

# Office Opportunity In Eden Park



2150 Alpine Place  
Cincinnati, Ohio 45206

6,418 Square Feet  
Asking \$785,000 for Sale



## Sale Opportunity Highlights

- Abundance of Natural Light:** A welcoming and energizing atmosphere with ample natural light
- Prime Location:** Benefit from a tremendous location and convenience to a thriving business district
- Eclectic Architecture:** Make a statement with a stylish and sophisticated architectural design & color
- Access To The Outdoors:** Enjoy a conference room with a large roll up door for unique meetings
- Room With A View:** Efficiently designed office space with tremendous city views
- Asking Price: Asking \$785,000 for Sale (leases will be considered on a case-by-case basis)**



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# Additional Photos



Unique Architectural Design

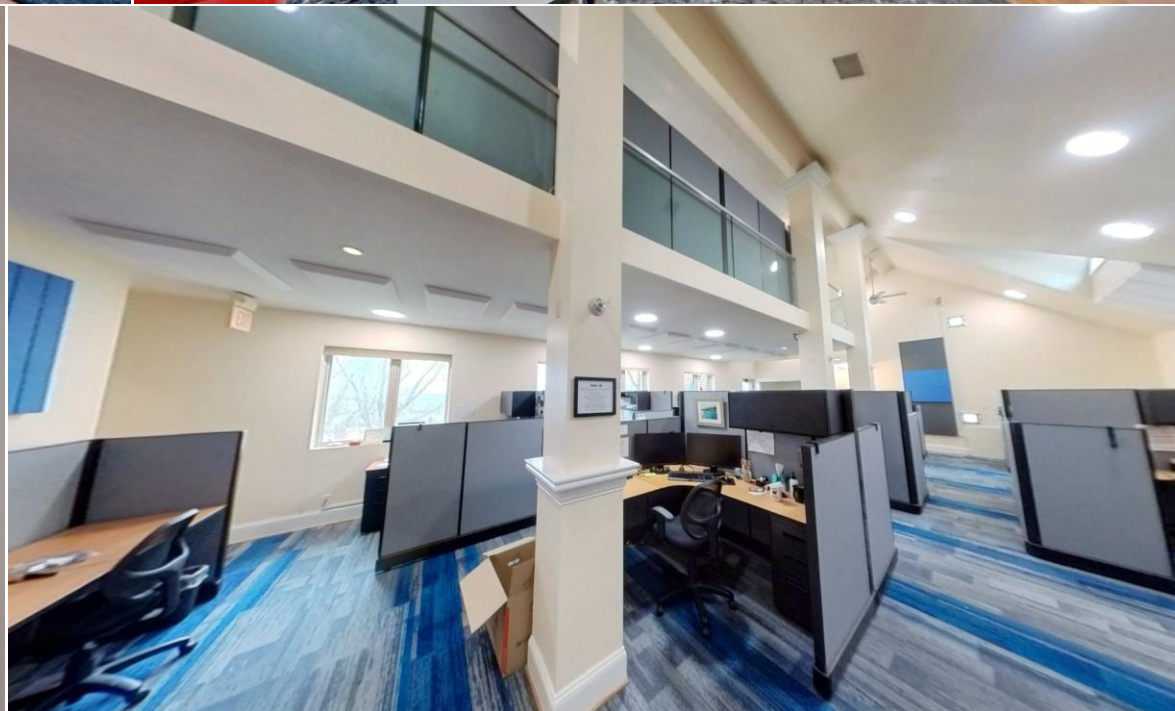


East Facing Balcony

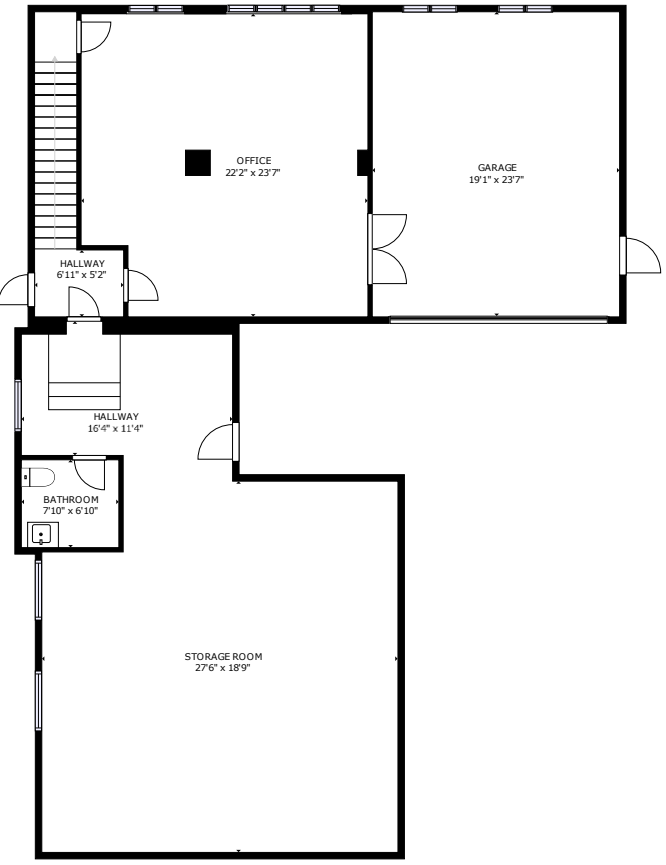


Unmatched City Views

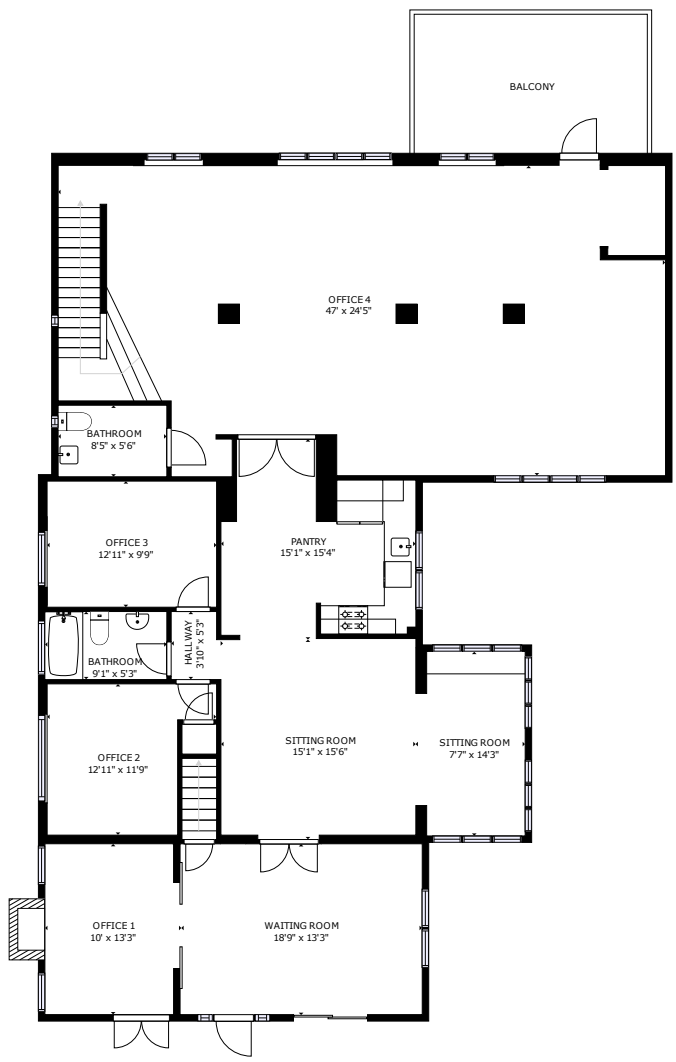
# Interior Photos



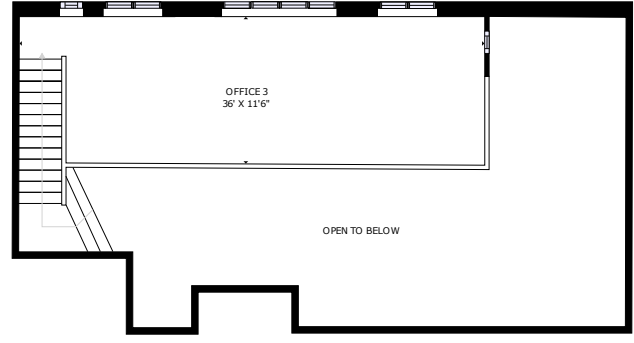
# Floor Plans



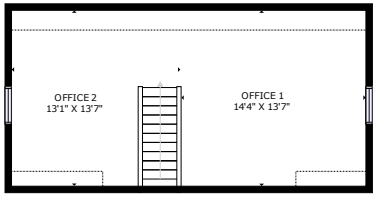
FLOOR 1



FLOOR 2



FLOOR 3



6,418 SF Floor Plan "As-Built"  
Click the  link for a virtual tour

# Demographic Information

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2150 Alpine Pl, Cincinnati, OH 45206



