

126 W 6TH STREET

Cincinnati, OH 45202

Commercial / Retail / Bar / Restaurant

OFFERING MEMORANDUM

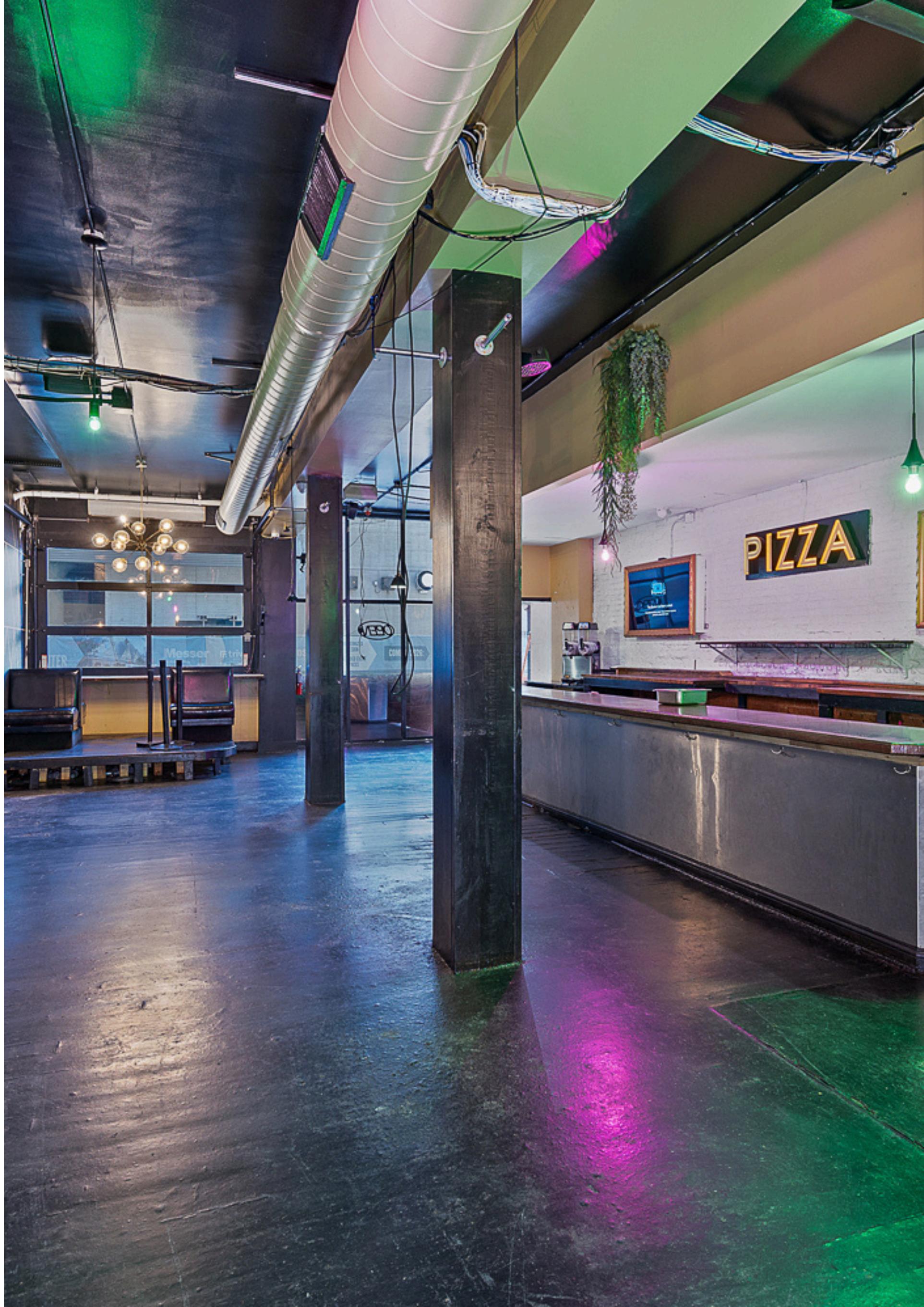


**COMMERCIAL
GROUP**

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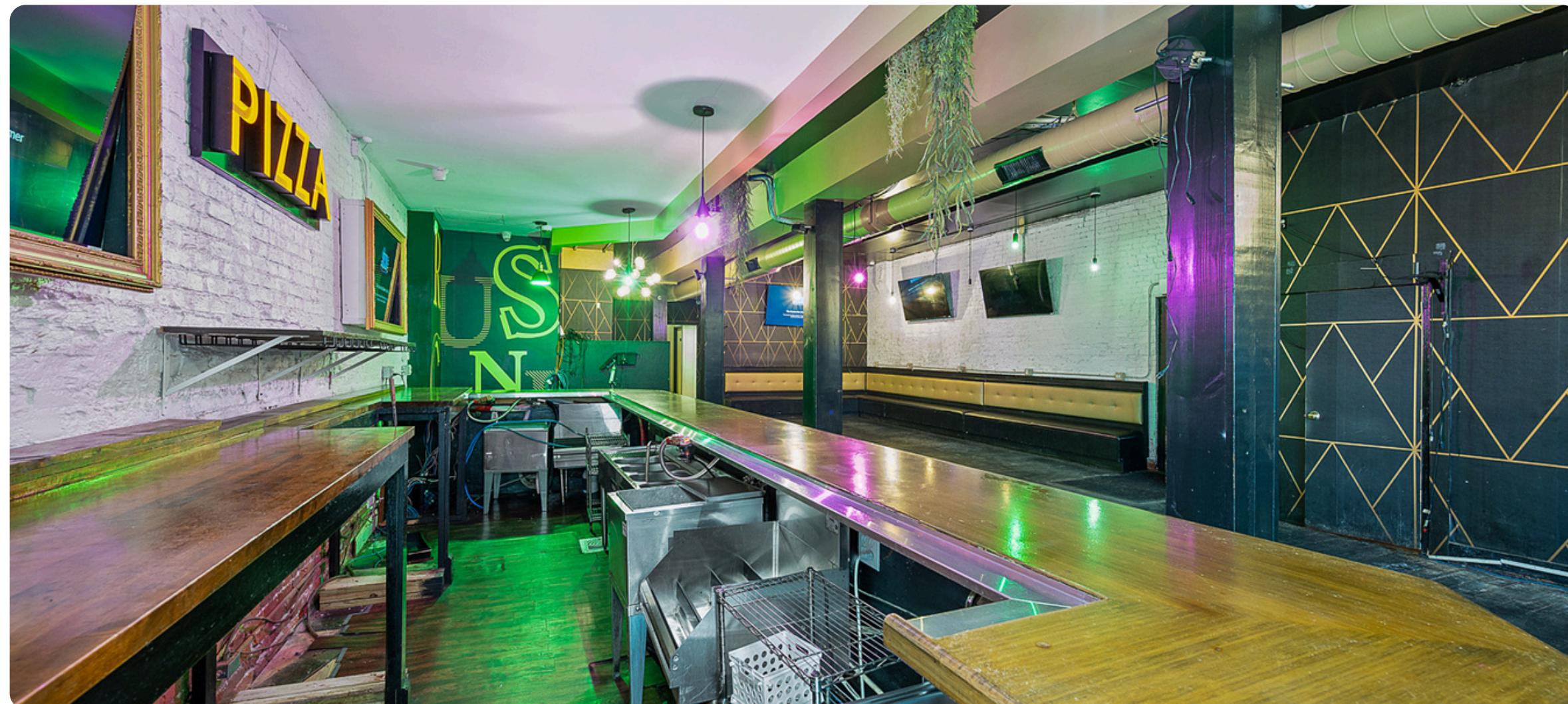


Executive Summary

126 W. 6th Street features a commercial space that allows flexible use of both street-level and basement space, with potential for a multi-tiered hospitality experience. The landlord is working with ArtWorks to install a striking rainbow mural on the left façade, creating a visual landmark that will draw attention and foot traffic as part of the Cincinnati mural tours. The adjoining patio is available under a separate lease, allowing for seamless indoor-outdoor operations.

While the space requires build-out, the tenant may avail itself of existing kitchen and bar equipment, significantly reducing capital outlay. Sound mitigation is required, either through ceiling soundproofing or leasing adjacent Unit A to buffer noise exposure.

With electric and gas borne by the tenant (water via bill-back), and a parking garage located directly across the street, the site balances urban vibrancy with operational feasibility.



