

# 2 OFFICE SPACES | FOR LEASE

1008 RACE STREET | CINCINNATI, OH 45202



LEASING MEMORANDUM



## THE OFFERING

Located in the heart of Downtown Cincinnati, this office property presents a strategic opportunity for businesses seeking a central and efficient workspace. Spanning 2,000 SF each, the available offices on the second and fourth floors are designed to cater to modern business needs. Each space is equipped with kitchenettes and two restrooms, ensuring functionality and convenience for its occupants.

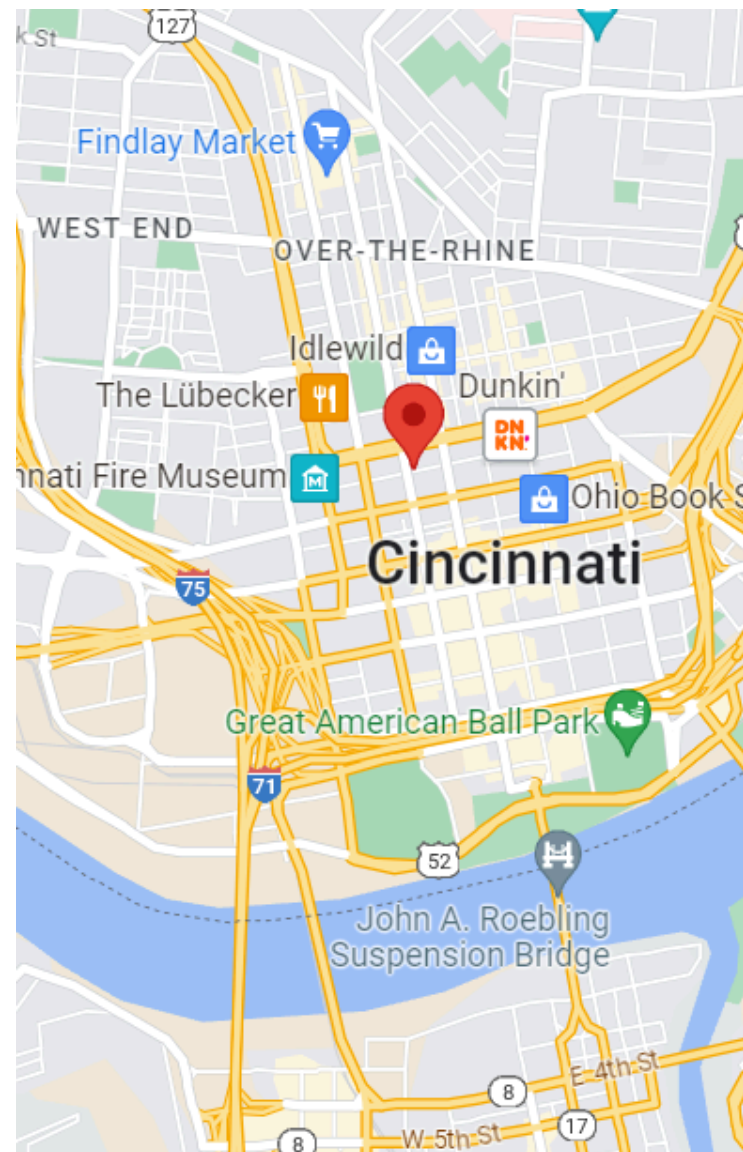
The building's proximity to Washington Park and adjacent thriving retail businesses offers a significant advantage for businesses in terms of location. The neighborhood provides both the serenity of the park and the vitality of the retail sector, ensuring a balanced environment for work and leisure.

The office spaces at 1008 Race Street are characterized by high ceilings and an industrial aesthetic, ensuring a professional environment conducive to focused work and client interactions. For businesses seeking a straightforward, functional, and well-located office, these spaces are a prime consideration.

