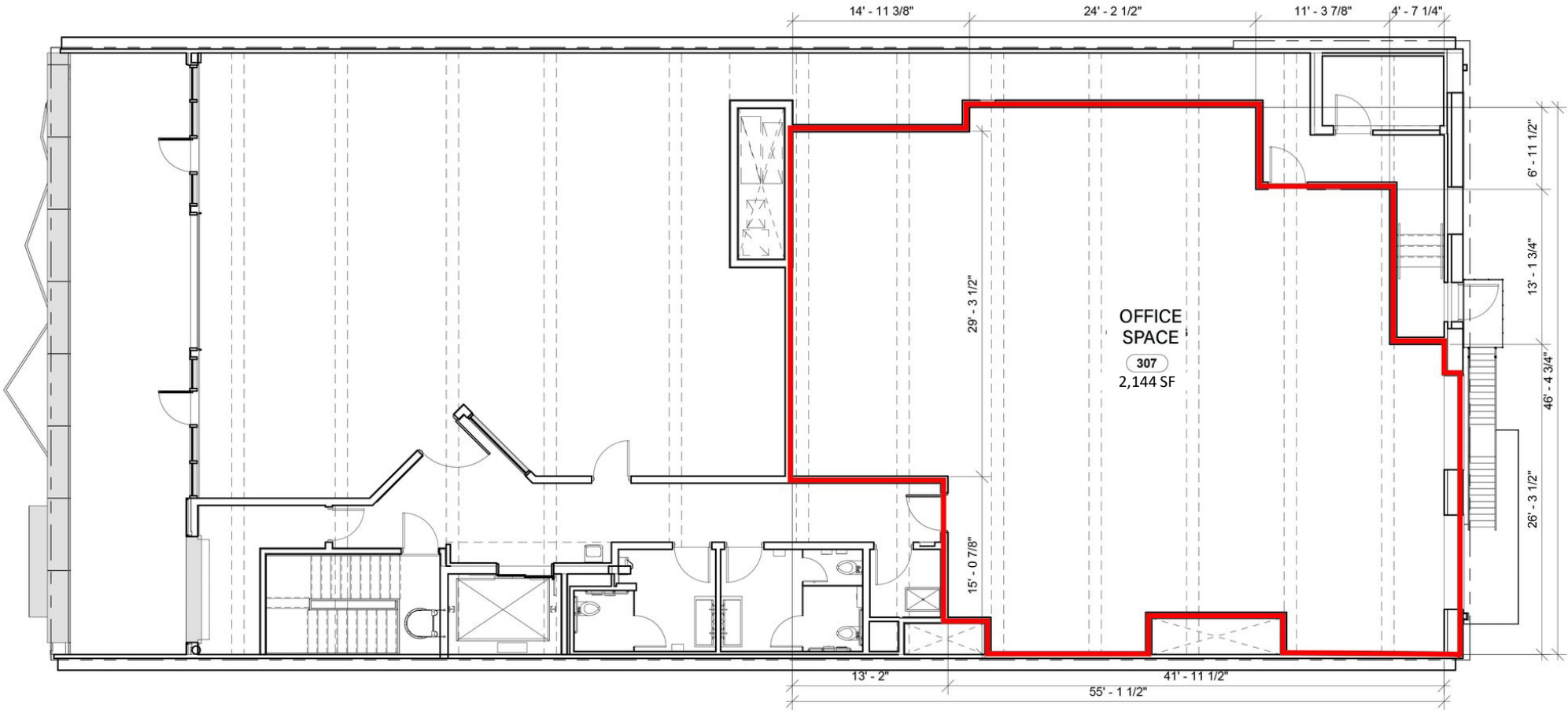
FRONT AREA- 3RD FLOOR – 2,209 SF

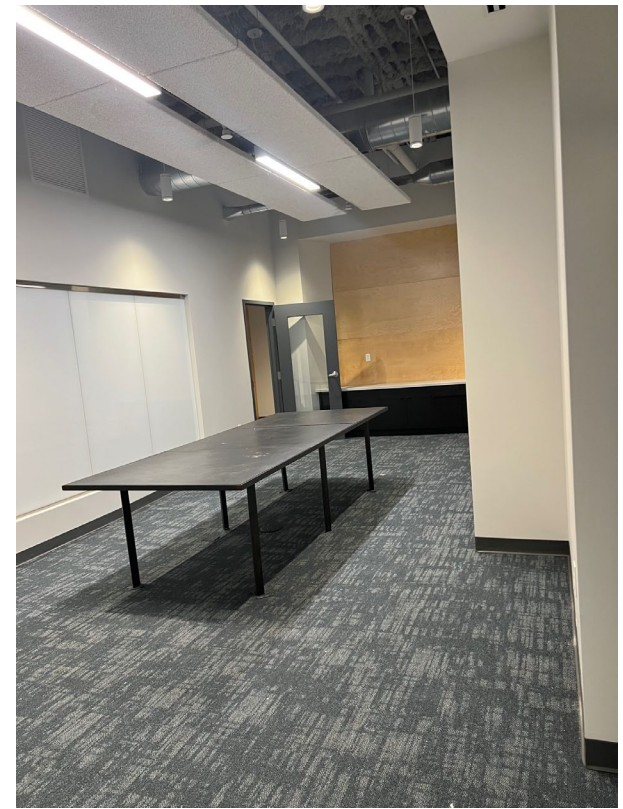
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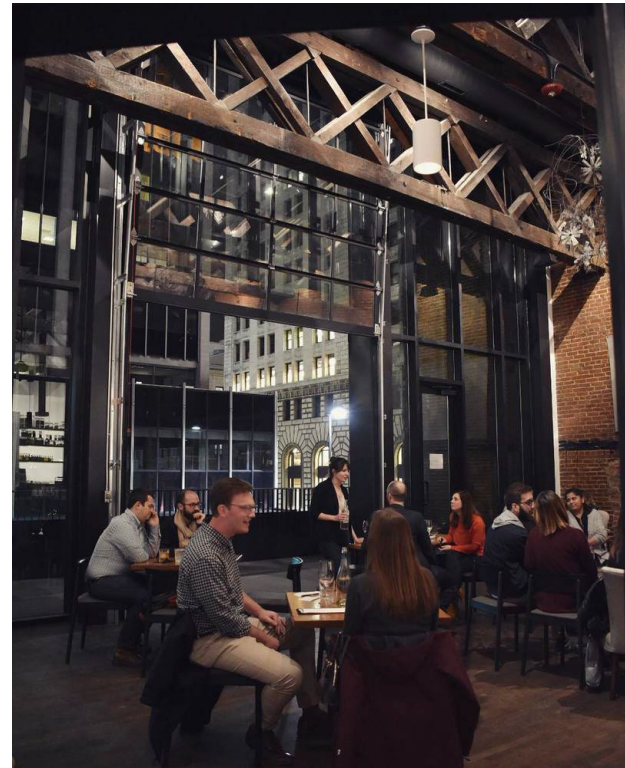


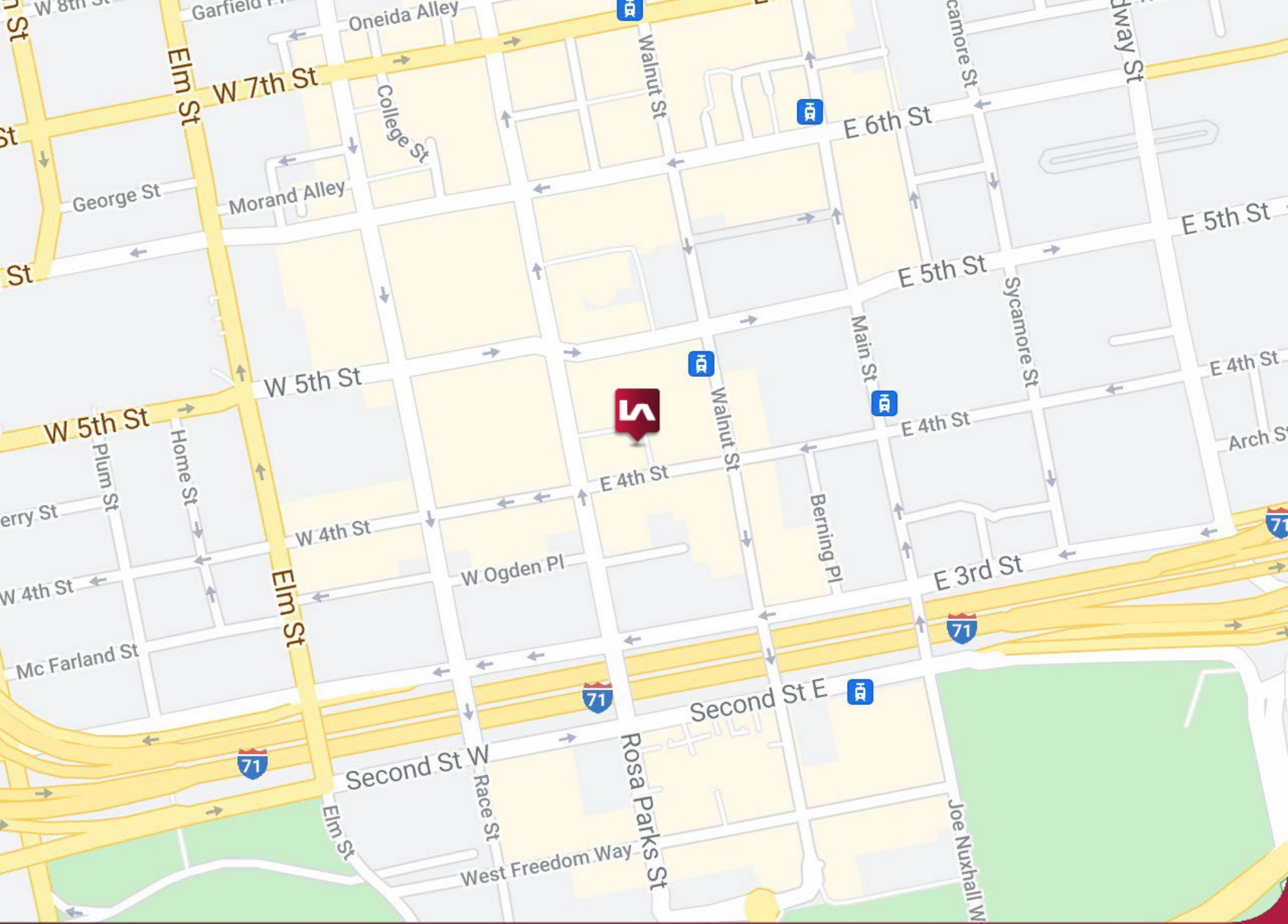
FLOOR PLAN

3RD FLOOR – 2,144 SF

