

OFFERING MEMORANDUM

3344

Central Parkway

Cincinnati, OH 45225



SITE
13,621 SF



SALE PRICE
\$1,800,000

Ryan Van Dulman
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4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

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NAI Bergman ("Broker") has been retained by the Owner of 3344 Central Parkway Cincinnati, OH 45225 ("Property") as the exclusive broker for this opportunity. This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

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INVESTMENT SUMMARY



ASKING PRICE

\$1,800,000 (\$132/SF)



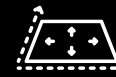
TENANTS

2 (1 Vacancy)



BUILDING SIZE

13,621 SF +/-



LAND SIZE

1.309 Acres



PARKING

20 +/- On-Site



YEAR BUILT

1947



DUE DILIGENCE FILES

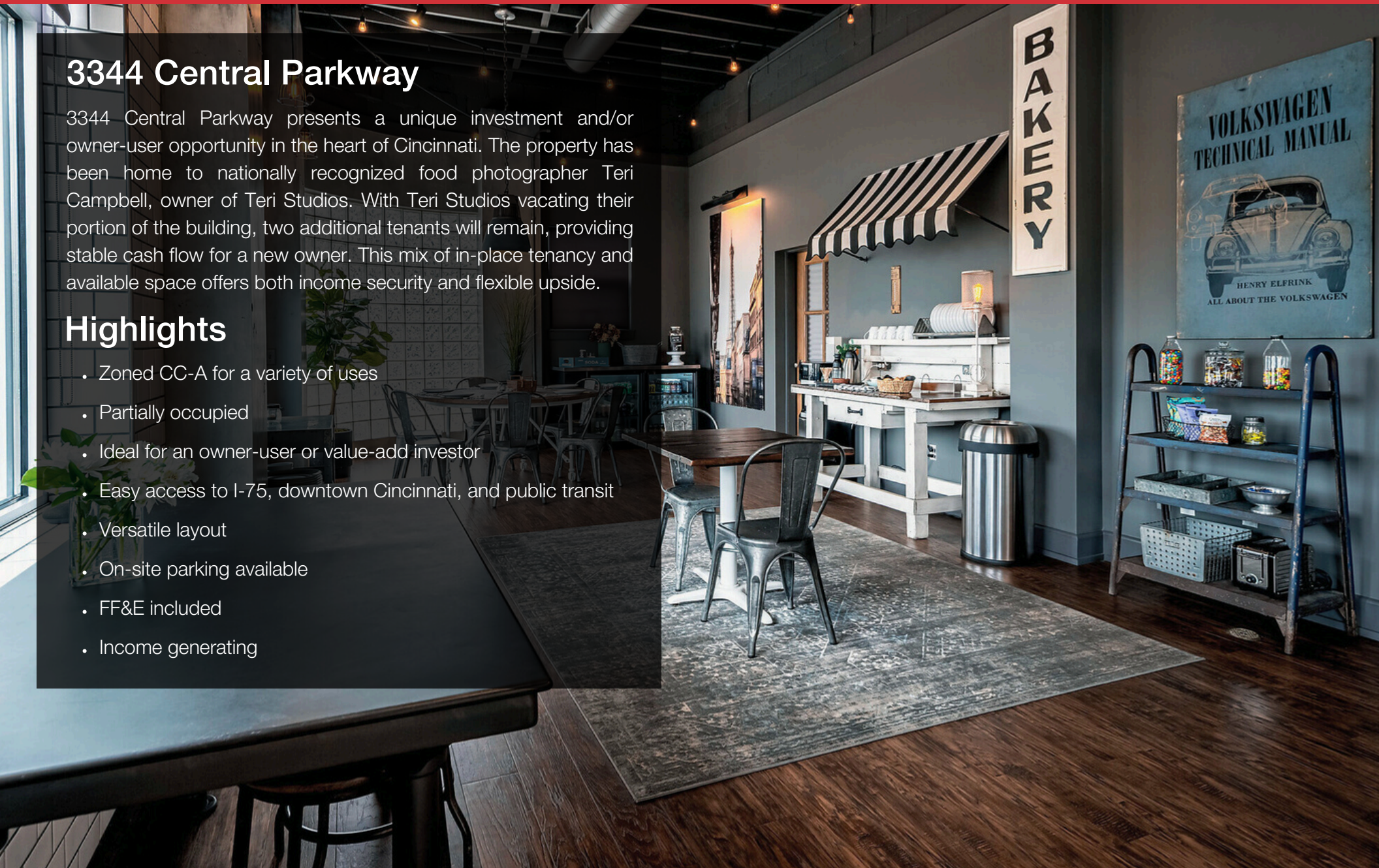
[CLICK HERE](#)

