

FOR LEASE

114 E 8th St Cincinnati, OH 45202



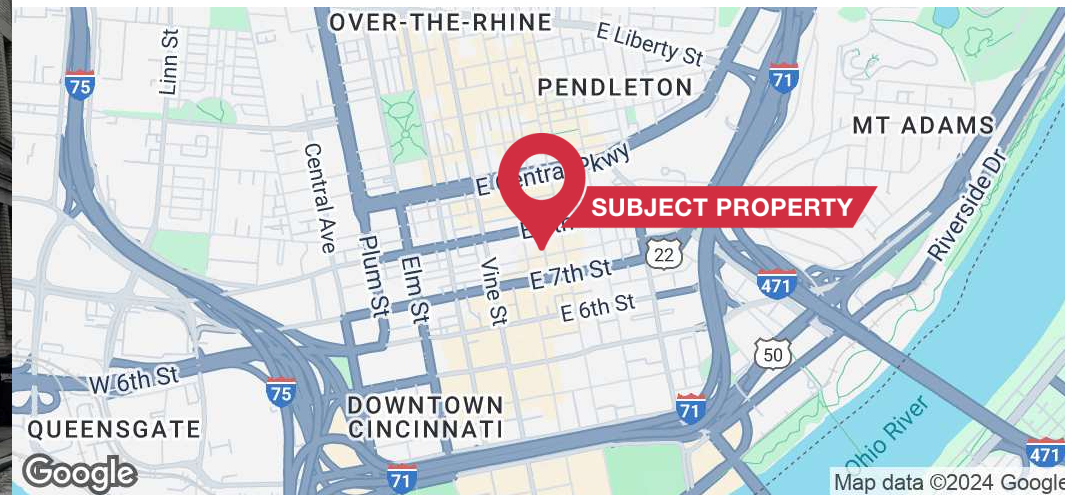
NAI Bergman

Office | 3,000 - 7,000 SF

- 2nd Floor - 3,000 +/- SF Available
- 4th Floor - 4,000 +/- SF Available
- Individual Private Offices Also Available For Lease
- \$22.00 PSF Full-Service Gross
- Prime Location in the heart of Downtown Cincinnati
- 2 Blocks from the Hamilton County Courthouse
- Move-In Ready
- Furniture Available

Available Spaces

Spaces	Lease Rate	Size (SF)
2nd Floor	\$22.00 SF/yr	3,000
4th Floor	\$22.00 SF/yr	4,000



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OFFERING SUMMARY

Available SF:	3,000 - 7,000 SF
Lease Rate:	\$22.00 SF/yr (Full Service)
Year Built:	1905
Building Size:	16,400
Market:	Downtown

LOCATION OVERVIEW

The Citadel Office is located in Downtown Cincinnati, where history meets modernity and business thrives. The location is surrounded by a mix of corporate headquarters, restaurants, and cultural attractions. Just steps away from Fountain Square, while the proximity to the Cincinnati Bell Connector streetcar line ensures easy access to the city's attractions. The area offers diverse dining options, from casual eateries to upscale restaurants, making it an ideal setting for client meetings and team lunches. The Citadel is located on 8th street in between Walnut and Main, which provides the perfect environment for offices seeking a prestigious and convenient address.

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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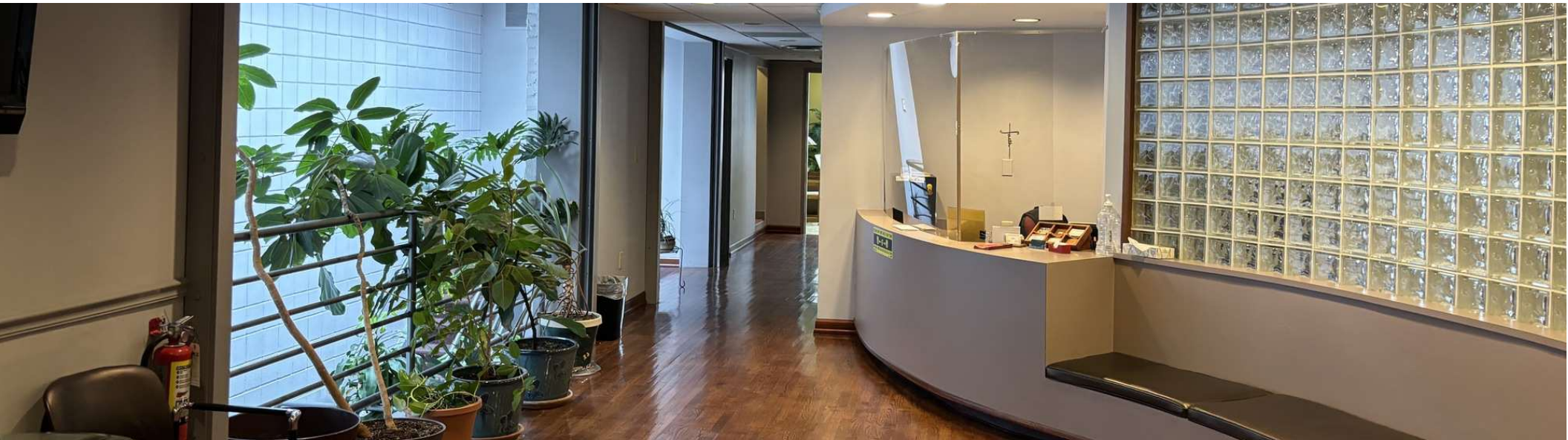
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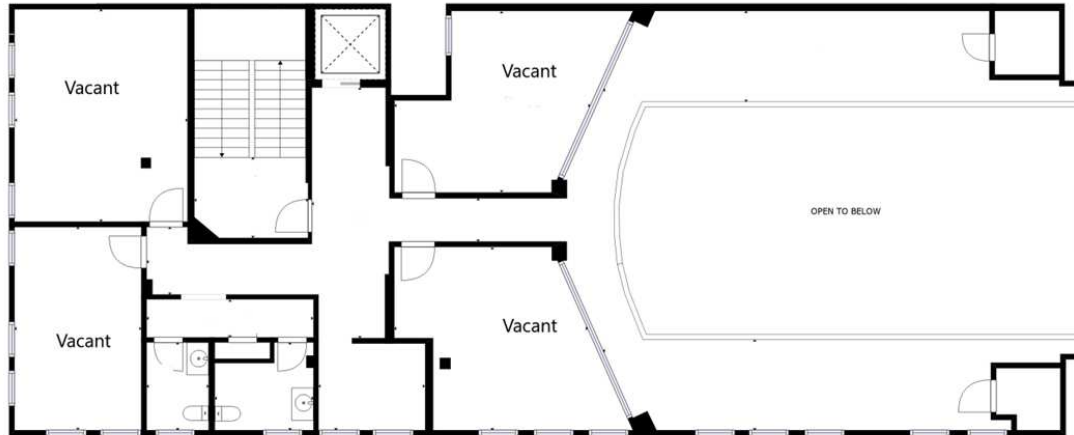
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2nd Floor



