



#### 1018 Delta Ave.

Cincinnati, Ohio 45208

#### **Property Overview**

1018 Delta Avenue offers a premier leasing opportunity boasting modern amenities and customizable spaces. This property offers a prime location for businesses seeking a professional and convenient workspace along with state-of-the-art facilities, ample parking, and easy access to major transportation routes, ensuring seamless operations for tenants and clients alike. With versatile floor plans and sleek, contemporary design, this property provides the ideal canvas for creating a tailored office environment that meets the unique needs of your business.

#### **Property Highlights**

- · Office Space for Lease
- Spaces Range From 590 1,181 SF
- Negotiable Lease Rates for Qualified Tenants
- Overall Property to Undergo Extensive Updates
- New Floors, New Paint, New Doors, New Windows
- On Site Fitness Center, Yoga Studio, Spa, Locker Rooms, and Showers
- Onsite Parking Available
- Elevator Access

#### For More Information

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#### For Lease

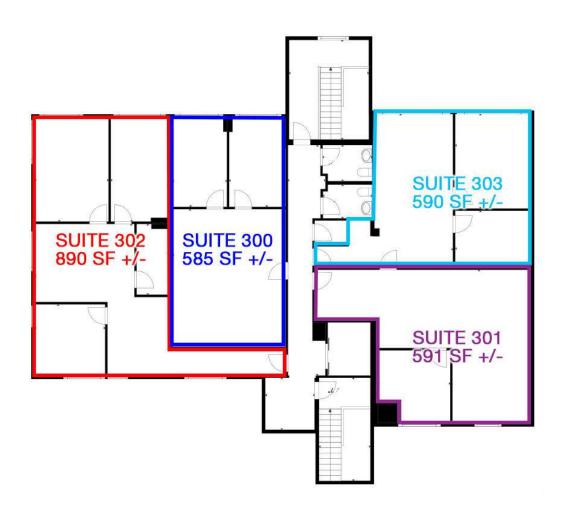
590 - 1,181 SF | \$20.00 - 25.00 SF/yr Office Space





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# FLOOR 3



BROCHURE | 1018 Delta Ave. Cincinnati, OH 45208

# **N** Bergman

### For Lease

590 - 1,181 SF | \$20.00 - 25.00 SF/yr Office Space - Conceptual Building Updates













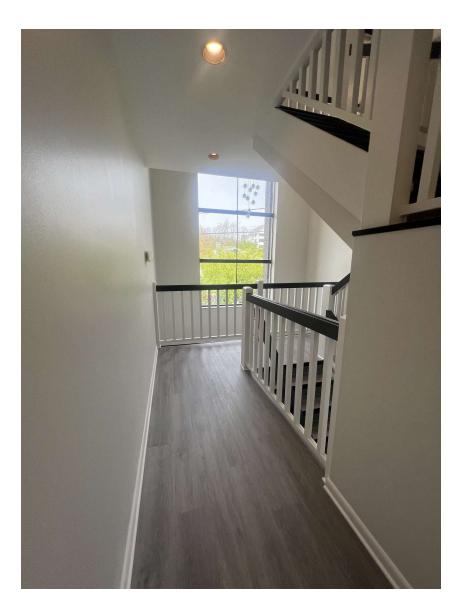
**BROCHURE** | 1018 Delta Ave. Cincinnati, OH 45208



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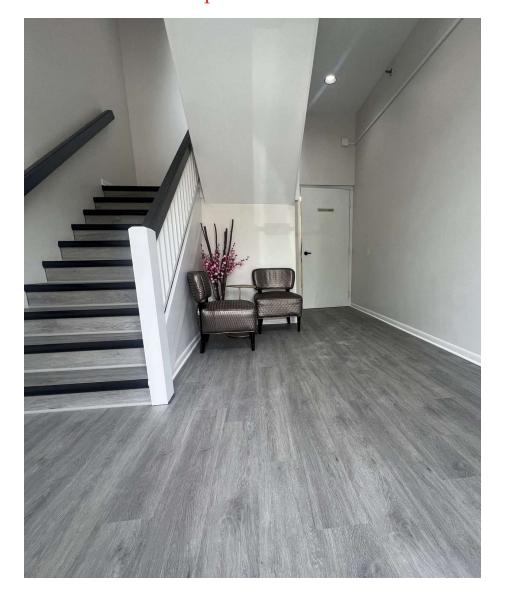


# **N**/**I**Bergman



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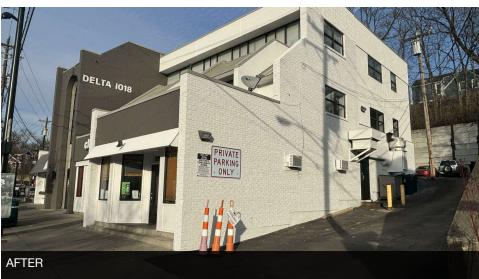
# **N**/**I**Bergman

# For Lease

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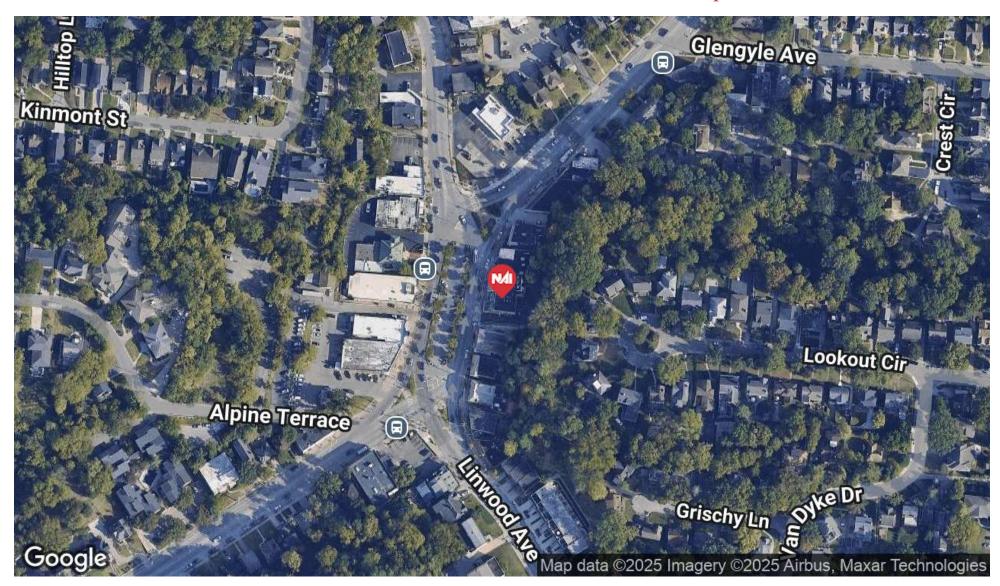








 $590 - 1,181 \text{ SF} \mid \$20.00 - 25.00 \text{ SF/yr}$  Office Space



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 $590 - 1,181 \text{ SF} \mid \$20.00 - 25.00 \text{ SF/yr}$  Office Space





#### 1 Mile 3 Miles 5 Miles **Population Total Population** 14.055 85.901 264.414 Average Age 38 39 39 38 38 38 Average Age (Male) 39 39 40 Average Age (Female)

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,386	40,431	119,248
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$184,871	\$122,136	\$103,111
Average House Value	\$756,326	\$458,461	\$369,202

Demographics data derived from AlphaMap

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