### CITY, STATE

**Cincinnati, OH**

### POPULATION

**73,598**

### AVG. HH SIZE

**2.08**

### MEDIAN HH INCOME

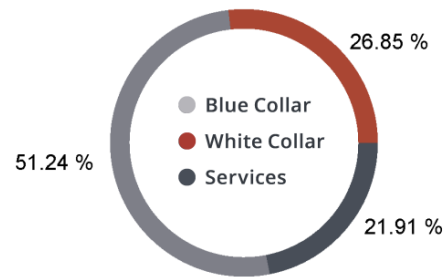
**\$37,044**

### HOME OWNERSHIP

Renters: **24,014**

Owners: **9,765**

### EMPLOYMENT



**45.47 %**  
Employed

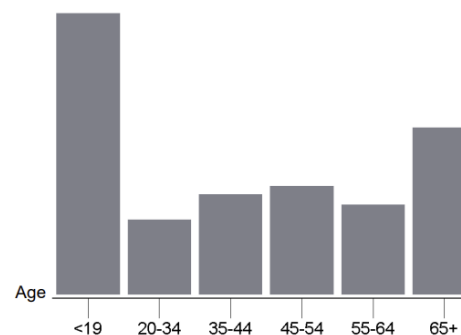
**3.13 %**  
Unemployed

### EDUCATION

High School Grad: **23.67 %**  
Some College: **17.18 %**  
Associates: **4.28 %**  
Bachelors: **31.14 %**

### GENDER & AGE

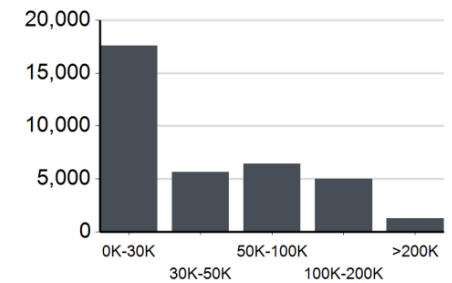
**49.27 %** **50.73 %**



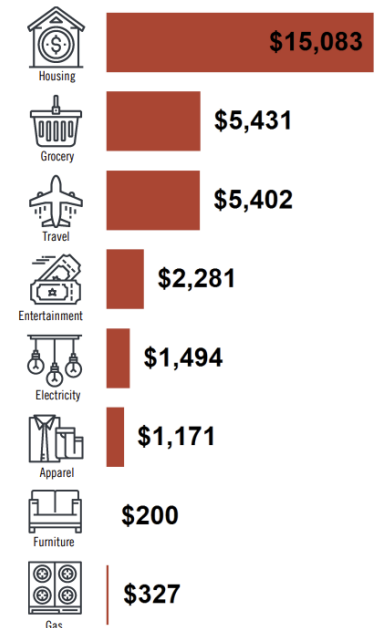
### RACE & ETHNICITY

White: **42.86 %**  
Asian: **0.62 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **52.94 %**  
Hispanic: **1.99 %**  
Two or More Races: **1.59 %**