Property Overview

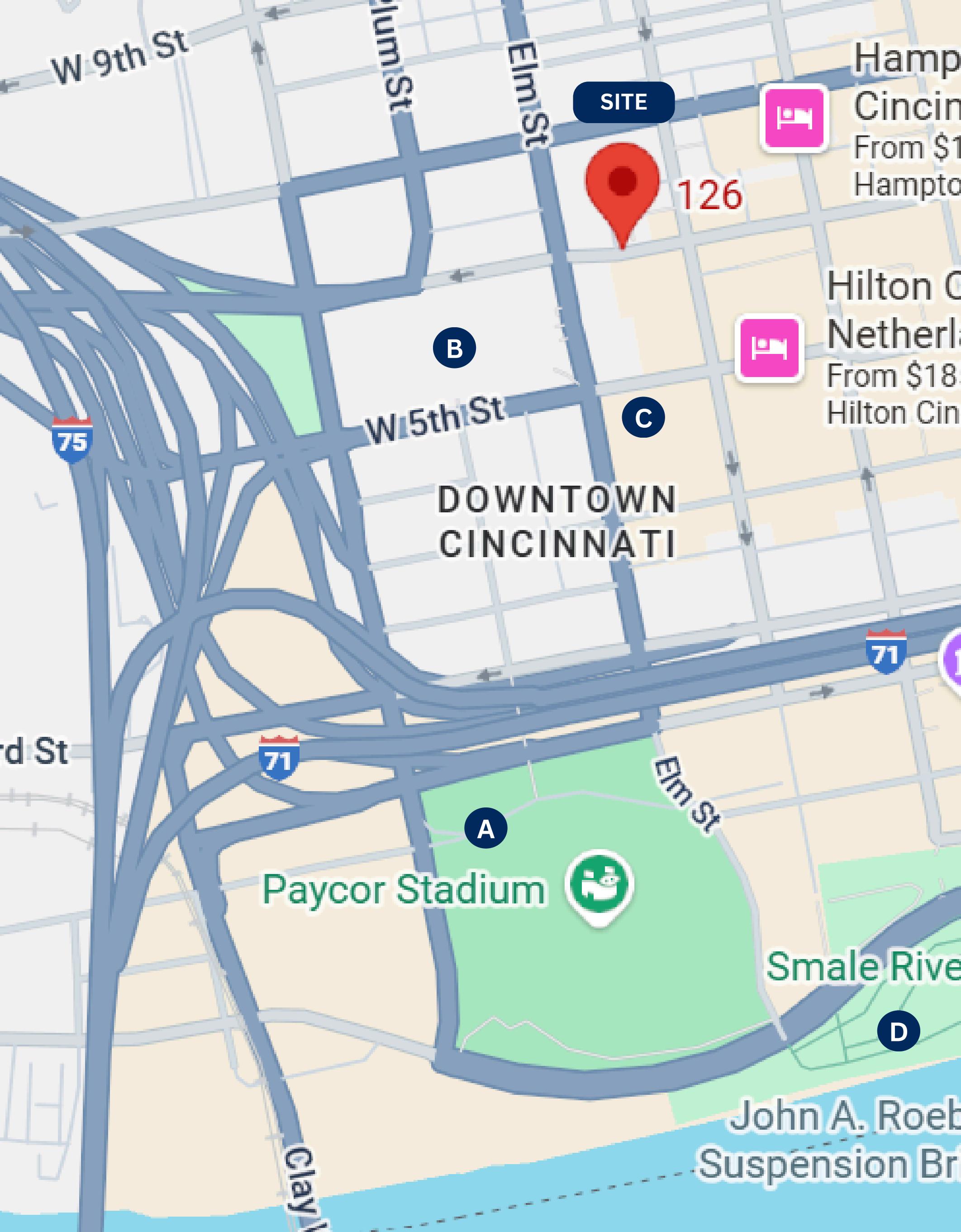
Location:

126 W 6th Street
Cincinnati, OH 45202

This commercial site is currently used as a bar / restaurant and sits in the heart of downtown Cincinnati with a total of 3860 square feet of potential, a dense walkable environment with pedestrians, office workers, and event traffic.