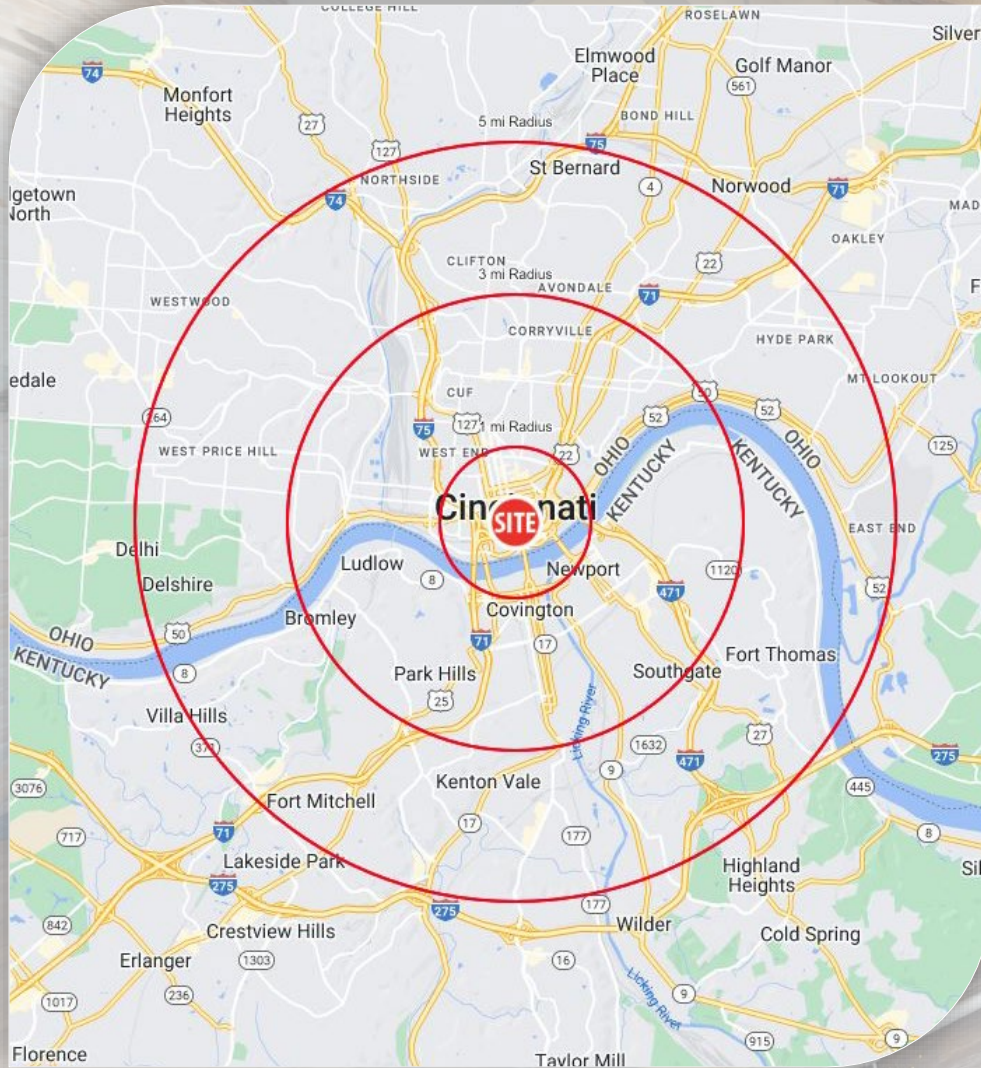








DEMOGRAPHICS



	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	15,529	135,974	297,823
2027 Projected Population	15,958	138,695	302,072
2020 Census Population	15,666	136,177	298,142
2010 Census Population	15,723	133,899	294,609
Projected Annual Growth 2022 to 2027	0.6%	0.4%	0.3%
Historical Annual Growth 2010 to 2022	-	0.2%	0.1%
Households			
2022 Estimated Households	9,035	61,940	131,057
2027 Projected Households	9,253	62,894	131,952
2020 Census Households	9,072	61,830	130,699
2010 Census Households	7,712	58,402	126,118
2022 Est. Average Household Income	\$108,042	\$73,585	\$81,624
2022 Est. Median Household Income	\$77,593	\$52,589	\$57,667
2022 Est. Per Capita Income	\$64,327	\$34,170	\$36,319
Daytime Demographics			
2022 Est. Total Businesses	3,467	8,629	13,600
2022 Est. Total Employees	68,280	156,251	210,156

