



105
WEST 4TH
STREET

THE RESERVE
AT 4TH & RACE

the
PFEIFFER
group

selling by design

CHRIS PFEIFFER
REALTOR® | ARCHITECT
(513) 374-6494
cpfeiffer@comey.com

**Comey &
Shepherd**
REALTORS.



105 WEST 4TH STREET

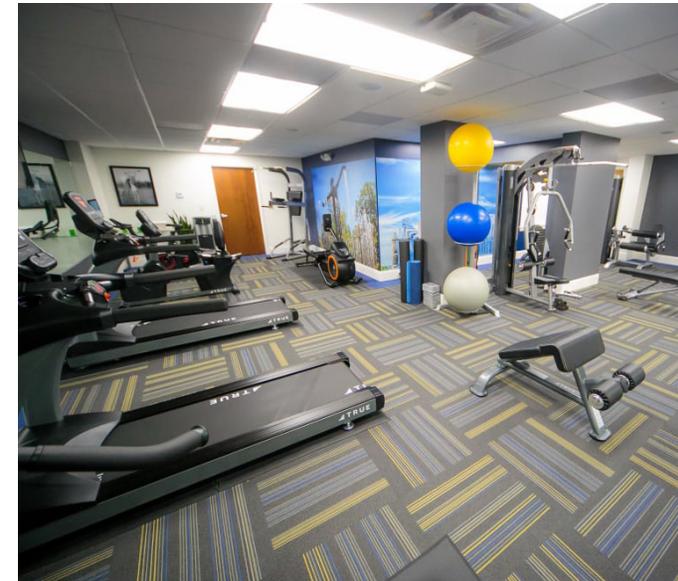
The Reserve at 4th and Race is an elegant, contemporary 15-story mixed-use commercial office & residential apartment building originally constructed in 1927 as the Federal Reserve Bank of Cleveland. Original historic details were painstakingly restored to compliment a stunning rooftop patio for building occupants to take full advantage of elevated views. Located in the West Fourth Street Historic District of Cincinnati, the building went through an extensive remodel and was the recipient of the 2013 Rehabilitation Award from the Cincinnati Preservation Association.

FEATURES

- Multiple office spaces and configurations available from:
Sub-basement = 6,000 SF (\$10/SF)
Basement = 9,167 SF (\$13/SF)
Second Floor = 406 - 4,158 SF (\$18/SF)
Third Floor = 8,879 SF (\$18/SF)

*Sub-Basement, Basement, Second & Third Floors may be combined through stair & elevator access for up to 28,204 SF total Contiguous area

- Shared building amenities include lounge, fitness & rooftop deck
- Unique historic property
- Professional office environment with building manager on site
- Central downtown address - close proximity to Fountain Square, numerous bars & restaurants, hotels, the Cincinnati Convention Center and the Banks
- Amazing Downtown Views from upper floors
- Abundant parking available nearby



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FLOOR PLAN

SUB-BASEMENT FLOOR PLAN



AVAILABLE
6,000 SF (\$10/SF)



FOURTH STREET

STAIRWAY
CONNECTION TO
BASEMENT

RACE STREET



FLOOR PLAN

BASEMENT FLOOR PLAN

AVAILABLE
9,167 SF (\$13/SF)





FLOOR PLAN

LOBBY

 AVAILABLE



FIRST FLOOR LOBBY



FLOOR PLAN

SECOND FLOOR

AVAILABLE
8,879 SF (\$18/SF)



