

Unique Mixed-Use Property for Sale

THE MOHAWK



**CONFIDENTIAL - DO
NOT DISTURB TENANTS**

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THE MOHAWK

2137 – 2183 Central Parkway | Cincinnati, OH 45214

114,000

Total Building SF

1.23

Acres

49,665

Office SF

40,700

Flex SF

7,600

ExecuLofts SF

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PROPERTY HIGHLIGHTS:



Desirable Office, Retail, Flex & Apartments

Modern, creative office suites; high-visibility retail storefronts; functional flex/warehouse space; and open, loft-style living in a rare centrally located mixed-use asset.



Walkable Amenities & Attractions

Prime location near Downtown and OTR make attractions such as TQL Stadium, Findlay Market, Washington Park, as well as a multitude of restaurants and shopping destinations just a quick walk away.



Millions in Redevelopment Nearby

\$671+ Million in development and redevelopment projects are planned or in progress within close proximity. These projects aim to improve public safety, walkability, and provide best in class amenities.



Seamless Connectivity and Regional Access

Strategically located with direct routes to Cincinnati's interstate network, including I-75 and I-71. Regional anchors are just a short drive away- such as the University of Cincinnati being 0.9 miles away and CVG being 14.4 miles away.



Prominent Visibility with Strong Traffic Counts

Located along busy Central Parkway with 14,117+ vehicles per day with a designated bike path and bus stops running directly in front of the building, and Cincinnati Connector stops just a few blocks away.

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INVESTMENT OVERVIEW

Overview

The Mohawk, located at 2137-2145 Central Parkway, is a 114,000 SF mixed-use asset positioned in the northern edge of Cincinnati's dynamic Over-the-Rhine (OTR) District. The property features a unique combination of modern creative office suites, highly visible retail storefronts, functional flex/warehouse space, and open loft-style residential units. This diverse tenant mix provides both income stability and significant upside potential, making The Mohawk an attractive opportunity for investors.

Modern, Creative Office Environment

The property offers over 49,665 SF of high-end office space designed to meet the needs of today's workforce. Interiors feature open-concept layouts with exposed ceilings, spiral ductwork, expansive windows, and hardwood floors, creating an authentic loft-style environment. Many suites also incorporate direct retail storefront access, enhancing visibility and convenience for client-facing businesses. This combination of modern finishes and flexible layouts positions the asset to capture strong tenant demand and drive long-term value for investors.

Functional Flex/Warehouse Space

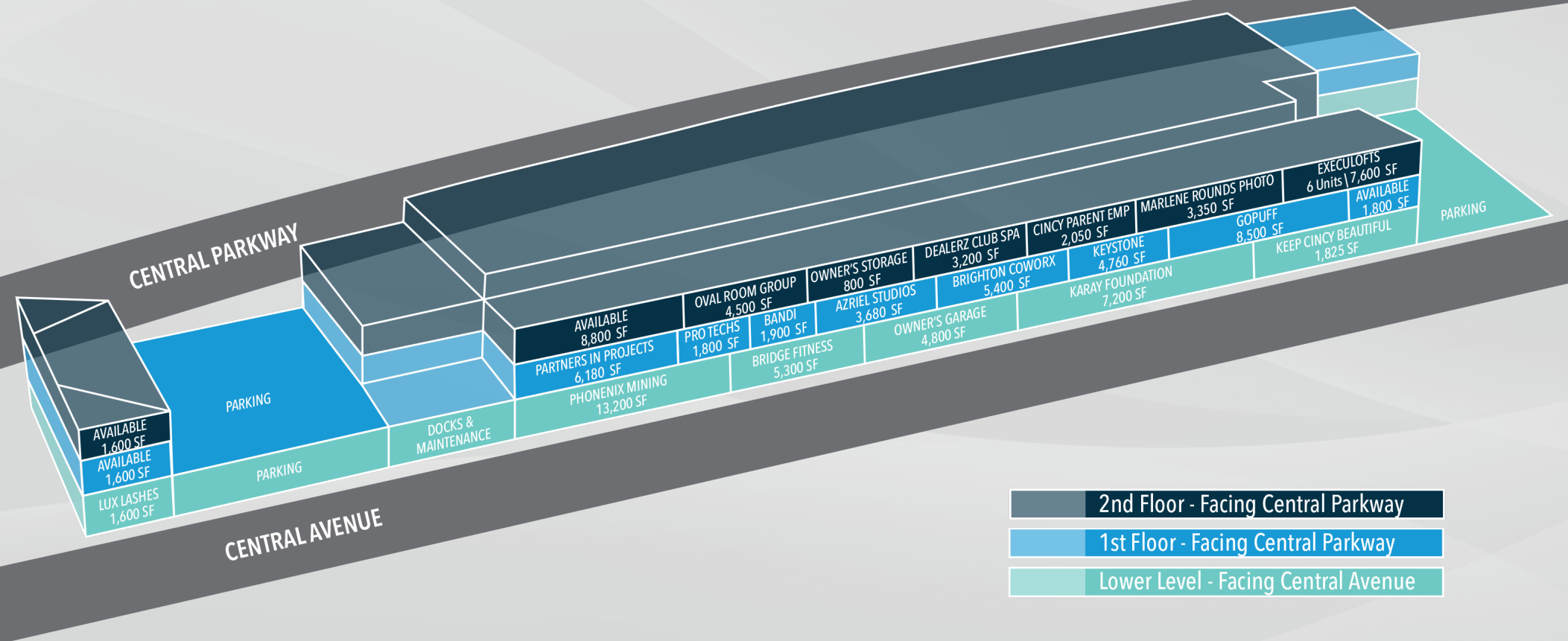
The property also includes 40,700 SF of functional flex/warehouse space, with most units offering convenient dock or drive-in access. This versatility appeals to a wide range of users and enhances the asset's long-term leasing potential.