Use	<i>Current: Bar & Restaurant</i>
Price / Term	<i>Negotiable / Min 3 Years</i>
Size	<i>Main Floor: 2051 Basement: 1809</i>
Parking	<i>Street Parking Garage</i>
Utilities	<i>Tenant pays electric and gas. Water is billed back to tenant.</i>
Condition	<i>Shell / partial build-out</i>
Additional Amenities	<i>Adjoining patio available for rent to neighboring landlord.</i>



Location

126 W. 6th Street offers a rare opportunity to anchor a culinary destination in walking distance to Cincinnati's reimagined Duke Energy Convention Center and the forthcoming Marriott Convention Headquarters. With over \$800 million invested into the convention district, millions of square feet of office development by 3CDC, and numerous downtown commercial projects in planning, this site provides built-in demand for a high-quality restaurant, bar, or nightlife concept.

- A** Paycor Stadium
- B** Duke Energy Convention Center
- C** Hyatt Regency Cincinnati
- D** Smale Riverfront Park

Downtown Projects

Downtown Cincinnati is the central business and cultural core of the city, serving as a dense, walkable hub for offices, retail, hospitality, and entertainment. The official “Downtown” neighborhood is home to over 6,000 residents. Over the course of the day and evening, its daytime population swells with workers, visitors, and event attendees, drawn to its civic institutions, convention center, arts and entertainment districts, and riverfront amenities. The city of Cincinnati overall has approximately 314,915 people (2025 Census) and continues to grow modestly.

- **Duke Energy Convention Center** – Within walking distance, the Duke Energy Convention Center began major renovations in July 2024. The total Convention District investment is often described as \$264 million toward convention center renovation, plus related infrastructure and parking. Once reopened, the convention center is expected to drive significantly more event traffic, delegate footfall, and spillover demand for restaurants, bars, and nightlife. The center is currently scheduled to reopen in January.
- **Mariott Convention Headquarters** – Planned adjacent to the convention center, with ~62,000 sq ft of meeting space, retail, and amenities with the investment totaling \$536 million toward the hotel.
- **3CDC Development** – The organization has driven over \$2 billion in downtown and Over-the-Rhine development projects to date. Over 35 commercial construction or redevelopment projects are either underway or in planning phases across the city.



Lease Details

While the rent price will be based on a price per square foot, the pricing is negotiable. A three-year minimum term is required.

In addition to the base rent, utility requirements for the tenant are electric, gas, water and sewer (billback). Tenant will be responsible for the maintenance of all mechanicals and any maintenance inside the unit that is part of the build out.

Existing kitchen, bar equipment, and storage shelving may be utilized by the new tenant.

The patio is owned by another landlord and may be leased separately. Price is negotiable.



Soundproofing & Residential Units

Above the bar, the building houses four residential rental units.

Unit A is currently vacant and was being rented by the last commercial tenant due to noise. This requirement will remain at \$1600 per month unless the build-out includes full soundproofing of the ceiling of the commercial space.

Included Features:

In the basement, a full walk in cooler is available for use by the tenant. Maintenance of the cooler will be the responsibility of the new tenant.

A second bar is located in the basement in its raw state. This bar and adjoining area could be an expansion of the upstairs space or a more exclusive area utilized for events or special occasions.

In addition, the upstairs bar has equipment that can be utilized by the new tenant, included neon signage, a slushie machine, ice bin, coolers and sinks. Landlord cannot guarantee the condition of the equipment used by the previous tenant.

Legacy Entertainment serviced the current alarm system. It may be possible to service and maintain the same system if tenant chooses.