4th Floor



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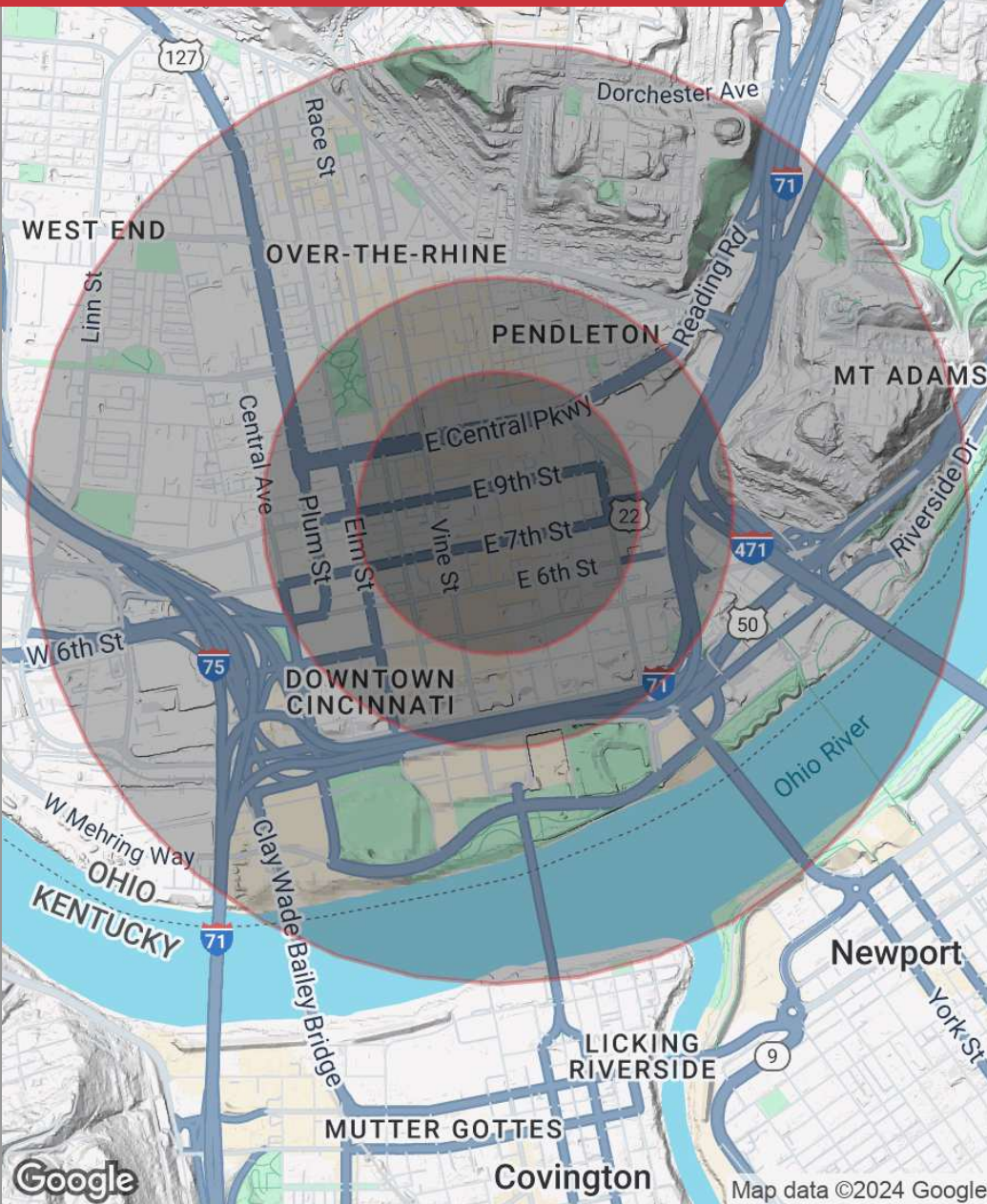
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	2,892	9,073	20,824
Median age	38	37	37
Median age (male)	38	37	37
Median age (Female)	39	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	1,395	5,139	11,247
# of persons per HH	2.1	1.8	1.9
Average HH income	\$148,996	\$126,141	\$107,543
Average house value	\$456,518	\$501,731	\$483,319

* Demographic data derived from 2020 ACS - US Census

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