STAIRWAY CONNECTOR
TO 3RD FLOOR

RACE STREET

FOURTH STREET



FLOOR PLAN

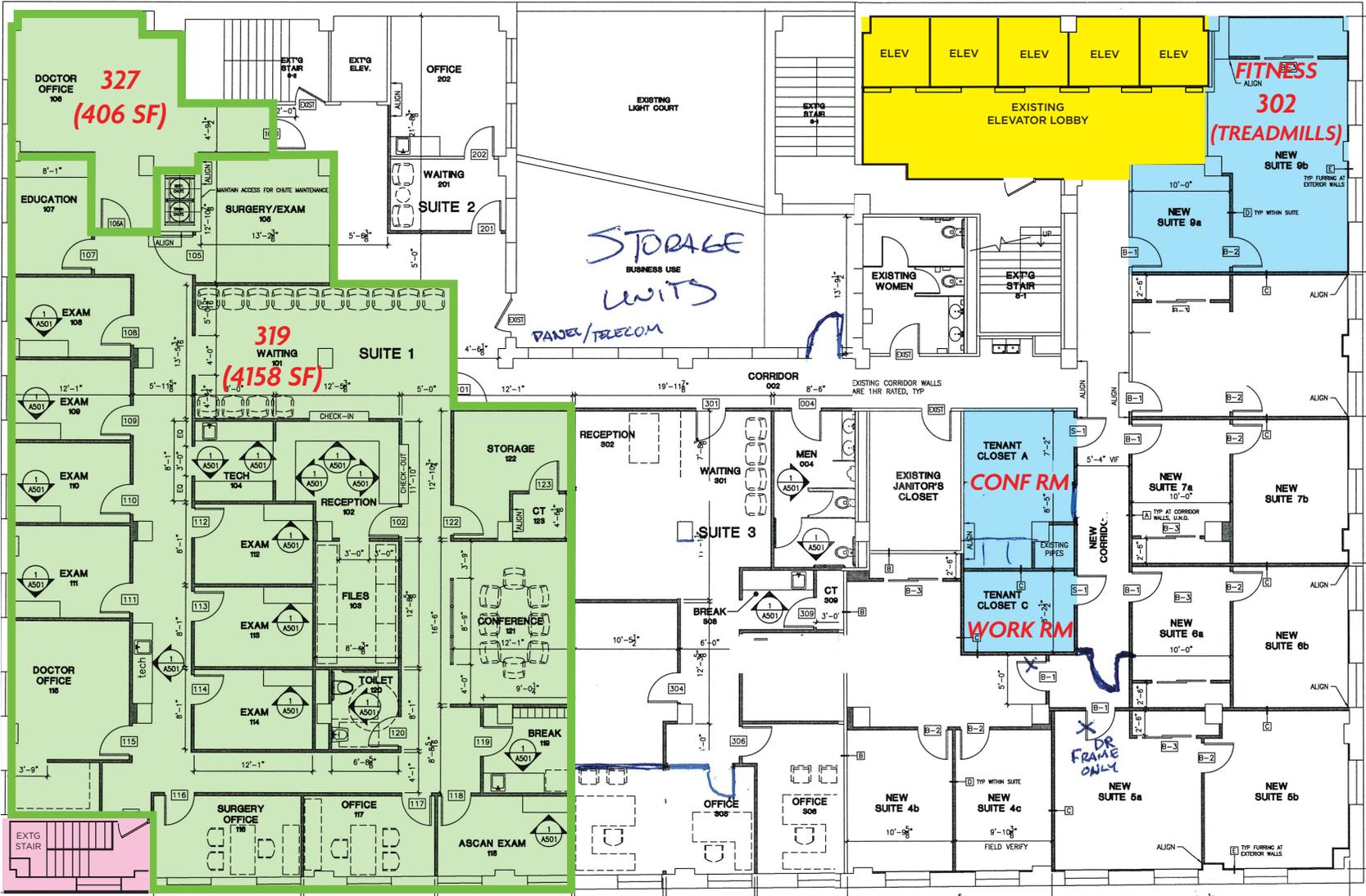
THIRD FLOOR



AVAILABLE



COMMON AREA
(CONF/WORK RM & FITNESS)



FOURTH STREET

STAIRWAY CONNECTOR
TO 2ND FLOOR

RACE STREET