## SPACE DETAILS

- Office Space
- Two Offices Available
- 2,000 SF (Each Office)
- Landlord Willing to provide TI
- 5 Floors with Floors 2 and 4 available
- Kitchenettes
- Two Restrooms per office
- Right next to Washington Park and other thriving retail businesses
- High Ceilings
- Access to multiple major highways (I-75, I-71, I-471)

## LOCATION

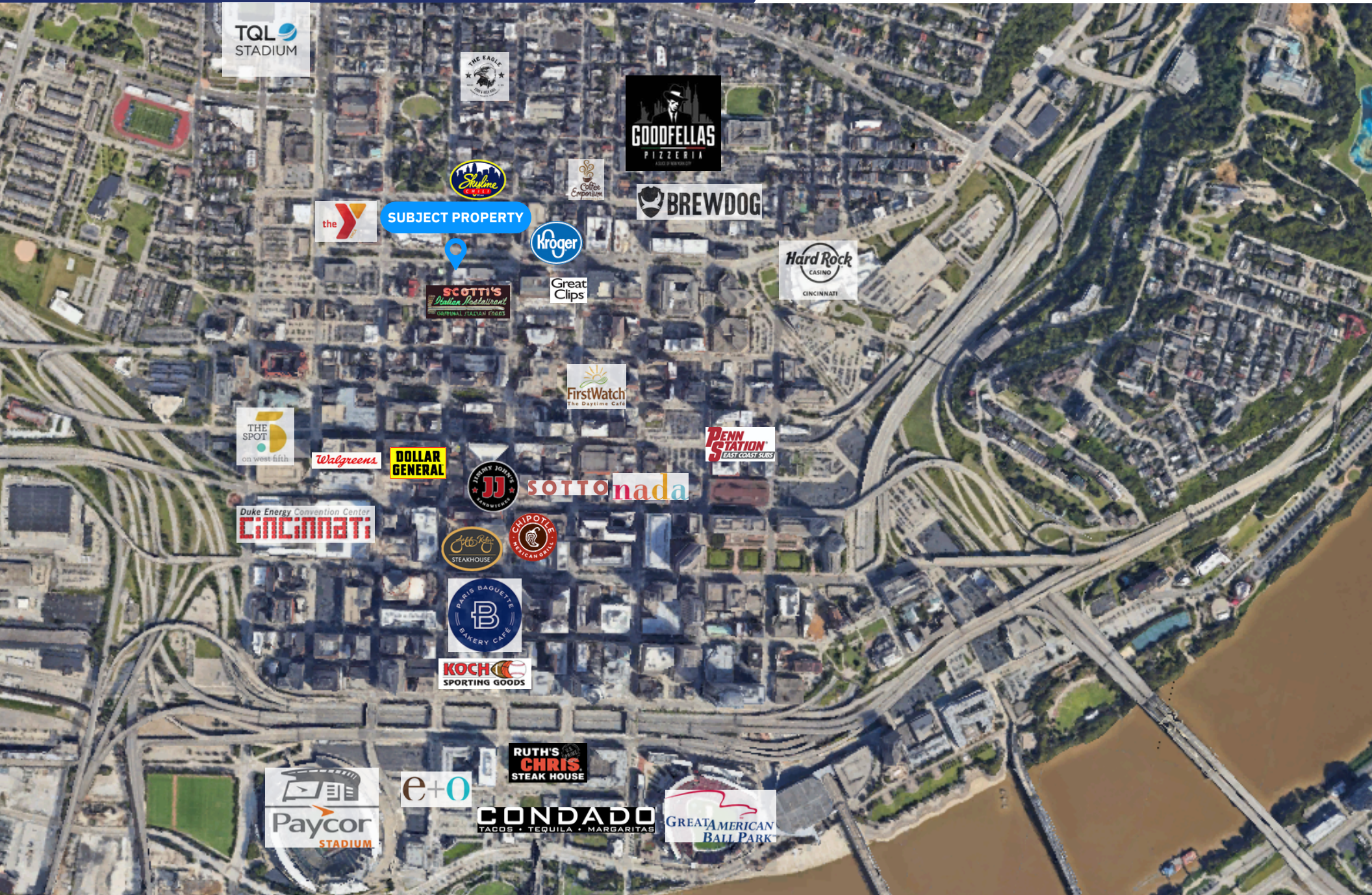


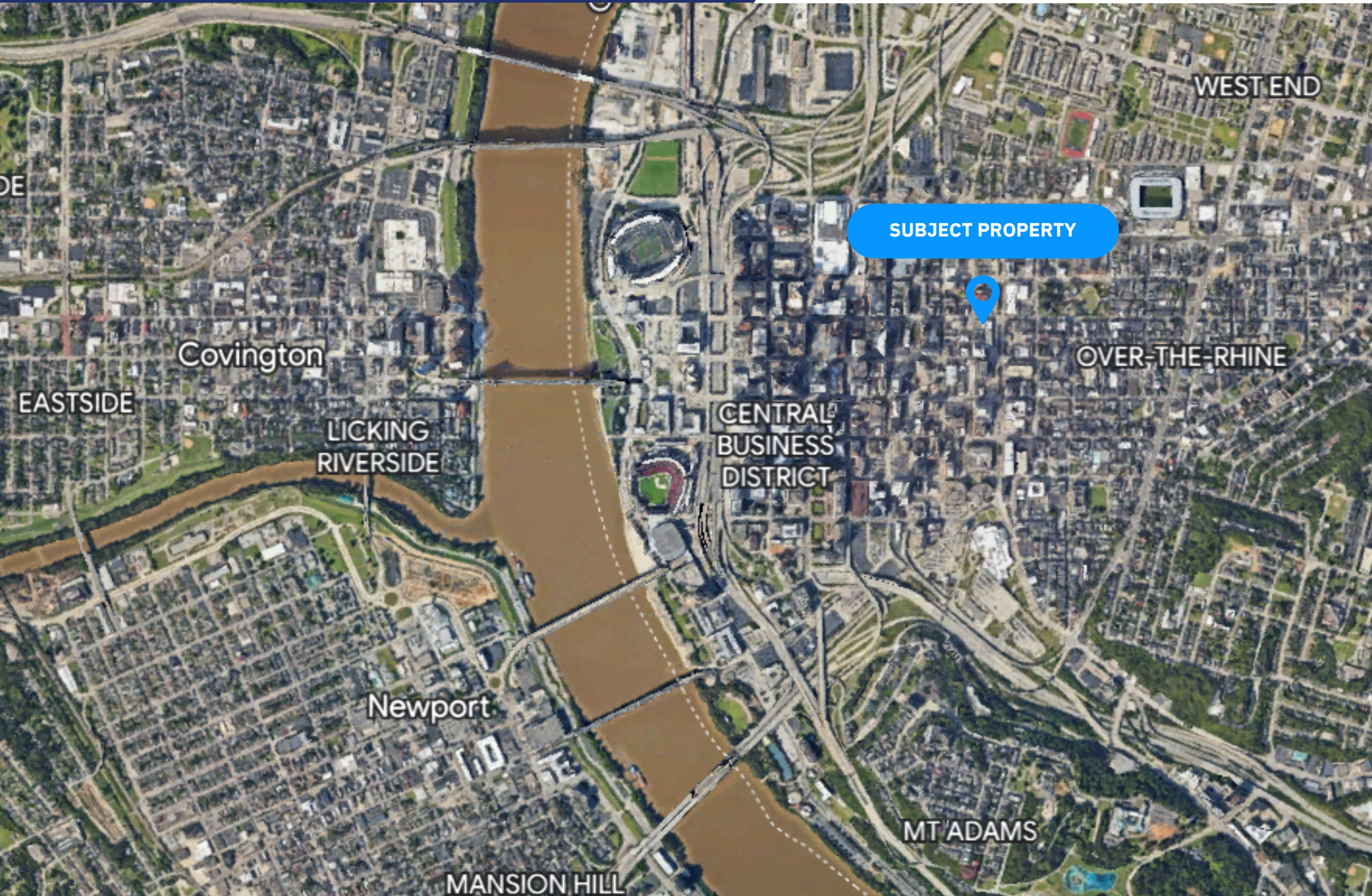
## LOCATION DESCRIPTION

Situated in the heart of Downtown Cincinnati, 1008 Race Street stands as a prime office location for businesses seeking both prominence and convenience. The bustling downtown area, known for its eclectic mix of eateries, boutiques, theaters, and cultural attractions, offers potential lessees a blend of professional and leisure opportunities. With the area continuing to experience growth and revitalization, it is an opportune moment to secure a space in this district. Moreover, its proximity to major transportation hubs ensures that employees and clients can easily access the office, reducing commute times and facilitating smoother business operations. The surrounding urban energy not only bolsters company visibility but also provides a dynamic environment for employees, making it an ideal blend of work-life balance.