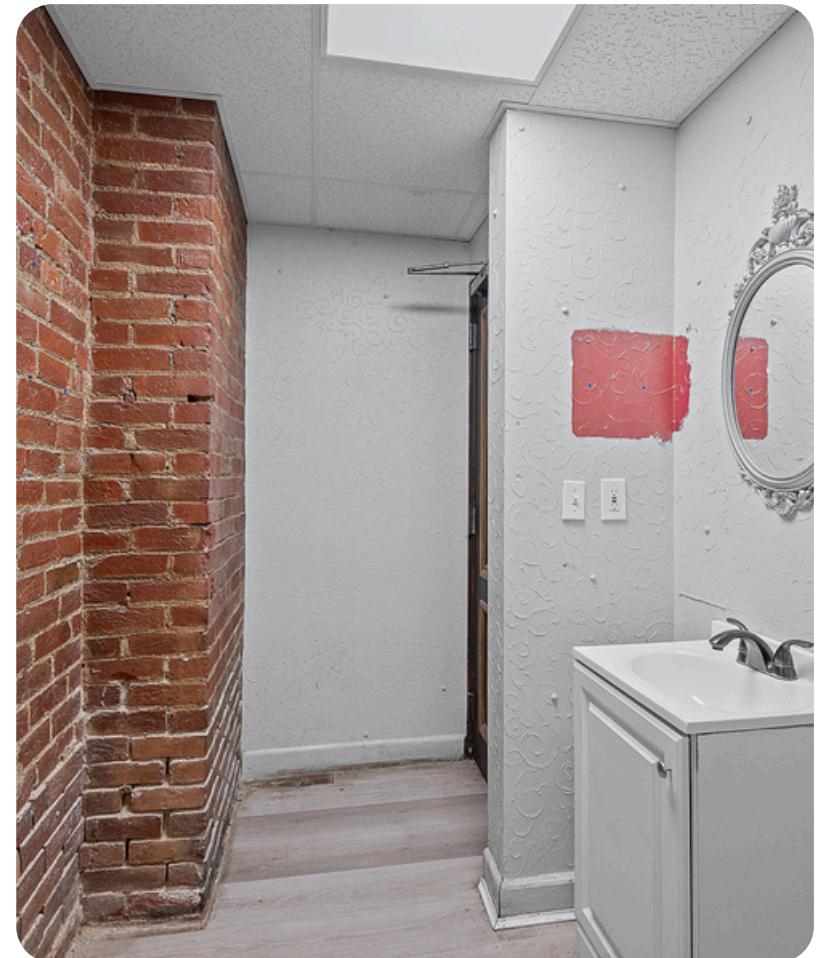
Facilities

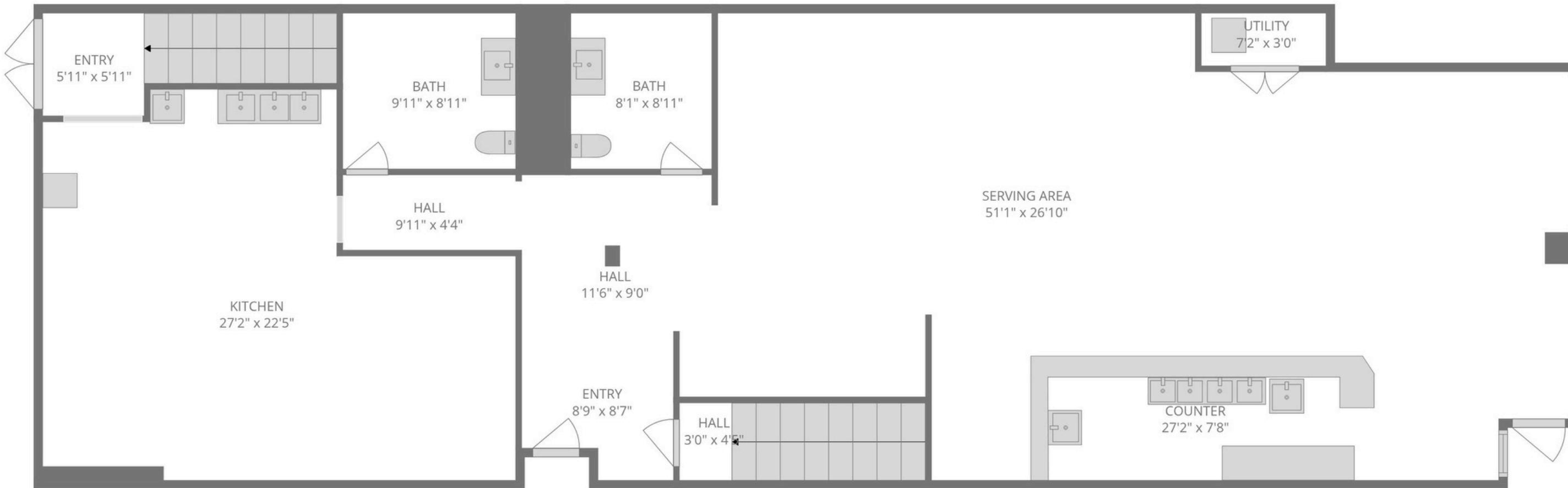
The space features two sets of bathrooms, one on each floor, as well as an extra employee bathroom in the storage area.