ExecuLofts - Open Loft-Style Living

The Mohawk also includes six executive-grade apartment units totaling 7,600 SF. These live-work residences feature open loft-style layouts, high-speed wireless connectivity, and dedicated collaborative and conferencing facilities—such as a reserved conference room and multifunction device area. This unique combination of residential comfort and executive-level functionality enhances tenant attraction and retention while supporting premium rental value and stable income.



Stacking Plan THE MOHAWK



1st Floor - Facing Central Parkway

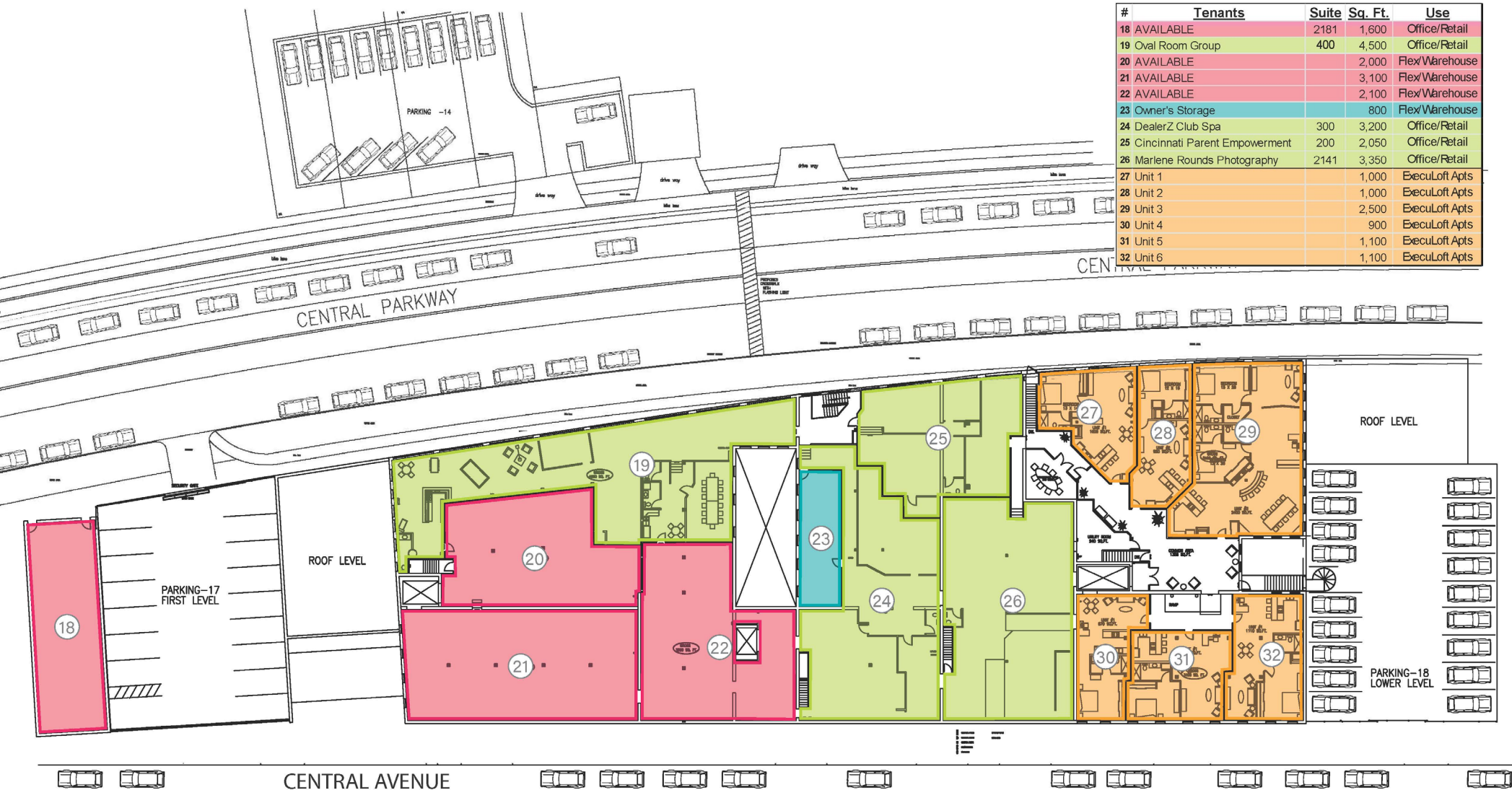
THE MOHAWK