## MARKET OVERVIEW - CINCINNATI & NORTHERN KENTUCKY

- Cincinnati Metropolitan has the 28th largest economy in the United States and the 7th largest in the Midwest. It currently is the fastest growing midwestern economy per capital based on percentages. The gross domestic product for the region is over \$130 billion dollars annually. The median home price is \$158,000 and the cost of living is 8% below the national average. The unemployment rate is below 4%.
- Eight Fortune 500 companies are headquartered in Cincinnati, including Kroger's, Procter & Gamble, Macy's, and General Electric. The Kroger Company employs 20,000 people locally, making it the largest employer in the city, and Cincinnati Childrens Hospital is the second largest at 16,742 employees.
- Northern Kentucky is complete with the dense residential, retail, and office areas of Covington, Newport, Bellevue, and Florence. Covington predominantly is known for its retail and residential economics, Newport has a strong retail presence with the shops at Newport on the Levee including the Newport Aquarium. Cincinnati Northern Kentucky International Airport is just a short 15-minute drive west, located in Hebron, KY.
- Cincinnati has been undergoing significant changes and investment into new developments including the downtown river walk, The Banks project that includes apartments, retail, restaurants, and offices, which stretch from Greater American Ball Park (home of the Cincinnati Reds) to PayCor Stadium (home of the Cincinnati Bengals). Nearly \$3.5 billion has been invested in the urban core of Cincinnati. Much of this development has been undertaken by the local development group 3CDC in the OTR (Over-the-Rhine) entertainment district.

## LARGEST EMPLOYERS

COMPANY	# OF EMPLOYEES
KROGER CO.	20,000
CINCINNATI CHILDREN'S HOSPITAL	16,742
TRIHEALTH INC.	12,000
UNIVERSITY OF CINCINNATI	10,530
UC HEALTH	10,255
ST. ELIZABETH HEALTHCARE	10,048
PROCTER & GAMBLE CO	9,700
GE AVIATION	9,000
FIFTH THIRD BANCORP	7,500













	1 MILE	3 MILE	5 MILE
POPULATION	17,998	137,841	302,722
TOTAL BUSINESSES	3,442	8,278	13,131
TOTAL EMPLOYEES	61,024	135,447	189,527
TOTAL RETAIL EXPENDITURE	\$321.84 M	\$1.58 B	\$3.61 B
APPAREL	\$24.85 M	\$119.29 M	\$272.08 M
ENTERTAINMENT	\$38.9 M	\$186.85 M	\$429 M
FOOD AND BEVERAGES	\$101.82 M	\$502.25 M	\$1.14 B
PERSONAL CARE	\$9.31 M	\$45.34 M	\$103.36 M



Walk Score  
98



Steeetcar Stop  
< 1 min walk



Red Bike Station  
< 1 min walk



Fountain Square  
< 5 min walk



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