

OFFICE SPACE FOR LEASE

71 E Hollister St, Cincinnati, OH 45219

Convenient Location: In the heart of Clifton, a block from UC and at the edge of the major redevelopment. Front Street Level Unit for Lease.

Versatile Space Options: 2300 +/- square feet with Large rooms. Rooms have sound insulation and are plumbed for sinks. Many accessibility features. Secure door entry with intercom access control

Ample rear parking : Shared parking during business hours with the church as well as on street parking.



Russ Kitzberger

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Zoning: OG-T / Office General (OG) - Transportation Corridor 'T'

(Subject to zoning verification)

Permitted Uses

Residential Uses

Bed and breakfast home
Day care home - Adult

Group residential

Congregate housing
Convents and monasteries
Fraternities and sororities
Patient family homes
Shared housing for elderly

Public and Semipublic Uses

Clubs or lodges
Cultural institutions
Day care center

Government facilities and Offices

Offices

Parks and recreation facilities
Public safety facilities
Religious assembly
Schools, public or private

Commercial Uses

Animal services
Banks and financial institutions
Business services
Commercial meeting facility

Eating and drinking establishments

Funeral and interment services
Hotels and commercial lodging
Laboratories, commercial
Medical services and clinics
Offices

Transportation facilities

Railroad right-of-way
Gardens
Home occupations
Refuse storage areas
Fences and walls
Exterior lighting
Portable storage containers

Permitted Uses, subject to certain limitations

Residential Uses

Day care home - Type A
Day care home - Type B

Group residential

Rooming house

Permanent residential

Single-family dwelling
Attached single-family dwelling
Two-family dwelling
Multi-family dwelling
Two-family dwelling
Multi-family dwelling

Eating and drinking establishments

Restaurants, full service
Restaurants, limited
Convenience markets
Food markets
Personal instructional services
Personal services

Transportation facilities

Wireless communication antenna
Any accessory use not listed below
Accessory dwelling unit
Rooming unit
Drive box
Small-scale specialized incinerator

