



THE HUMMEL BUILDING

1401 ELM STREET
CINCINNATI, OH

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Heritage Meets Modern Opportunity

Built in 1878, the Hummel Building occupies a coveted corner position at Washington Park in Over-the-Rhine, Cincinnati's premier revitalized commercial district. This strategic location leverages the neighborhood's exceptional walkability and dense amenity base, featuring nearly 100 restaurants, cafés, and bars within the immediate vicinity.

The property benefits from direct streetcar connectivity and sits minutes from Downtown Cincinnati's Central Business District, providing tenants with seamless access to the city's primary commercial hub and riverfront district.

For companies seeking high-visibility space in an established urban market with robust foot traffic, dining options, and transportation connectivity, the Hummel Building delivers.

2,159 RSF Creative office space for sale or lease



Historic Architecture Reimagined

Standing as a testament to Cincinnati's rich architectural heritage, this turn-key space seamlessly blends historic character with modern functionality.

Sunlight streams through expansive windows, illuminating stunning exposed brick walls and thoughtfully designed workspaces. The versatile interior offers both collaborative zones and private retreats—all while preserving the authentic charm that makes this property truly exceptional.



Move-in ready space
with beautifully preserved
historic character and
modern conveniences



High-end fixtures
that perfectly blend vintage
charm with contemporary
functionality



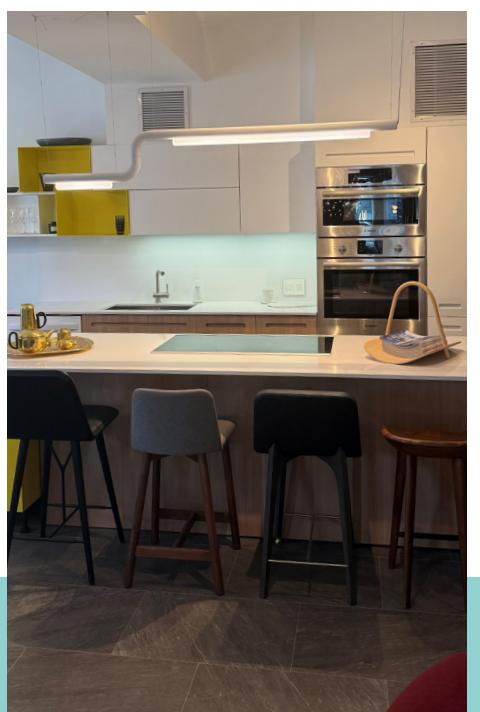
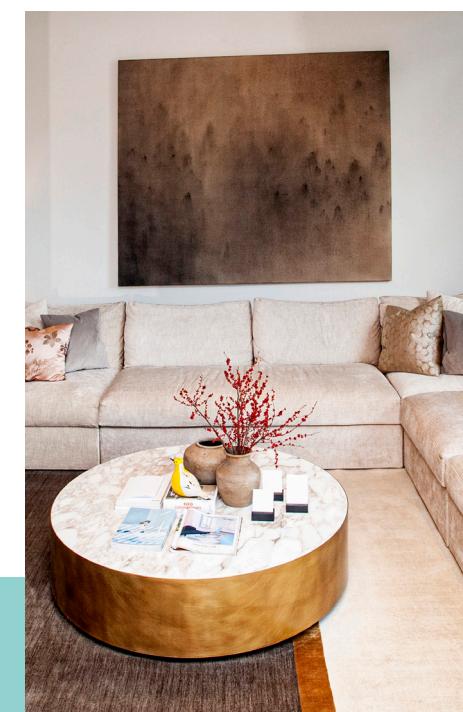
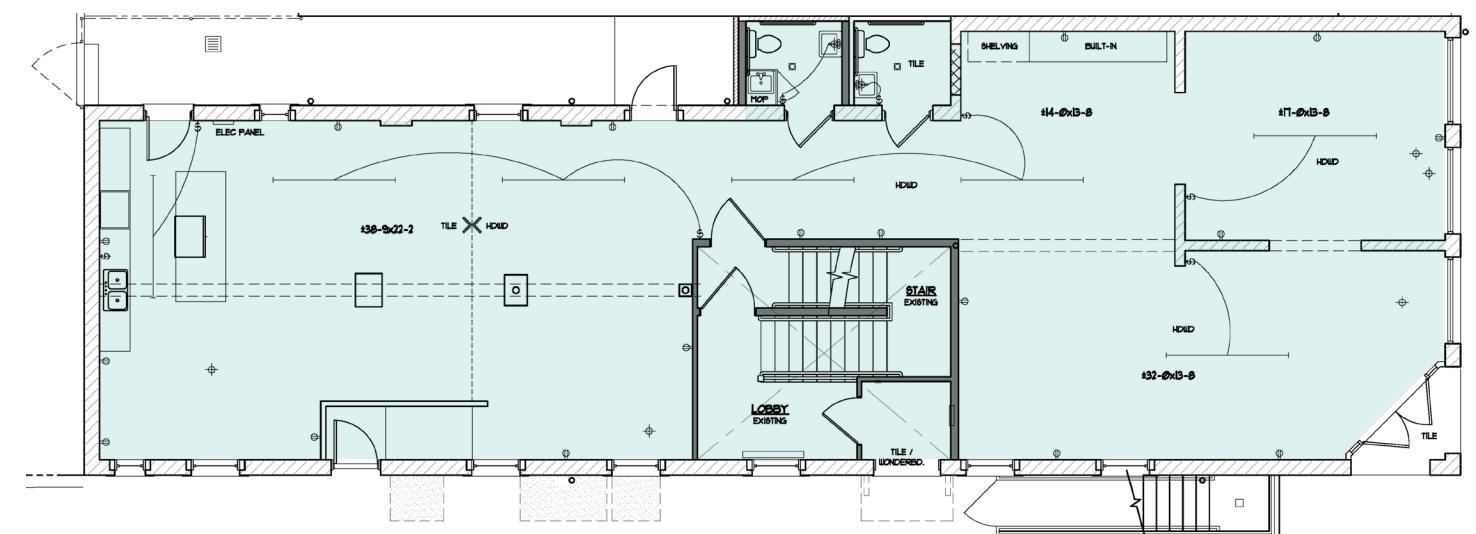
Fully equipped kitchen
featuring original
architectural elements
alongside premium appliances



