



**OFFERING SUMMARY**

<b>LEVEL 2:</b>	1,315 SF
<b>LEASE RATE:</b>	\$2,027.29/ month
<b>LEVEL 1:</b>	1,179 SF
<b>LEASE RATE:</b>	\$1,817.62/ month
<b>YEAR BUILT:</b>	1975

**PROPERTY OVERVIEW**

Located on Erie Avenue in Hyde Park, this is a two-level office building, that is 21,000 square feet. The property has off-street parking and signage on Erie Avenue.

**PROPERTY HIGHLIGHTS**

- ADA Accessible
- Across from the District 2 Police Station
- At the corner of Tarpis and Erie Avenue

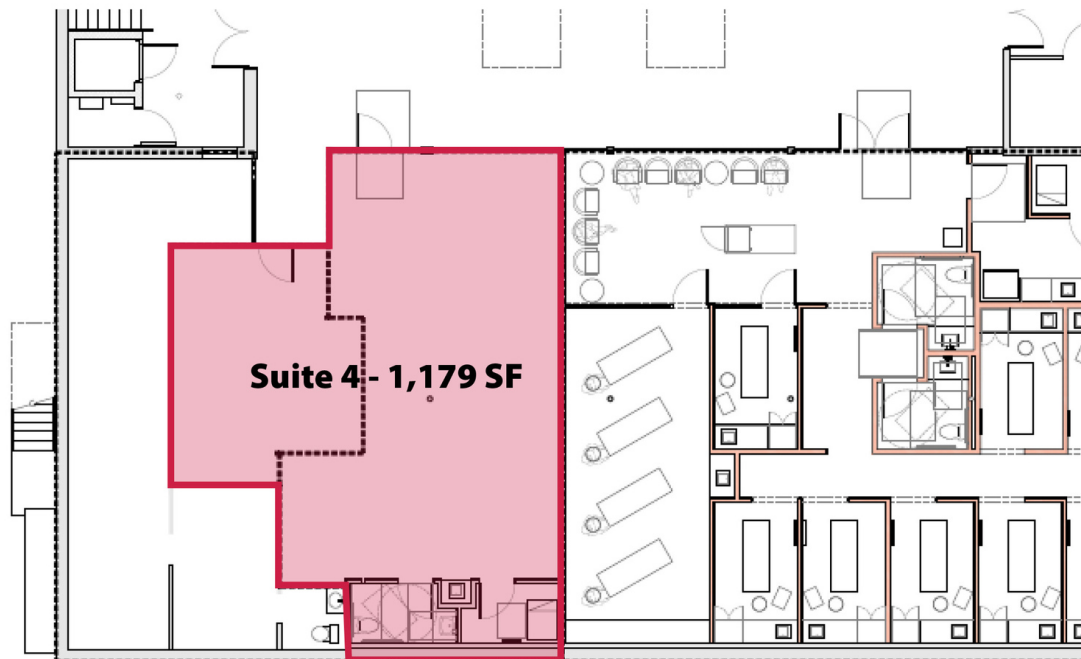
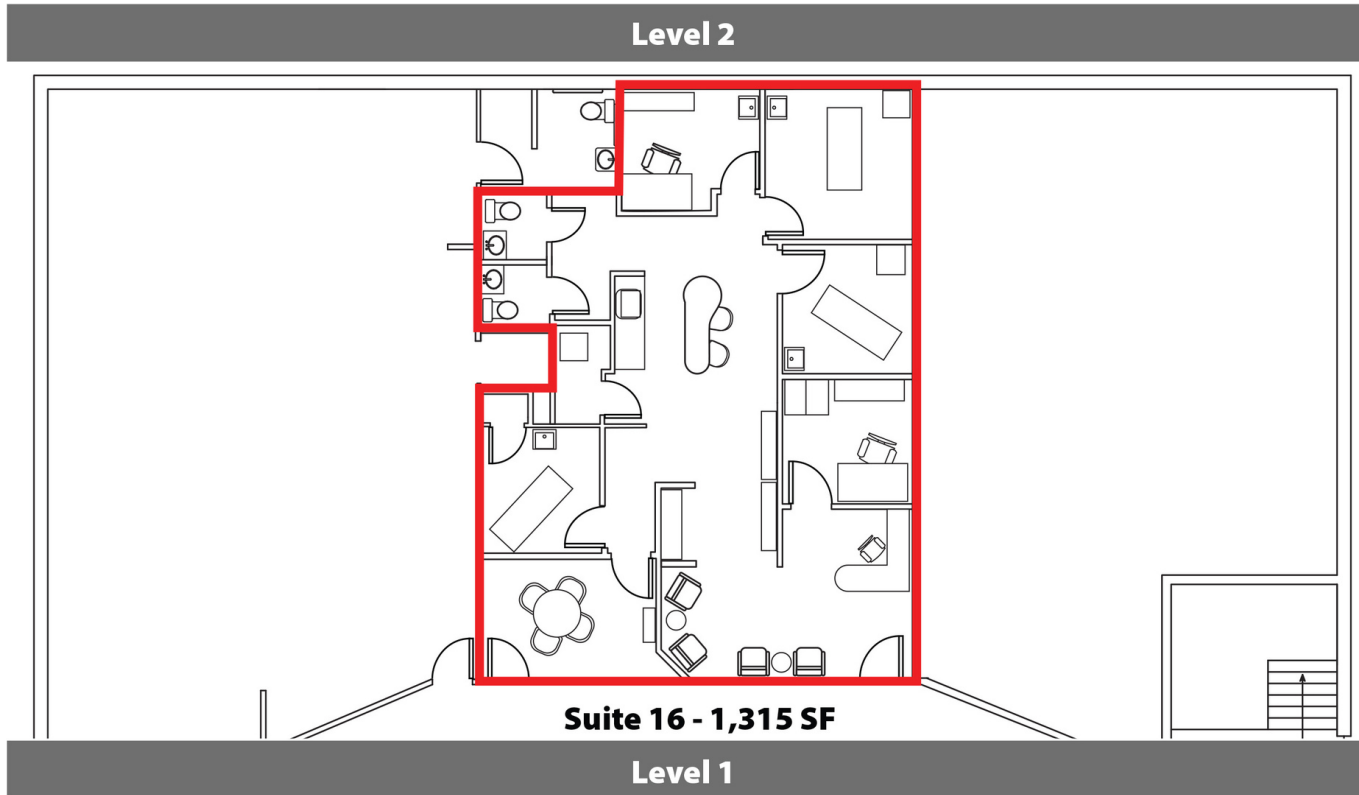
**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,597	44,578	106,599
Total Population	15,261	95,462	241,408
Average HH Income	\$102,281	\$76,633	\$69,335