Conditional Uses

Transitional housing
Program 6

Public and Semipublic Uses

Colleges, public or private

Government facilities and

Offices

Hospitals

Commercial Uses

Bed and breakfast inns

Eating and drinking

establishments

Parking facilities

Transportation,

Communications and Utilities

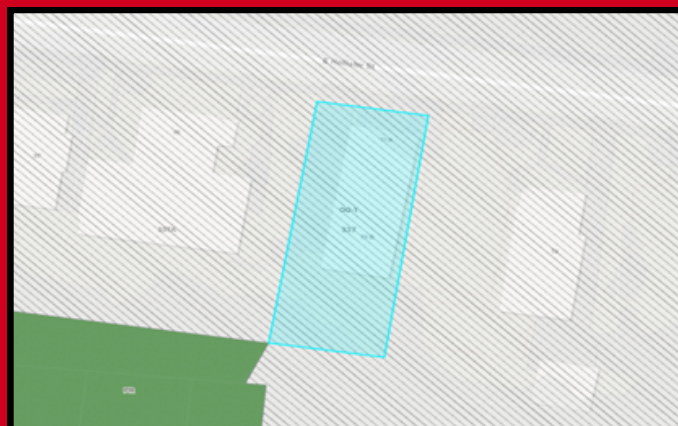
Uses

Communications facilities
Public utility distribution system

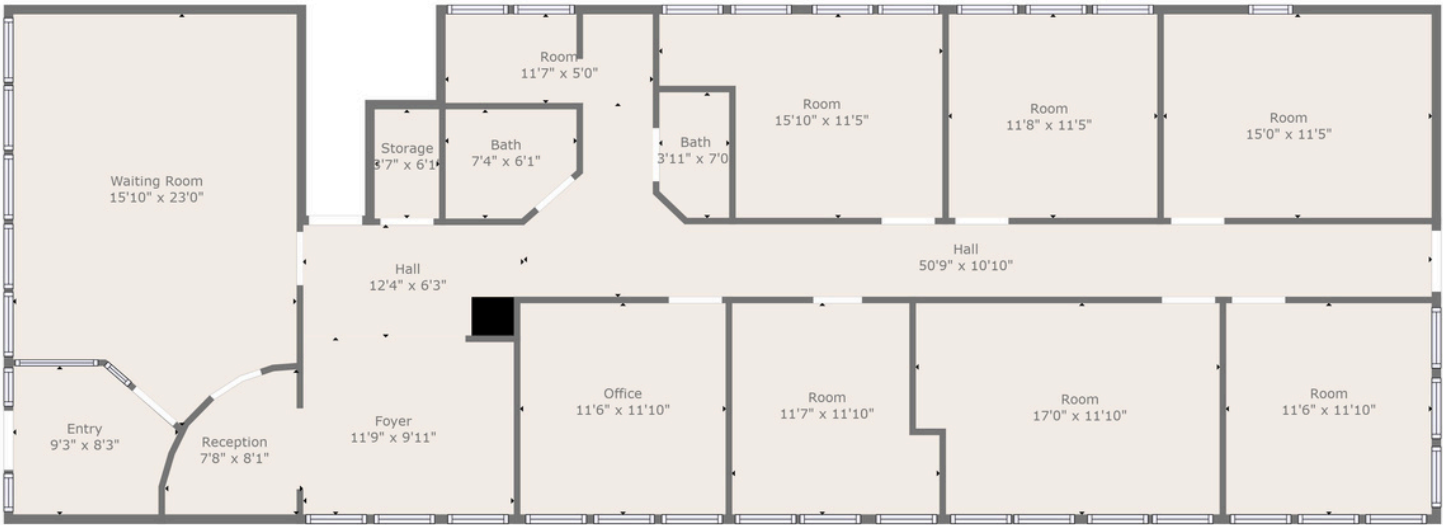
Transportation facilities

Heliports
Wireless communication tower
Animal keeping
Farms

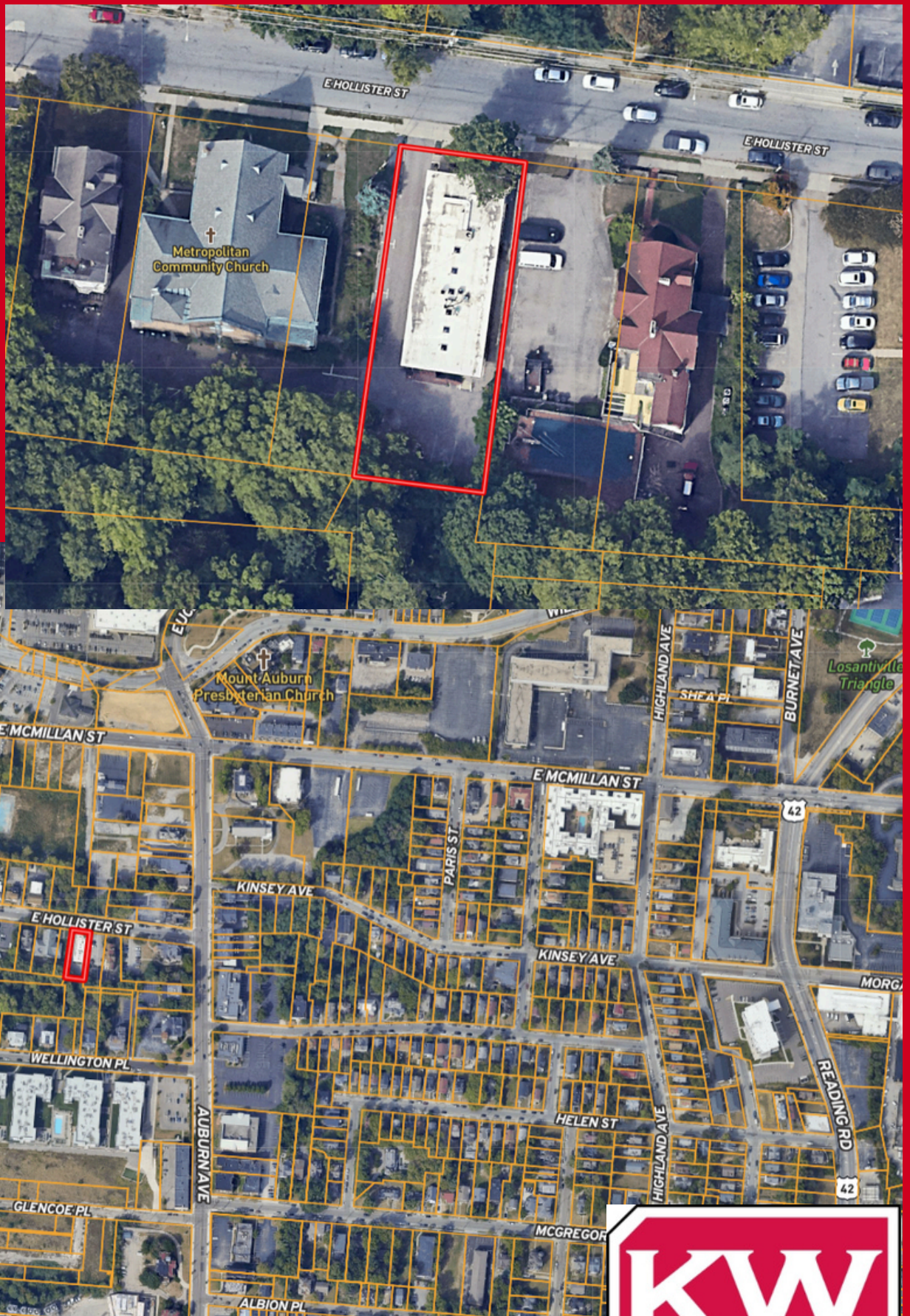
ZONING MAP



*area sizes subject to verification