#	Tenants	Suite	Sq. Ft.	Use
8	AVAILABLE	2183	1,600	Office/Retail
9	Partners in Projects (Office)	2175B	3,080	Office/Retail
10	Partners in Projects (Warehouse)		3,100	Flex/Warehouse
11	ProTechs	2175C	1,800	Office/Retail
12	Bandi	2175C	1,900	Office/Retail
13	dba The Azriel Studios	2165	3,680	Office/Retail
14	Brighton CoWorx	2145	5,400	Office/Retail
15	Keystone	2143	4,760	Office/Retail
16	GoPuff	2139	8,500	Flex/Warehouse
17	AVAILABLE	2137	1,800	Office/Retail

2nd Floor - Facing Central Parkway

THE MOHAWK



Lower Level - Facing Central Avenue

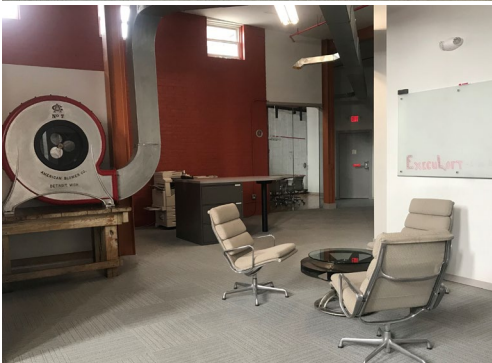
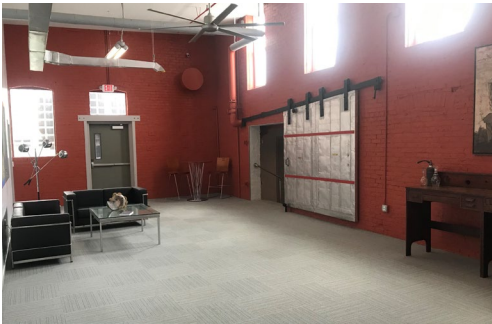
THE MOHAWK

