

For sale

250 & 264 William Howard Taft Rd
Cincinnati, OH 45219



Executive summary

Jones Lang LaSalle Americas, Inc. (“JLL”) as exclusive advisor, is pleased to present the opportunity to acquire 250 & 264 William Howard Taft Road (the “Properties”), two office assets located in Cincinnati, OH. 250 William Howard Taft Rd is a two-story a 33,934 rentable square foot (RSF) office building and 264 William Howard Taft Rd is a two-story 5,367 rentable square foot (RSF) office building. Located in close proximity to downtown, Walnut Hills, and the University of Cincinnati, the properties offer a plethora of healthcare, dining, and entertainment amenities.



264 William Howard Taft building summary

Property summary	
Property address	264 William Howard Taft Rd, Cincinnati, OH 45219
Square footage	5,367
Stories	Main house: 2 stories above grade, basement. Cottage: 2 story above grade
Site area - acreage	.407
Zoning	(OG-T) Office General District, Transportation Corridor
Parking	13 spaces
Landscaping	Mulch beds at building perimeters and walking paths, grass, trees
Year built	1900
Construction detail	
Structural/façade	Wood framed building on stone foundation, facade is stucco with double hung wood windows
Exterior finishes	Painted stucco with accent wood trim
Wall composition	Exterior walls: stucco with wood framing. Interior walls: plaster finish
Floor plates	Wood 2x framing
Foundation	Stone
Roof type	Asphalt shingles
Ceiling height	Painted GWB/plaster, lay-in suspended ceiling system
Windows	Wood double hung windows
Doors	Painted wood
Interior and equipment detail	
Lobby finishes	Carpet, painted wood base, painted GWB/plaster walls, painted GWB/plaster ceiling
Restrooms	Main house - residential type on 1st floor and 2nd floor. Cottage - residential type on 1st floor.
Mechanical detail	
Heating and cooling	Two 3-ton furnaces with split DX cooling twinned for a total of 6 tons of cooling, one 6-ton outdoor condensing unit, single zone thermostats, residential style HVAC equipment at this facility
Plumbing	Standard white vitreous china plumbing fixtures, residential grade flush tank type toilets, and manual lavatory faucets. There is one gas fire water heater located in the basement
Utilities	This building is fed from local utilities for electric, natural gas and water. Duke Energy and Greater Cincinnati Water Works respectively.
Fire & life safety	This building has no fire protection sprinklers.

250 William Howard Taft building summary

Property summary	
Property address	250 William Howard Taft Rd, Cincinnati, OH 45219
Square footage	43,235
Stories	2 stories above grade, basement
Site area - acreage	2.819
Zoning	(OG-T) Office General District, Transportation Corridor
Parking	Approx. 150 spots
Landscaping	Shrubs and mulch beds, parking islands, grass, trees
Year built	1964
Year last major renovation	1998-1999
Construction detail	
Structural/façade	Structural steel frame. Façade is precast concrete panels with aluminum windows
Exterior finishes	Precast concrete panels with gravel finish
Wall composition	Precast concrete panel, 1 1/2" insulation, 3/8" Drywall interior
Floor loading	50 psf live load in offices, 100 psf live load in corridors and lobby, 20 psf dead load (from original drawings)
Floor plates	3 1/2" concrete slab on steel frame
Foundation	Concrete spread footings
Roof type	Built-up roof on metal deck
Windows	THP-2 story aluminum windows with tinted spandrel glass. Window system includes a hopper window on each floor
Doors	Interior wood doors, exterior aluminum storefront doors
Architect	Potter, Tyler, Martin, and Roth
Interior and equipment detail	
Lobby finishes	Porcelain tile and carpet; painted walls; lay-in suspended ceiling and painted GWB bulkheads
Lighting type	LED
Restrooms	Two pairs of multi-fixture restrooms on each floor
Mechanical detail	
Heating and cooling	4 modular airhandlers, 2 condensing hot water boilers, 1 Trane Chiller, 2 chilled water pumps, 1 condenser water pump, 1 cooling tower, 1 domestic hot water heater, 2 main exhaust fans, 3 hot water pumps and one standby pump
Plumbing	White vitreous china plumbing fixtures, wall mounted, with flush valves and hands free operator
Electrical system	The building has multiple electrical services from the serving utility company. There is a 480Y/277V, 3 Phase, 4 wire electrical service for rated at 800 Amps for primarily HVAC type loads. Additionally, there are (2) 240/120 volt, 1 phase, 3 wire services, (1) rated at 800 Amps and (1) rated at 600 Amps for other building loads.
Fire & life safety	This building is not fully sprinklered but has a limited area sprinkler from the domestic water system in limited storage room locations. The building has an existing Simplex Fire alarm system throughout the facility.