Stewart Devitt  
 stewart.devitt@lee-associates.com  
 D 513.588.1115

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

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.



Stewart Devitt  
stewart.devitt@lee-associates.com  
D 513.588.1115

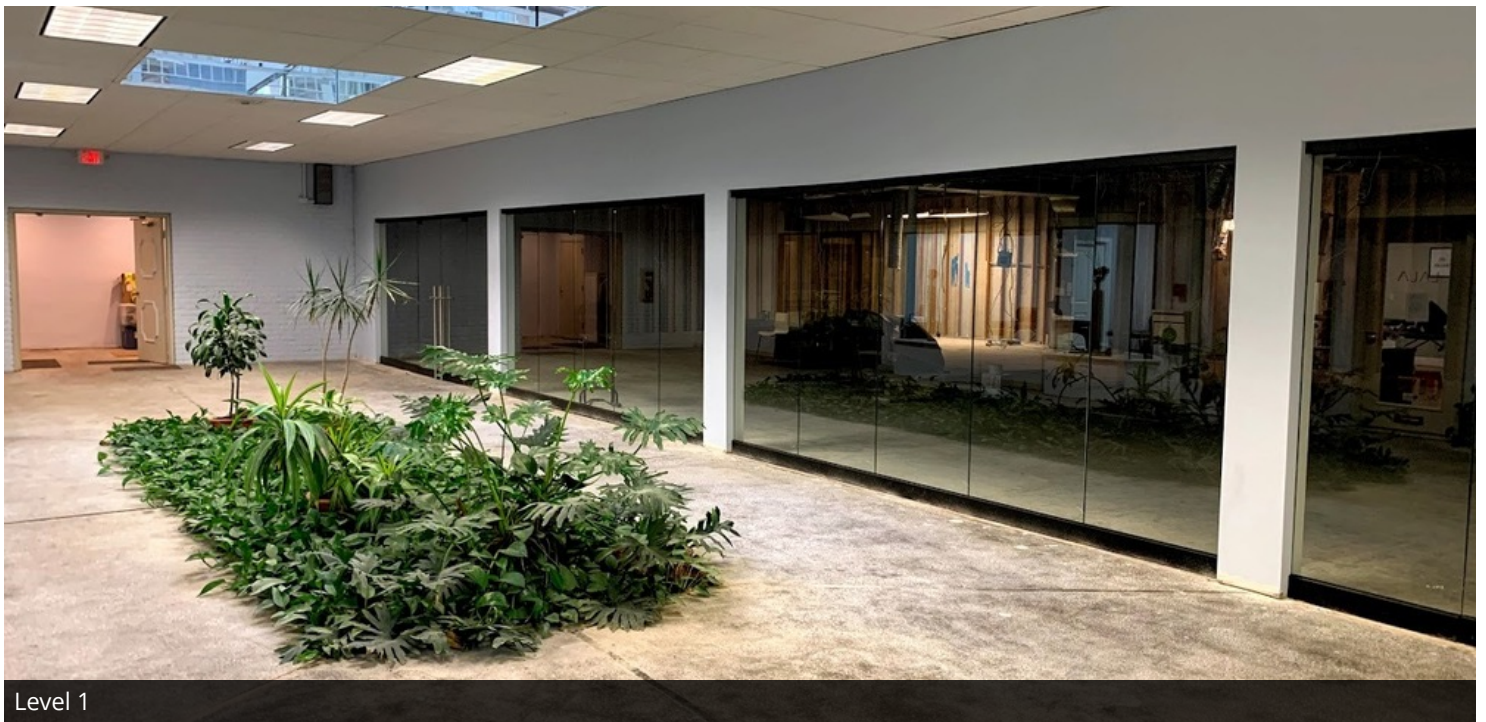
Dan McDonald  
dan.mcdonald@lee-associates.com  
D 513.588.1113

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.