### INCOME BY HOUSEHOLD

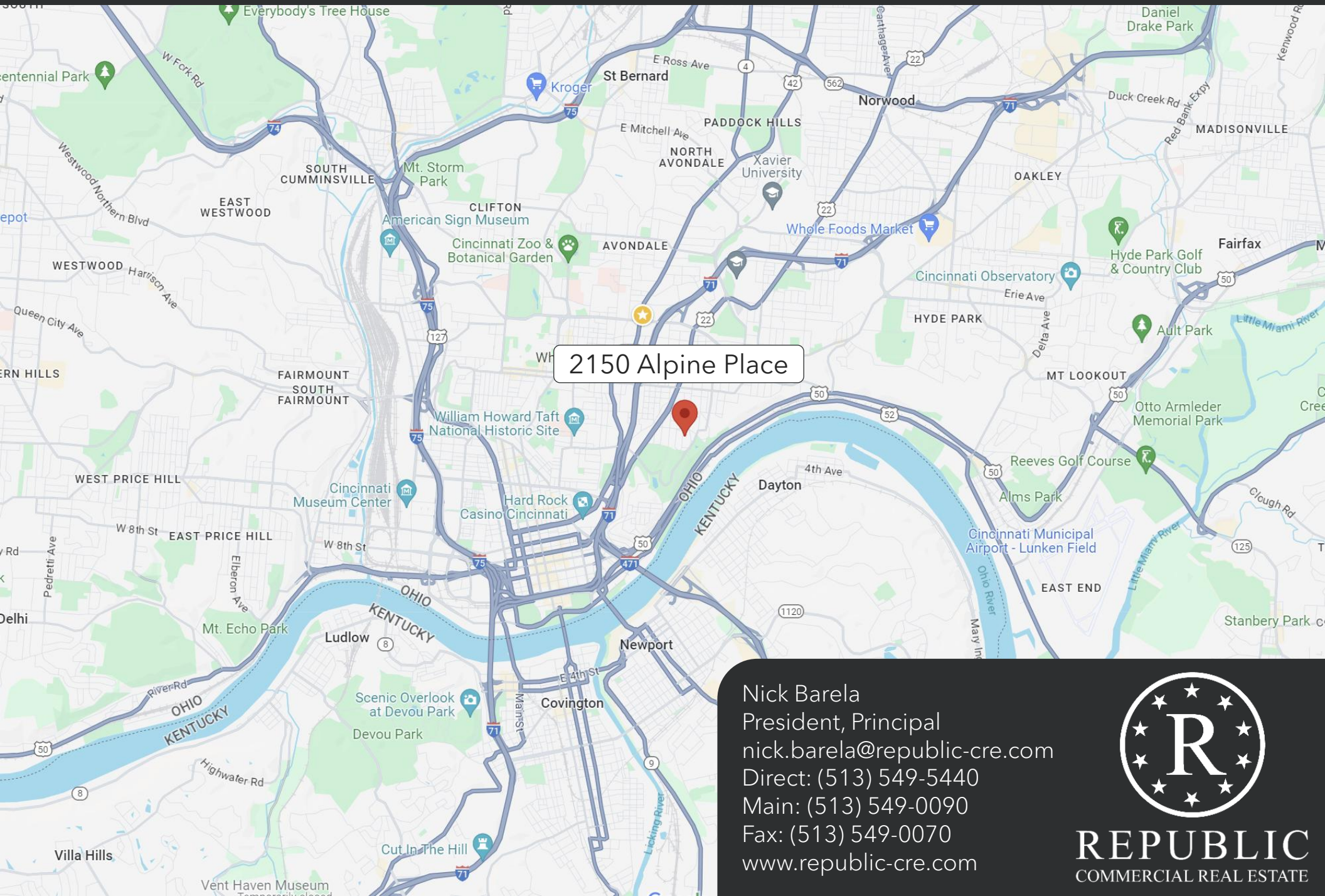


### HH SPENDING



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# Location Map



2150 Alpine Place

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