A multi-family housing opportunity



Cincinnati was **in the top 10 markets** nationally for annual rental growth in 2024 at +/-3%



Current **vacancy rate of 7.2%** is below the national average of 8.1%



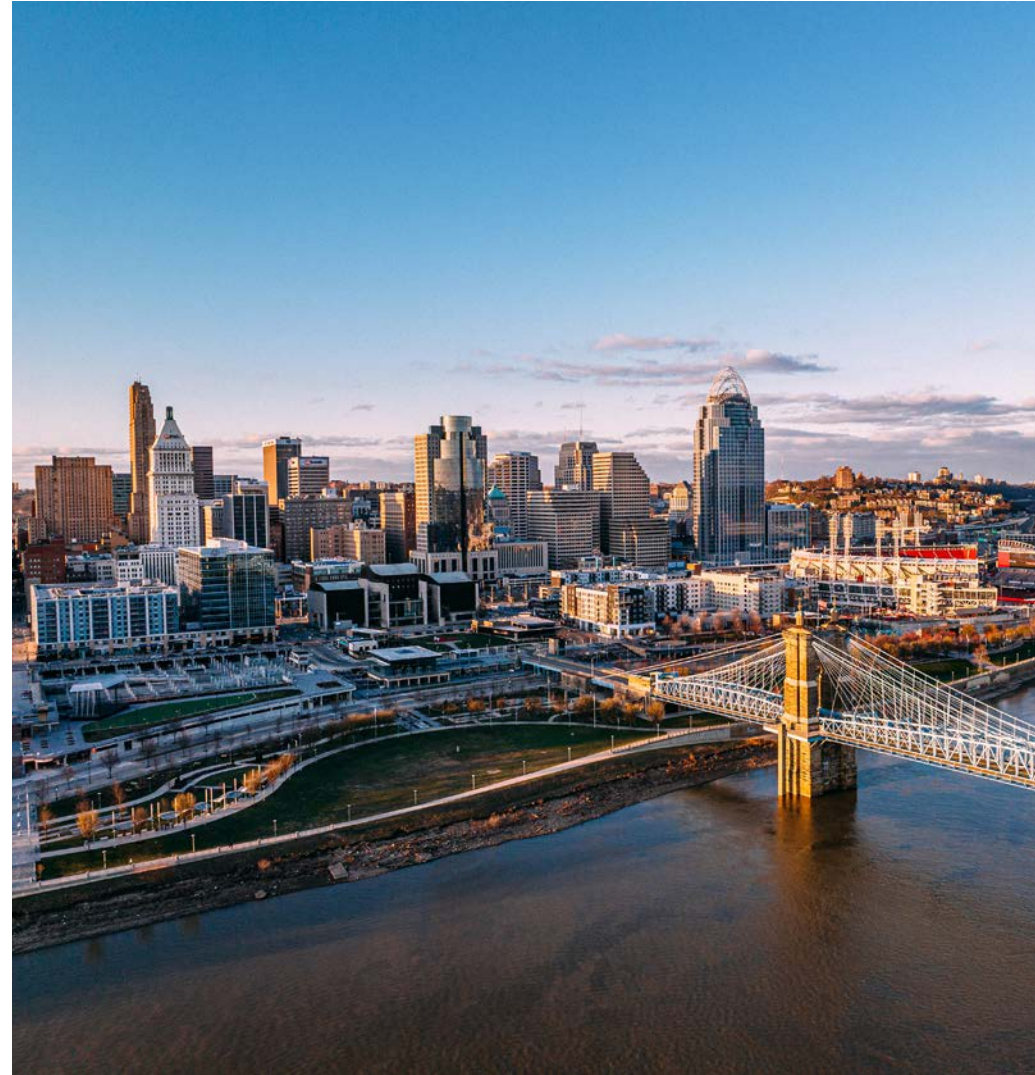
Anticipated new deliveries expected to be down by **55% in 2025**