**OFFICE FOR LEASE**  
**3330 ERIE AVENUE**  
Cincinnati, OH 45208



Level 2



Level 1

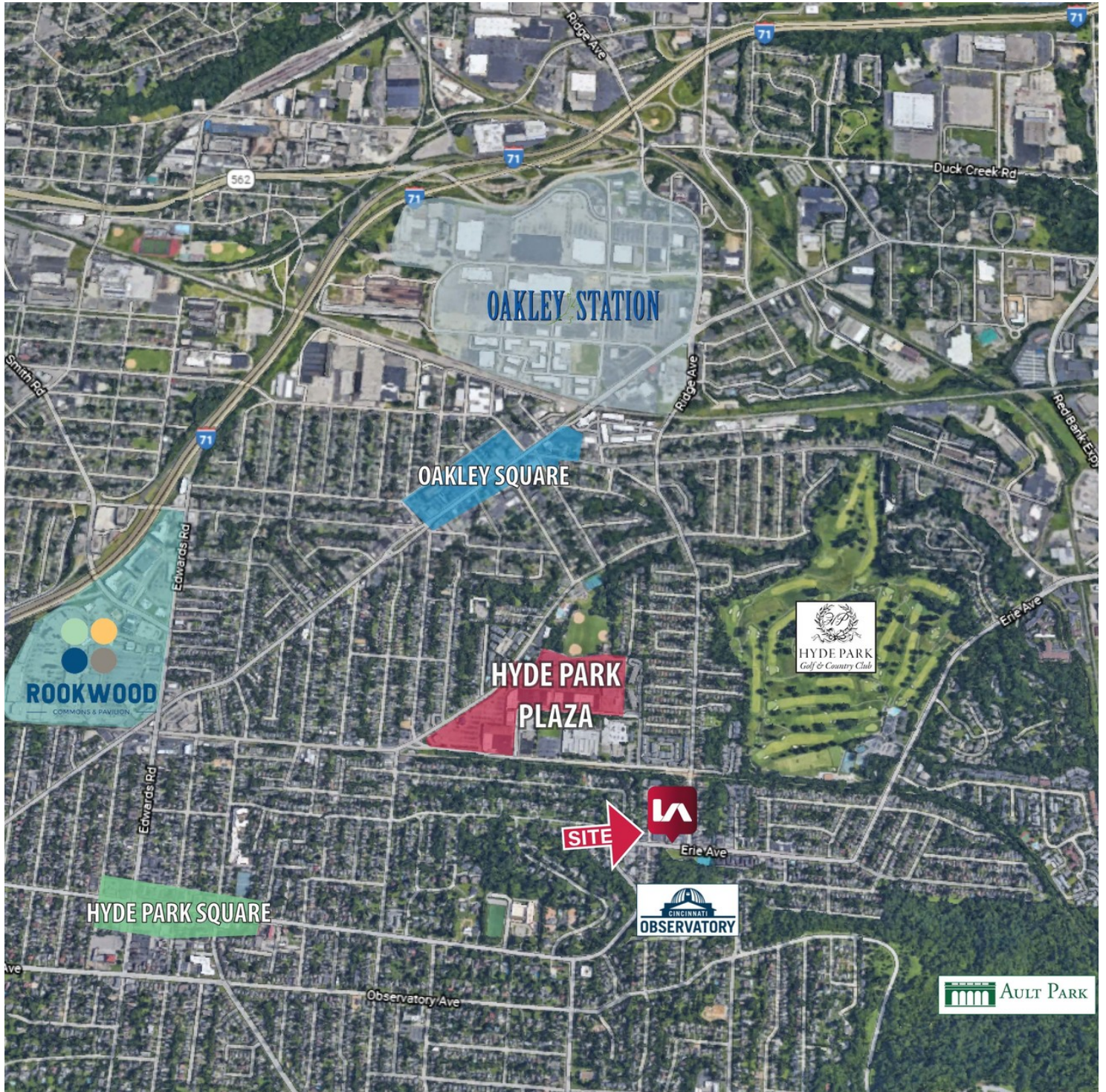
Stewart Devitt  
stewart.devitt@lee-associates.com  
D 513.588.1115

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

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.

**OFFICE FOR LEASE**  
**3330 ERIE AVENUE**  
Cincinnati, OH 45208

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Stewart Devitt  
stewart.devitt@lee-associates.com  
D 513.588.1115

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

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.