Shelving is in place near the walk-in cooler for extra storage where needed.

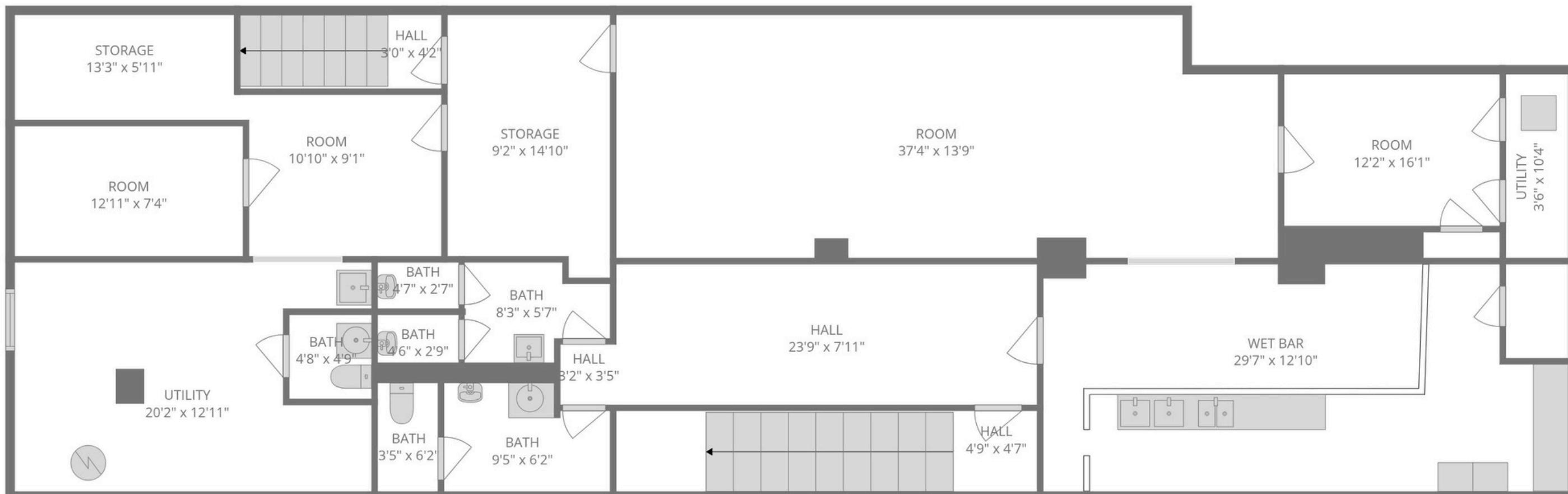
Utility access is located in the basement with one of several HVAC units throughout the commercial space.

Previous tenants utilized the basement space for extra storage only, but ample square footage and a separate bar area allow for an expansion of the upstairs space.