3344 Central Parkway

3344 Central Parkway presents a unique investment and/or owner-user opportunity in the heart of Cincinnati. The property has been home to nationally recognized food photographer Teri Campbell, owner of Teri Studios. With Teri Studios vacating their portion of the building, two additional tenants will remain, providing stable cash flow for a new owner. This mix of in-place tenancy and available space offers both income security and flexible upside.

Highlights

- Zoned CC-A for a variety of uses
- Partially occupied
- Ideal for an owner-user or value-add investor
- Easy access to I-75, downtown Cincinnati, and public transit
- Versatile layout
- On-site parking available
- FF&E included
- Income generating



FOR SALE/LEASE | 3344 Central Parkway



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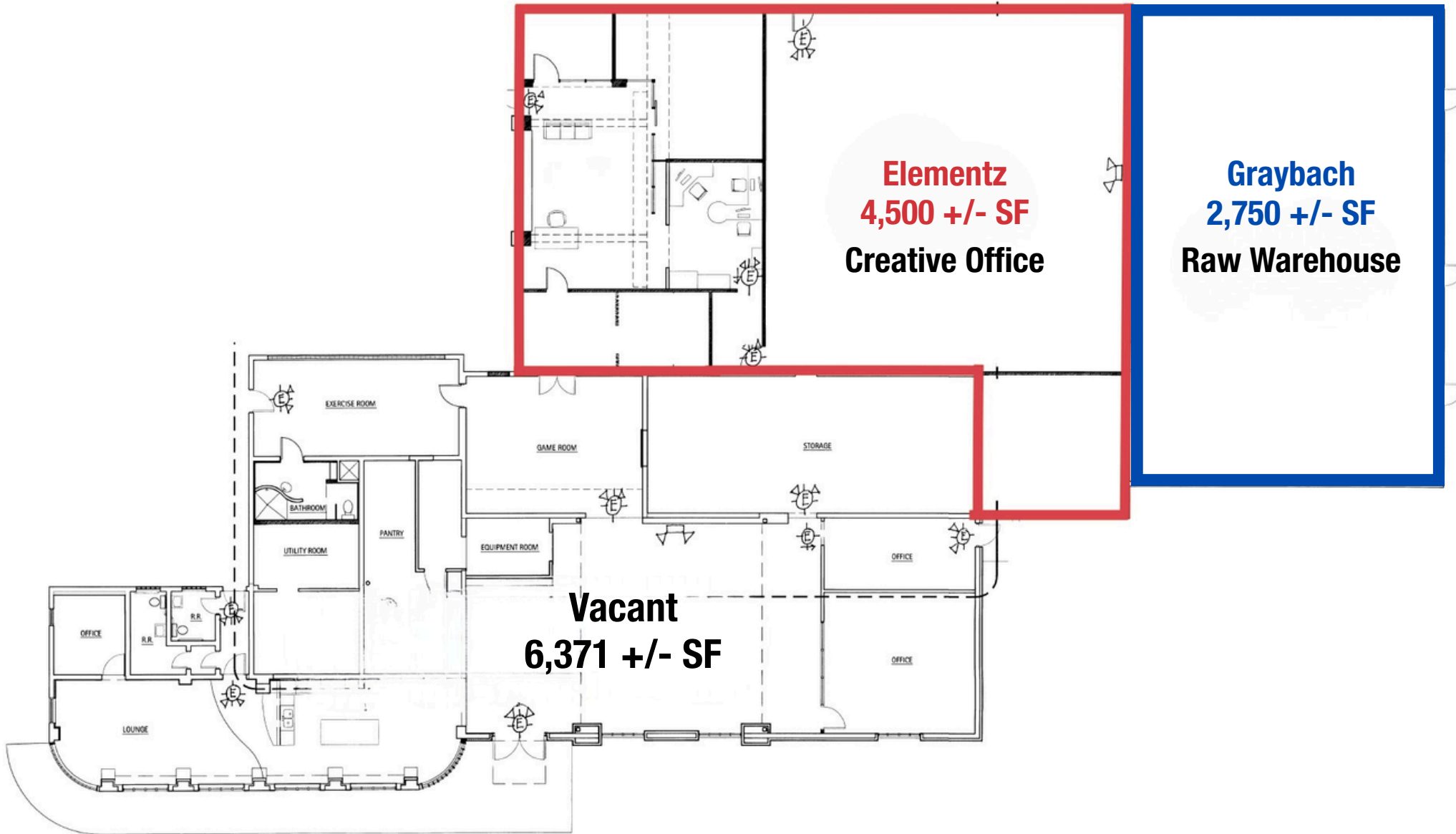
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EXPENSES