Comfortable lounge area
with ample seating designed
for both relaxation and
creative inspiration



Prime location
just steps from Over-the-
Rhine's vibrant arts, dining,
and shopping district



Vibrant Surroundings

The Hummel Building offers unparalleled access to Over-the-Rhine's expanding amenities and distinctive character.



Washington Park

Following a transformative \$48 million renovation and expansion, Washington Park welcomed enthusiastic crowds at its grand reopening in July 2012. Now attracting millions of visitors annually, this vibrant public space hosts over 400 diverse events each year—from concerts and markets to fitness classes and children's activities. Washington Park has evolved into a true community cornerstone where people gather to relax, play, connect with loved ones, and experience the unifying spirit that defines Cincinnati's urban core.

Cincinnati Music Hall

Cincinnati's Music Hall, an 1878 Victorian-gothic landmark, anchors the city's cultural identity as home to the Cincinnati Opera, Symphony Orchestra, May Festival, and Ballet. This versatile venue has hosted everything from presidential conventions to performances by Frank Sinatra and Bruce Springsteen. Following extensive 2017 renovations, this reportedly haunted historic treasure now stands as the centerpiece of Over-the-Rhine's urban renaissance, surrounded by vibrant cultural institutions and the revitalized Washington Park, ensuring its place in Cincinnati's cultural landscape for generations.