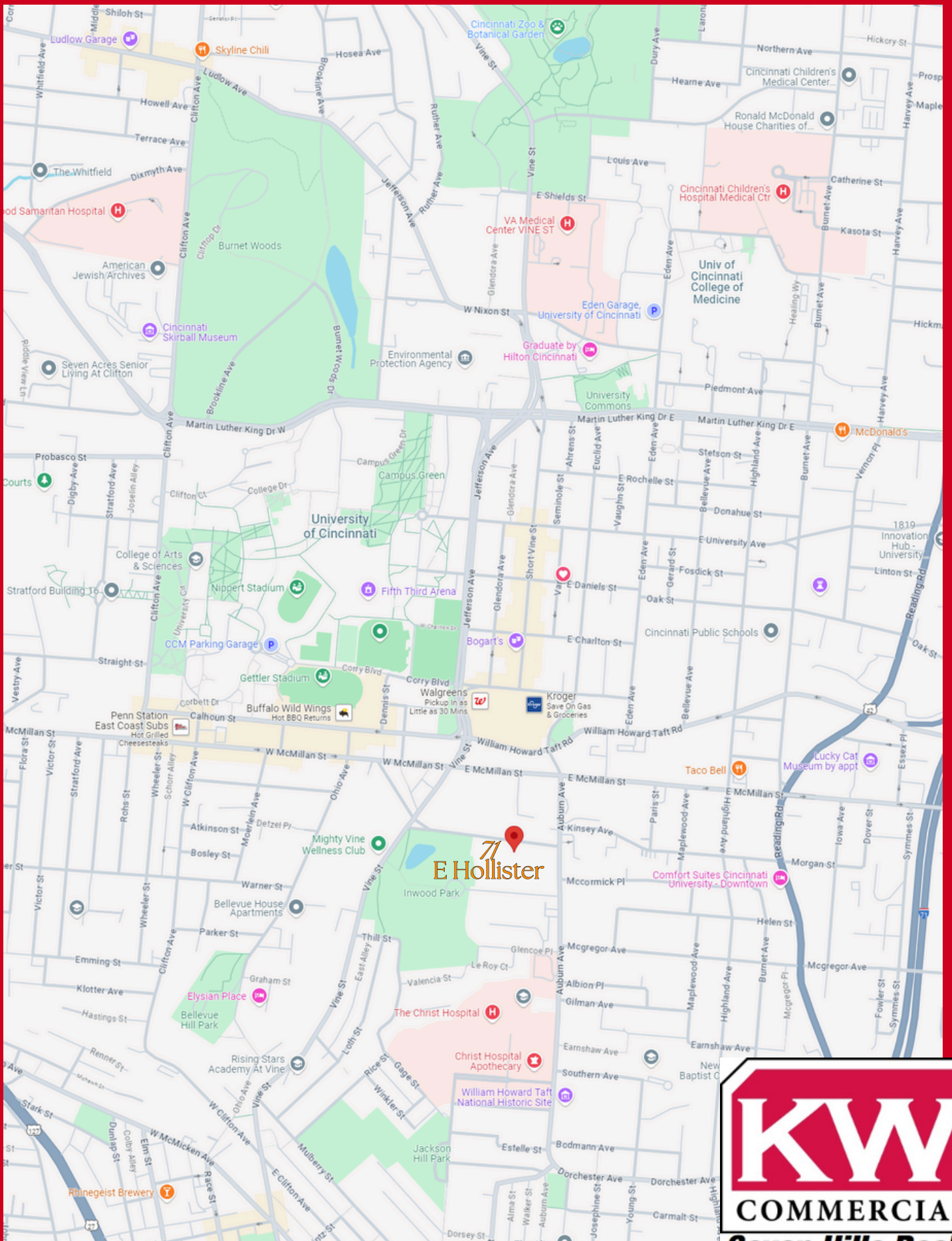


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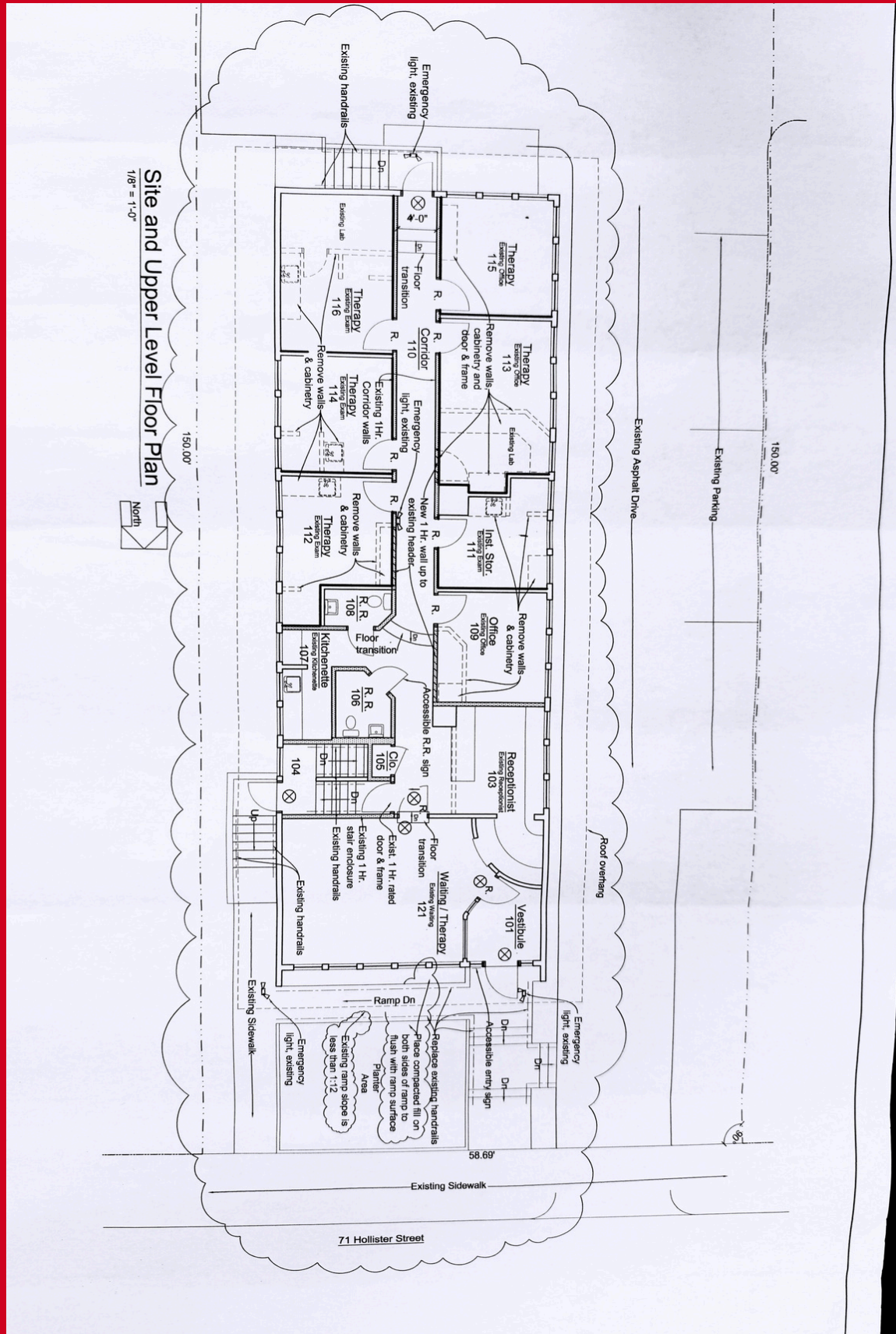


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****Subject to tradesman verification**





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