Cincinnati is **among the fastest growing metropolitan areas** in the Midwest. Projected employment growth in 2025 is projected to be 8,000 positions, or + 0.7% driving additional multi-family demand



Demand for multi-family and student housing units in the Uptown Market has grown with the enrollment growth of the University of Cincinnati, which was up 4.5% for 2024-2025



Why Cincinnati?

With a balanced economy, a skilled and qualified labor pool, a significant concentration of Fortune 500 and corporate headquarters, and a top international airport, Cincinnati is a prominent Midwest marketplace. It has been ranked one of the fastest growing Midwest economies and is attractive to the civilian workforce as the most cost-friendly location to do business. Due to this business-friendly environment, Cincinnati has become a headquarter hub and constant draw for young professionals.



The proximity to interstate highways, major metros, and non-stop destinations from Cincinnati Northern Kentucky International Airport, also attracts many companies to centrally locate here. With no single industry having a dominant presence, Cincinnati has a diversified economy including bio health, aerospace, advanced manufacturing, food and flavoring, marketing and branding, and information technology companies.



No 1

**CITY TO LIVE
IN OHIO**

No 13

**CHEAPEST PLACE TO
LIVE IN THE NATION**



1.76M

**CURRENT METRO
POPULATION**

—macrorends.net

Fortune 500 headquarters



Regional headquarters



Healthcare



Entertainment



Education



14 major universities with combined undergraduate enrollment of over 310,000 located within 100 miles of Cincinnati, OH.