TQL Stadium

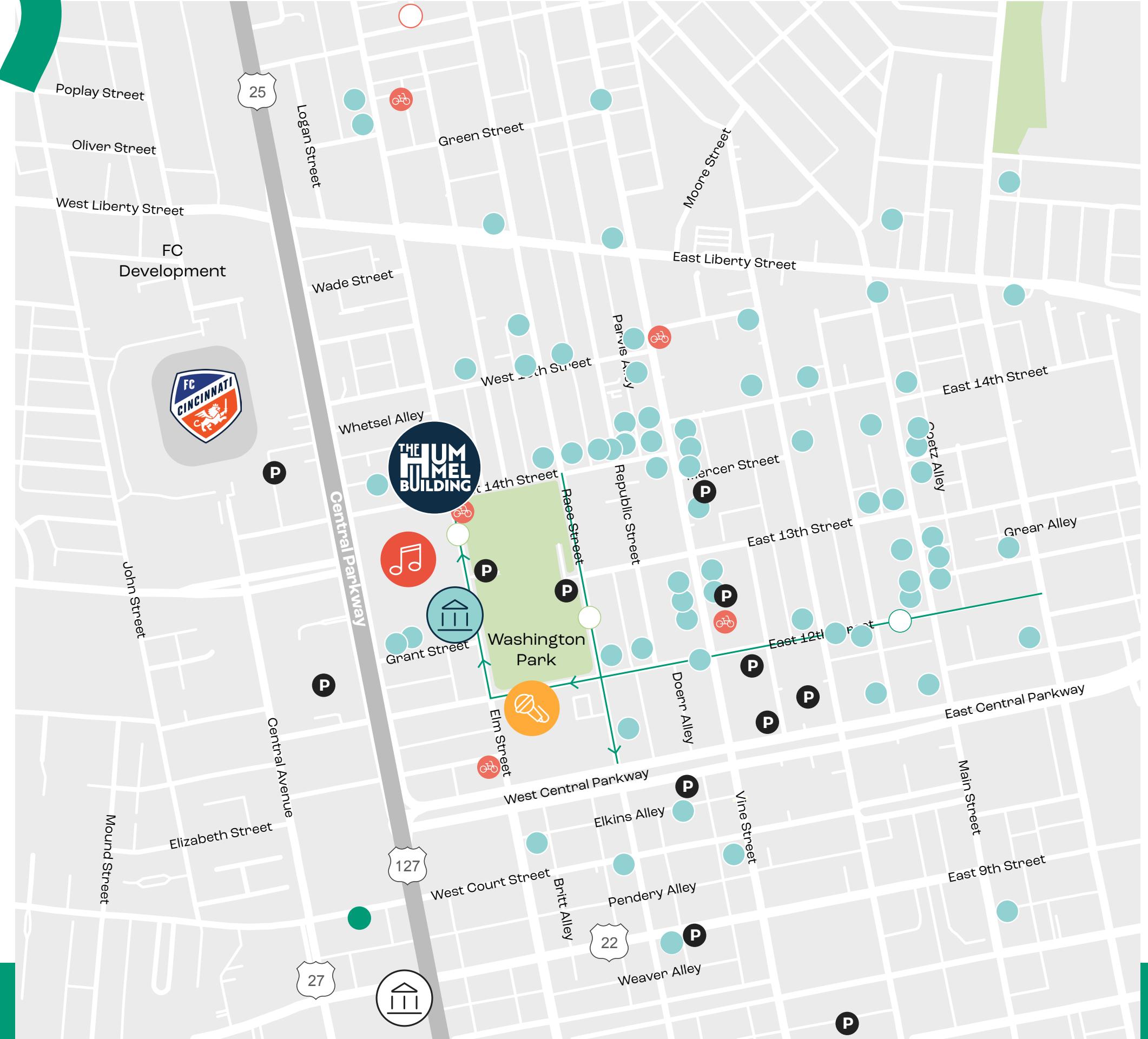
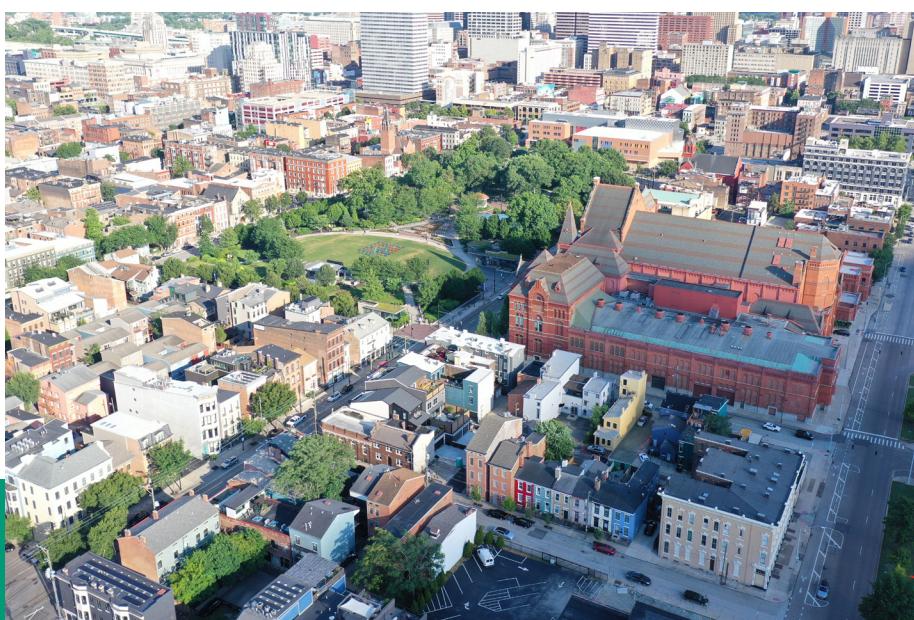
Home to FC Cincinnati, Cincinnati's professional MLS soccer team. Founded in 2015 this franchise began as a United Soccer League (USL) team in 2016. The club has evolved from a lower-division startup to one of MLS's premier organizations, currently playing at the award-winning TQL Stadium (opened in 2021).



Urban Synergy

Strategically positioned in the cultural heart of downtown Cincinnati's vibrant Over-the-Rhine district. Breathtaking vistas complement an unrivaled location just moments from the neighborhood's premier dining, retail, and entertainment destinations. Experience the quintessential live-work-play environment where urban convenience meets creative energy.

-  The Hummel Building
 -  Fire Museum
 -  Cincinnati Music Hall
 -  Restaurant/Bars
 -  Memorial Hall OTR
 -  Red Bike Share
 -  Cincinnati Shakespeare Company
 -  Parking
 -  Findlay Market
 -  Streetcar
 -  City Hall



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Step into history and reimagine your future

This rare architectural gem awaits your vision. Contact us to arrange a private viewing of this inspiring space where past meets possibility.

About Grandin Properties

Founded in 1988 by Peg Wyant, Grandin Properties offers residential, office, and retail space in distinctive urban neighborhoods, like Hyde Park, Eden Park, East Walnut Hills, and Over-the-Rhine. Grandin invests in inspiring locations where the sweeping grandeur of historic architecture meets modern interior renovations. They are committed to safe, sustainable and environmentally-friendly spaces, supporting tenants to the highest levels of satisfaction.

Leasing agent

Michelle Klingenberg
Managing Director
+1 513 719 3703
michelle.klingenberg@jll.com



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