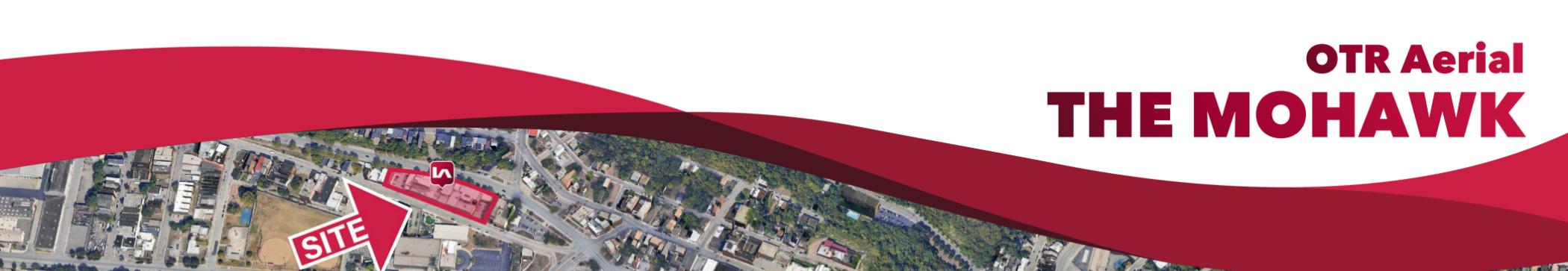
#	Tenants	Suite	Sq. Ft.	Use
1	Lux Lashes	2008	1,600	Office/Retail
2	Phoenix Mining	2000	13,200	Flex/Warehouse
3	Bridge Fitness	1984	5,300	Flex/Warehouse
4	Owner's Garage	1982	4,800	Flex/Warehouse
5	Karay Foundation	1972A	5,400	Office/Retail
6	Keep Cincinnati Beautiful	1972B	1,825	Office/Retail
7	Karay Foundation Storage	1972A	1,800	Flex/Warehouse



UNIQUE MIXED-USE PROPERTY FOR SALE

THE MOHAWK



An aerial photograph of a suburban neighborhood with houses, streets, and a baseball field. A red arrow points to a specific building, which is highlighted with a red outline. The word "SITE" is written in white on the red arrow. A red banner with the text "OTR Aerial THE MOHAWK" is overlaid on the right side of the image.

OTR Aerial
THE MOHAWK



\$671+ Million Nearby Developments

THE MOHAWK



NEIGHBORHOOD TRANSFORMATION

Approx. \$100 Million project aimed at improving public safety and catalyzing new development in Northern OTR which will include both public and private investment, as well as clean up efforts and landscaping.

The construction of a new 60,000 SF Findlay Community Center (approx \$46 Million), the relocation of Crossroad Health Center to the 21,500 SF former Findlay Community Center, and several multi-family projects are part of the planned redevelopment.



CENTRAL PARKWAY REIMAGINED

Approx. \$4.1 Million project aimed at providing pedestrian-oriented connectivity between Downtown, OTR, and West End neighborhoods as well as improving safety and mobility for all forms of travel along Central Parkway.

HOME2 SUITES BY HILTON

Approx. \$28 Million project by Keystone Hotel Group will put a Home2 Suites by Hilton at the site of the former Chong building and will include 2,000 SF of commercial space and 2,000 SF of commercial space.



WEST END ENTERTAINMENT DISTRICT

Approx. \$330 Million project by FC Cincinnati that will create a community hub on the front steps of TQL Stadium. The development will include two 13-story mixed-use buildings, a "Common Grounds" public plaza, and added infrastructure connecting the stadium.



TOWN CENTER GARAGE REDEVELOPMENT

Proposed plan to turn the Town Center Garage site into the home of a new stadium which would seat approximately 18,000. It replace Heritage Bank Center as home to the Cincinnati Cyclones as well as other concerts and events.



CONVENTION DISTRICT PROJECT

Approx. \$209 Million project aimed at modernizing and making major improvement to Duke Energy Convention Center building systems, adding a 2-acre park & outdoor convention space, as well as the new Convention Headquarters Hotel with up to 800 rooms, meeting spaces, retail space, and other amenities.



SITE

THE RHINELA

A series of conceptual projects that would repurpose Cincinnati's abandoned subway tunnels along Central Parkway, from Linn Street to Plum Street. Various innovative uses have been proposed to bring new life to the abandoned tunnels.

Demographics THE MOHAWK

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	30,863	153,053	343,406
2030 Projected Population	32,133	158,876	347,497
2020 Census Population	26,033	135,585	320,088
2010 Census Population	24,226	134,685	315,120
Projected Annual Growth 2025 to 2030	0.8%	0.8%	0.2%
Historical Annual Growth 2010 to 2025	1.8%	0.9%	0.6%
INCOME			
2025 Est. Average Household Income	\$72,015	\$84,647	\$91,400
2025 Est. Median Household Income	\$48,399	\$57,435	\$64,117
2025 Est. Per Capita Income	\$28,774	\$39,526	\$40,972
2025 Est. Total Businesses	1,188	8,753	14,455
2025 Est. Total Employees	15,831	128,103	187,528



\$91,400

Avg. Household
Income within 5 Mi.



343,406

Est. Population
within 5 Mi.



14,455

Est. Total Businesses
within 5 Mi.