Location overview

Healthcare

1. Cincinnati Children's Hospital Medical Center
2. UC Health
3. University of Cincinnati
4. Good Samaritan Hospital

Grocery

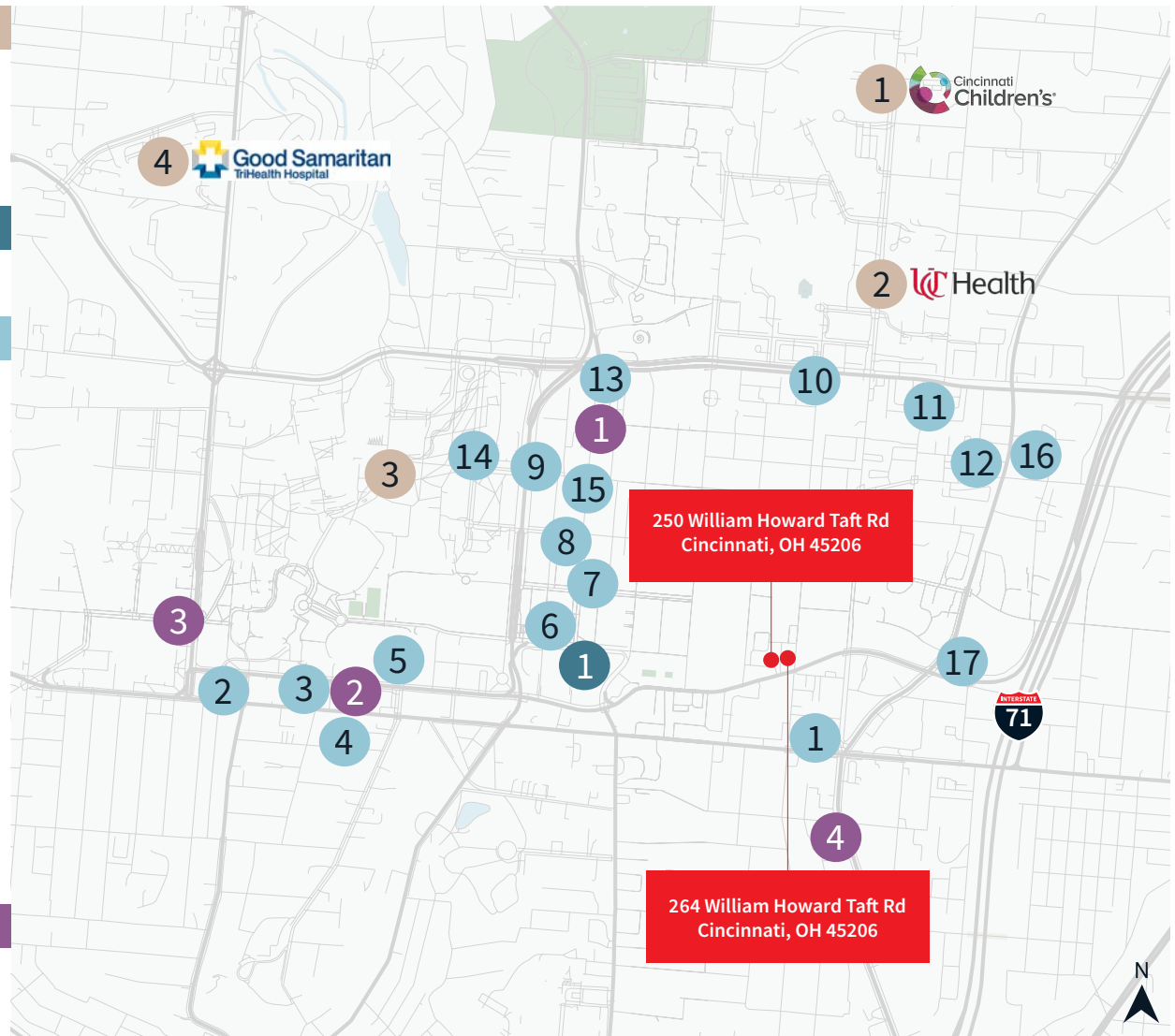
1. Kroger

Dining

1. Taco Bell
2. Izen's Drunken Bento
3. Raising Cane's Chicken Fingers
4. Adriatico's
5. Buffalo Wild Wings
6. Al-Madina Market & Grill
7. Cincy cafe
8. Alabama Que
9. The 86 Coffee Bar
10. Chipotle Mexican Grill
11. Dunkin'
12. KFC
13. El Taco Veloz Authentic Mexican flavor
14. On the Green
15. El Vaquero Clifton
16. Rally's
17. White Castle

Lodging

1. Hampton Inn & Suites Cincinnati/Uptown-University Area
2. Fairfield Inn & Suites Cincinnati Uptown/University Area
3. Hotel Celare, Cincinnati Midtown, a Tribute Portfolio Hotel
4. Comfort Suites Cincinnati University - Downtown



