



2230 PARK AVE, CINCINNATI, OH 45206

14,000 Square Feet | Walnut Hills

Office Available for Sale & Lease | Subject to Offer

The Offering

3CRE is excited to present an exceptional opportunity with the office building located at 2230 Park Avenue in Cincinnati, now available for sale and lease. This property offers 14,000 square feet of versatile space spread across two floors. Ideally situated in a prime location, the building benefits from its proximity to major highways, public transportation, and the vibrant business community of Cincinnati. Previously utilized as an office space, the building is zoned for a variety of uses, making it an excellent choice for businesses seeking a central, accessible location with ample room for growth. Whether for corporate offices, daycare, creative spaces, or professional services, this property provides a unique blend of functionality and convenience in one of Cincinnati's most desirable areas.

Property Highlights

- Available for Sale or Lease
- Subject to Offer
- Lease Rate - \$12.00-\$16.00 (Gross)
- Building SqFt- 14,000 SF
- First Floor- 7,000 SF
- Second Floor- 7,000 SF (Space Divisible)
- 0.544 Acres
- Zoning- OL-MH ([Click Here](#)).
- City of Cincinnati

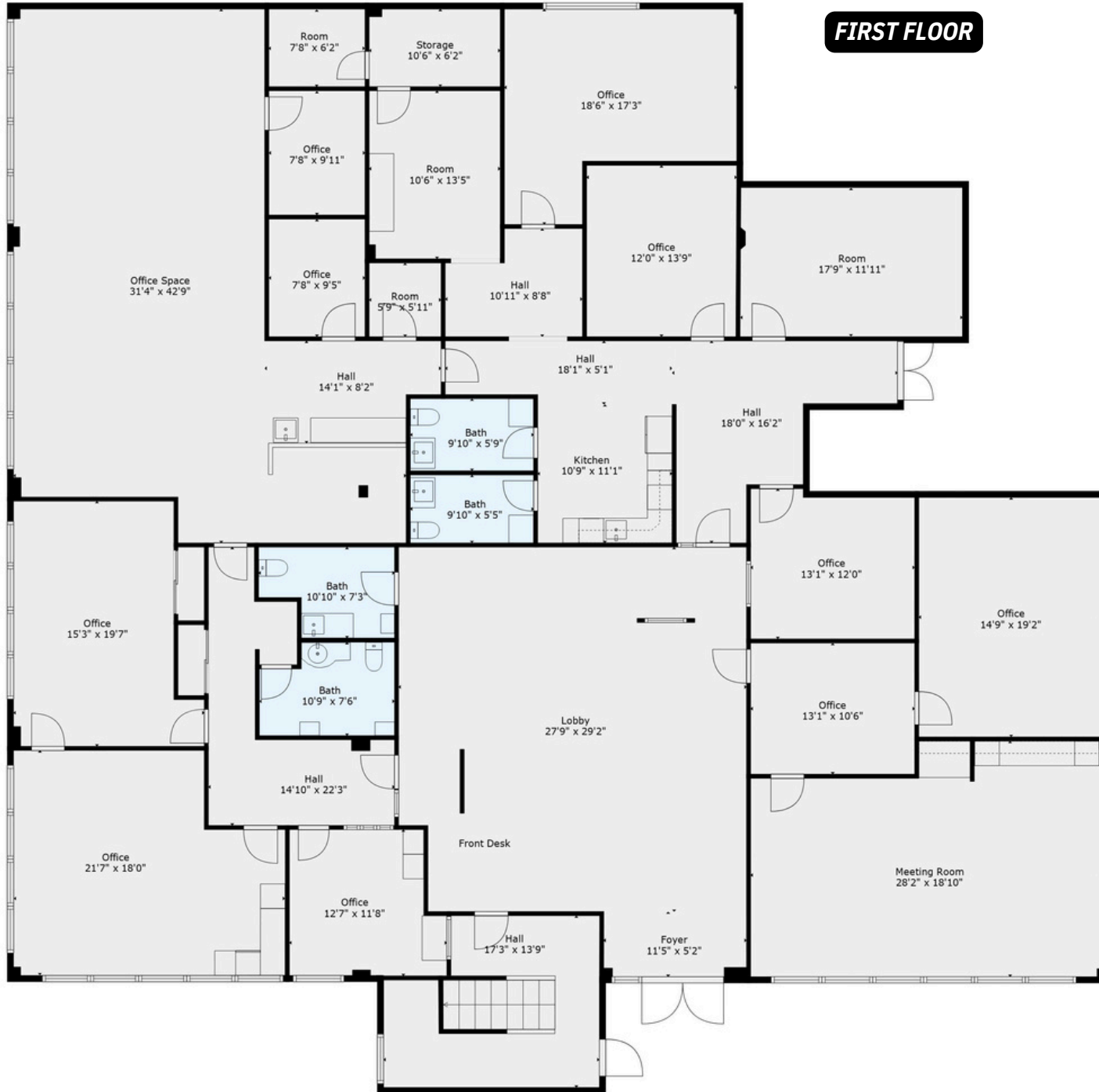






FIRST FLOOR SPACE







SECOND FLOOR SPACES



	1 MILE	3 MILE	5 MILE
POPULATION	13,725	153,585	302,279
AVERAGE HOUSEHOLD INCOME	\$83,409	\$97,345	\$89,869
NUMBER OF HOUSEHOLDS	7,275	69,873	136,417
MEDIAN AGE	36.9	32.1	33.2
TOTAL BUSINESSES	711	8,660	12,311
TOTAL EMPLOYEES	9,789	202,653	249,874

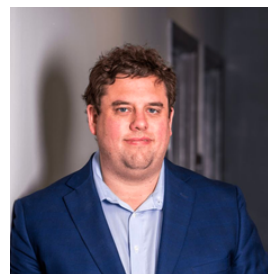


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