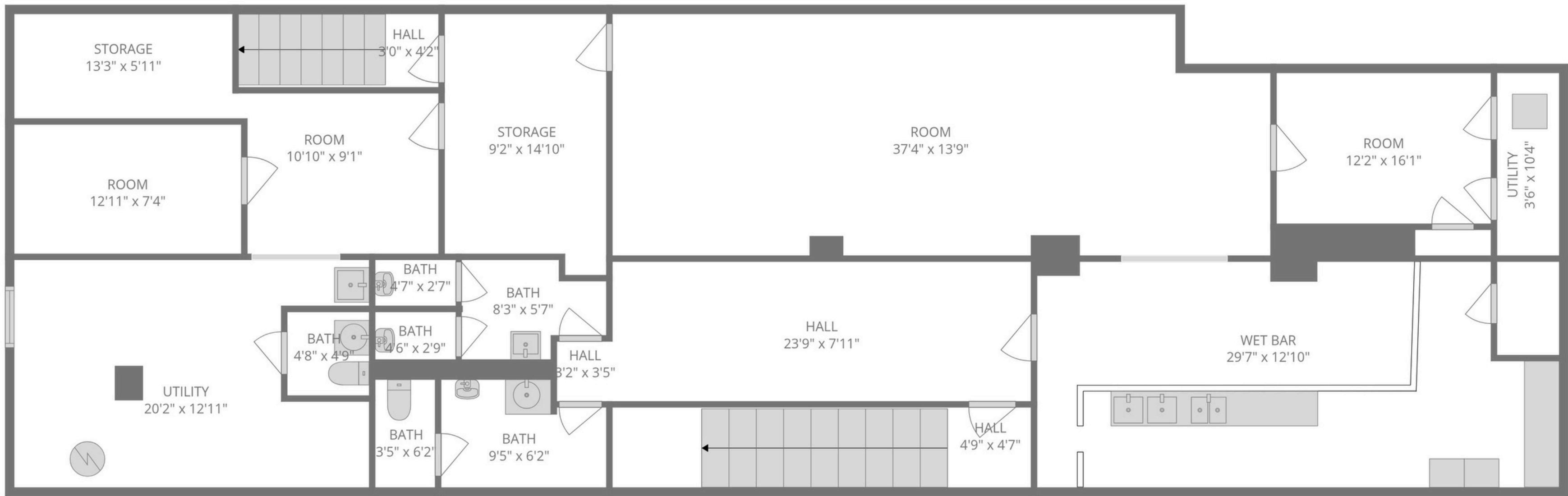




FLOOR 2



FLOOR 1



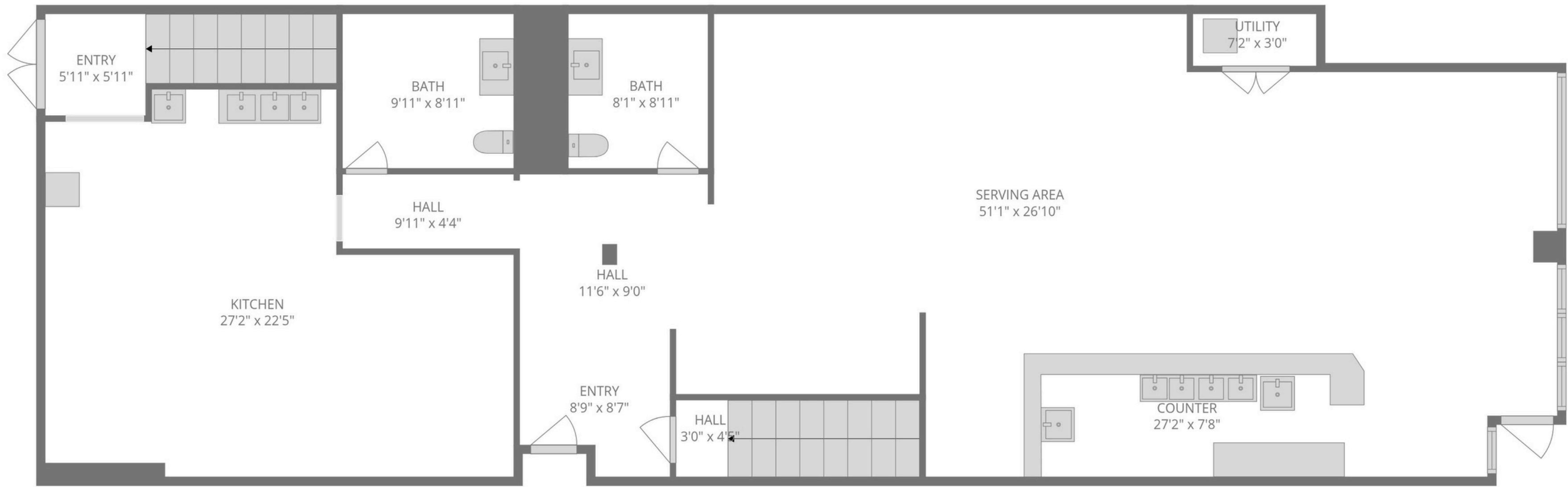
TOTAL: 3860 sq. ft

BELLOW GRADE: 1809 sq. ft, FLOOR 2: 2051 sq. ft

EXCLUDED AREAS: UTILITY: 292 sq. ft, STORAGE: 203 sq. ft, WALLS: 217 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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Real Estate Offering Memorandum

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ERA Commercial Group



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