



modelgroup

LEASING BROCHURE

954 E McMillan

Elevate your business by joining Walnut Hills – a vibrant community brimming with historic charm and a thriving arts scene.



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With its strategic location, diverse audience, and collaborative environment, your business will find the perfect home in Walnut Hills

- \$55+M in total development is currently underway
- 117 occupied apartments and 111 apartments currently under construction
- 221 parking spaces with priority being transient parking
- 6 new commercial spaces anchored by ETC Produce and Provisions
- Artwork's new headquarters will be located just around the corner on Gilbert Ave
- Mortar's new headquarters will also be located on Gilbert just up from Artworks on Gilbert
- Aperture, a restaurant by Jordan Anthony Brown
- Dancefix by Heather Britt will bring 60-80 students per class with 3-5 classes scheduled per day



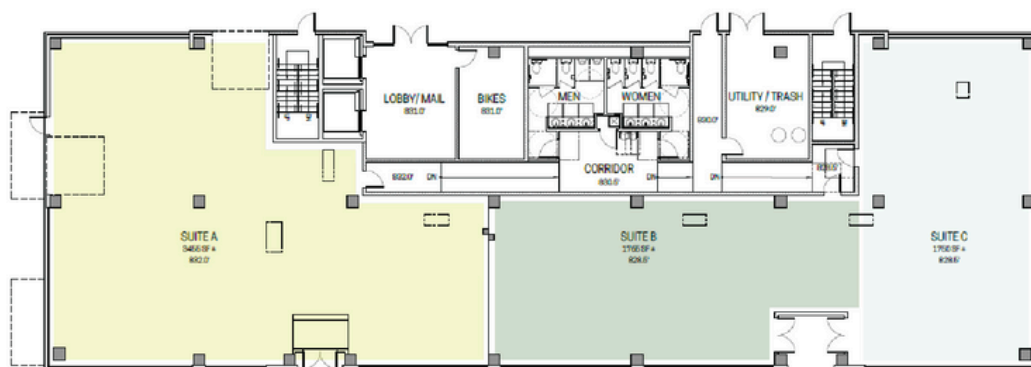
Two Suites available could be combined

**Suite B - Retail
1500 SQ FT**

**Suite C - F&B
1700 SQ FT**

**Asking \$17.50/SQFT
Delivered warm white box with
common restrooms**

**Tenant responsible for HVAC
distribution and their build out**



GROUND FLOOR PLAN

0' 2' 4' 8' 16'
SCALE 1/16" = 1'-0" @11X17