Category	Monthly Average (\$)	Annual Cost (\$)
Total Gas & Electric	1,241.45	14,897.41
Total Water	333.33	4,000
Landscape & Lawn Care	142.25	1,695
Trash Removal HVAC	105	1,260
Maintenance HVAC	169.77	2,037.24
Miscellaneous Repair	200	2,400
Property Taxes	2,006.36	24,076.33

TENANTS

Tenant	Size (SF)	Lease Term	Annual Base Rent (\$)	Lease Type	Notes
Elementz	4,500	5 years (on year 2 of lease)	45,000.00	Modified Gross	Not responsible for property taxes; Landlord covers replacements/major HVAC repairs
Graybach LLC	2,750	3 years (on year 2 of lease)	15,125	Gross	Rent includes all OpEx, utilities, taxes, insurance, lawn, snow removal

TENANT



ELEMENTZ.ORG

ELEMENTZ IS CINCINNATI'S PREMIER HIP HOP CULTURAL ART CENTER. ELEMENTZ WAS FOUNDED AND IS SUPPORTED BY COMMUNITY STAKEHOLDERS FROM VARIOUS ETHNICITIES, BACKGROUNDS AND CAREERS WHO BELIEVE IN CINCINNATI'S YOUTH, AND THE POWER OF MUSIC, POETRY AND ART TO POSITIVELY IMPACT OUR YOUTH. INCLUDED ARE ARTISTS, TEACHERS AND MENTORS WHO ENCOURAGE SELF-DISCOVERY, CREATIVE EXPRESSION AND INDIVIDUAL PASSION.



GRAYBACH.COM

FOUNDED IN 2007, GRAYBACH WAS FOUNDED BY A TEAM OF AMBITIOUS ENTREPRENEURS WHO SHARED A COMMON GOAL OF QUALITY. STRIVING TO RISE ABOVE THE REST WITH OUR HONEST, ATTENTIVE, AND FORTHRIGHT APPROACH TO CONSTRUCTION, GRAYBACH PROVIDES GENERAL CONTRACTING AND CONSTRUCTION MANAGEMENT SERVICES THAT FOCUS ON THE CUSTOMERS' NEEDS, BUDGETS AND SCHEDULES.

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THANK YOU

STAY CONNECTED



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