University of
CINCINNATI

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Over
the
Rhine

Central
Business
District

Mt.
Adams

Duke Energy
Convention
Center



Ohio River

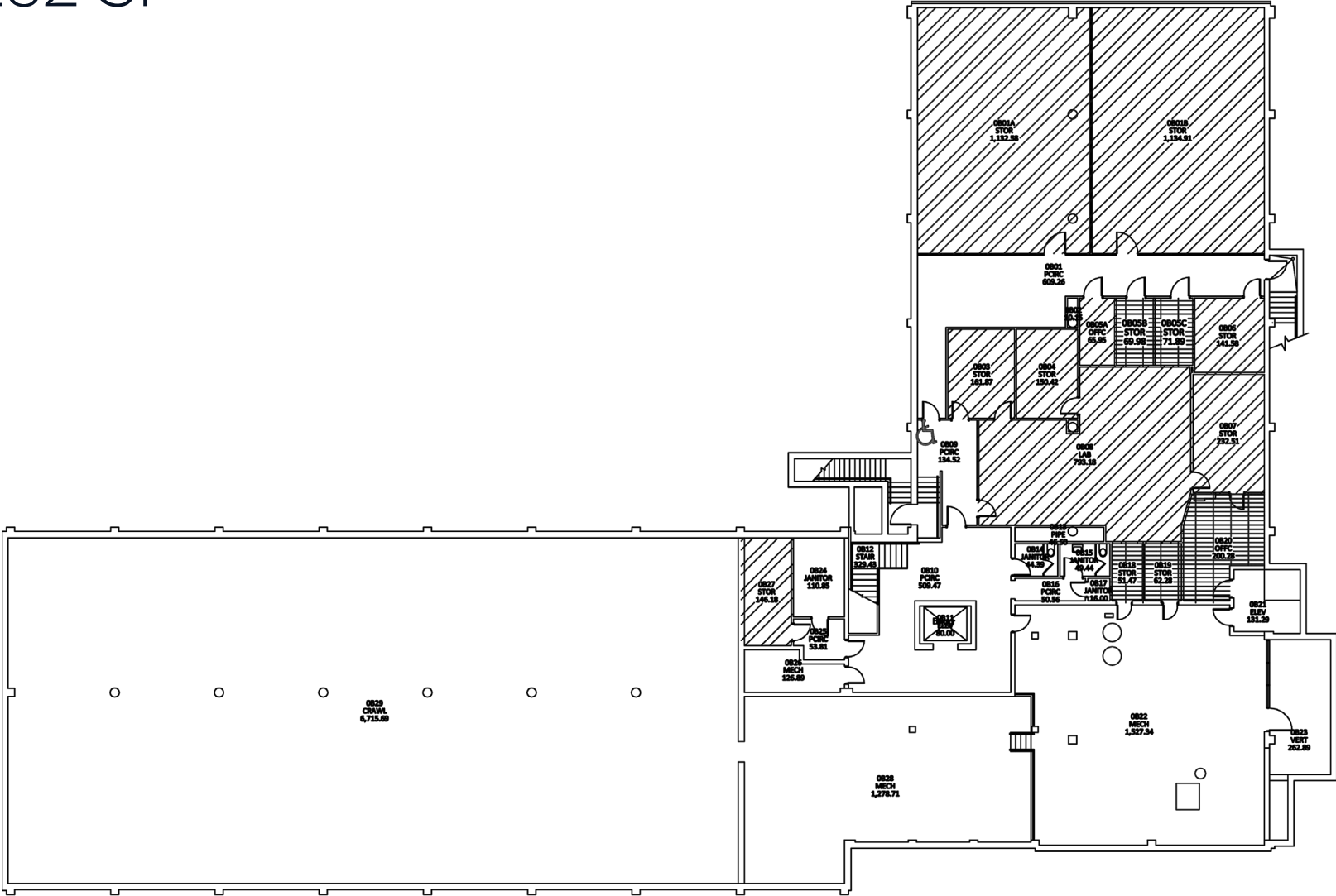


Covington

Newport

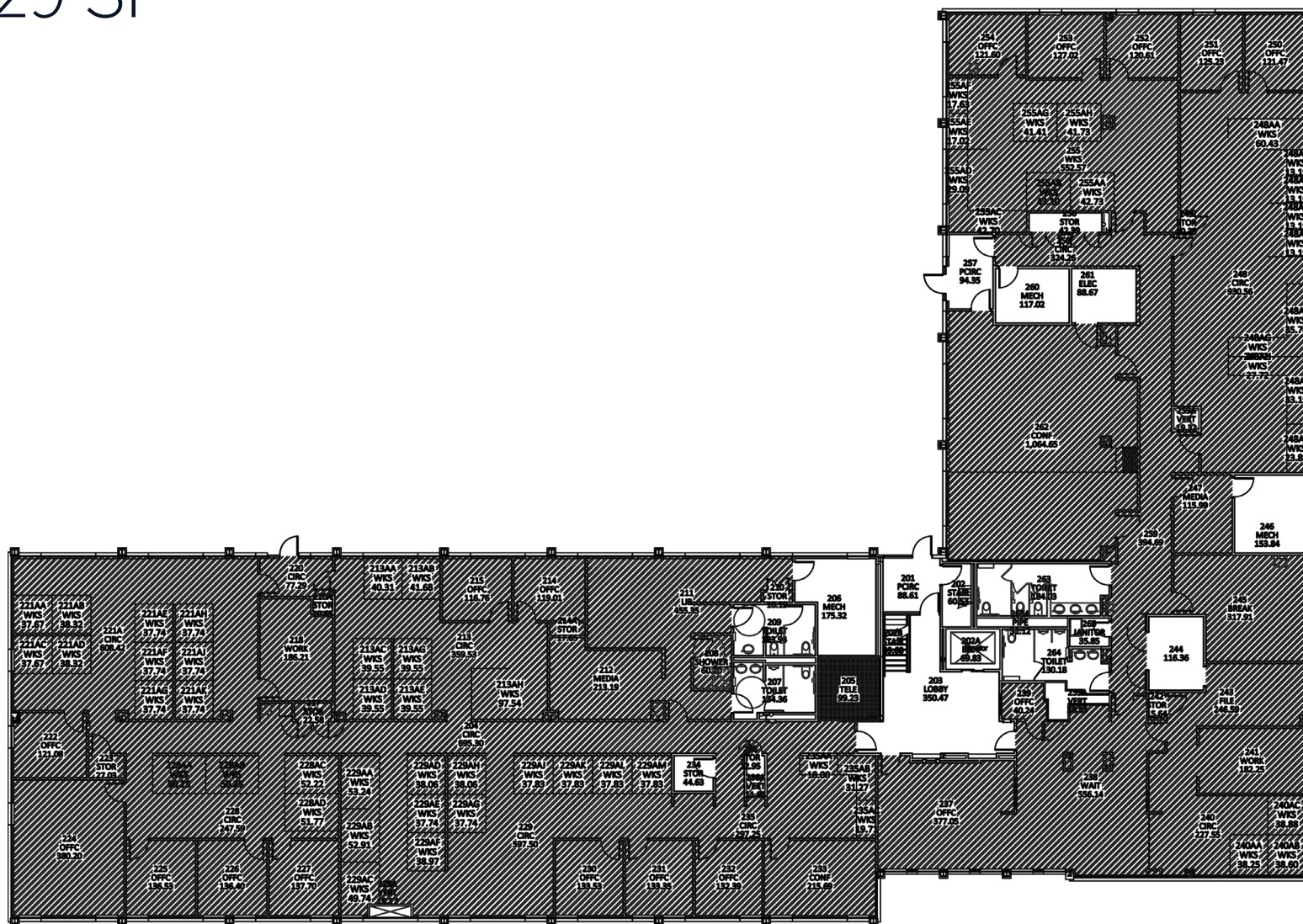
250 William Howard Taft Road - Basement

17,282 SF



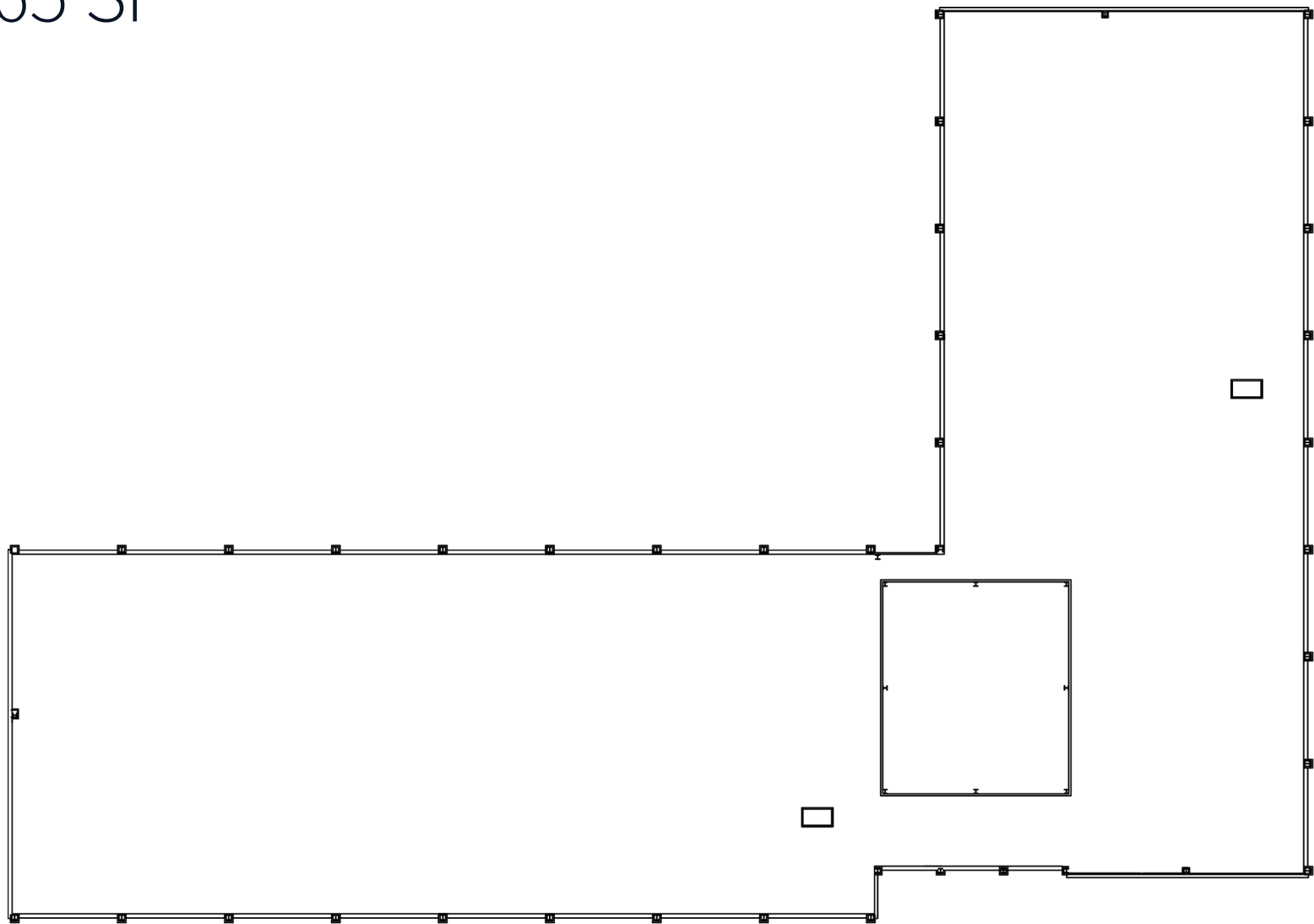


250 William Howard Taft Road - Second floor
16,629 SF



250 William Howard Taft Road - Roof

16,665 SF







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