

FOR LEASE · PENDLETON, CINCINNATI

1100 Sycamore Street

The Sun Building

1100 Sycamore Street · Cincinnati, Ohio 45202

7,000 SF

AVAILABLE SPACE

\$11.50/SF

NNN ASKING RATE

Est. 1890s

SAMUEL HANNAFORD DESIGN



Where History Meets Modern Business

7,000 SF

AVAILABLE SPACE

\$11.50/SF

NNN ASKING RATE

\$6.35/SF

OPERATING EXPENSES (2026 EST.)

7 Stories

HISTORIC BUILDING

64,000+ SF

TOTAL BUILDING

Class B







OFFICE SPACE

- Designed by legendary architect Samuel Hannaford
- Original brick walls & wood flooring
- Large windows with abundant natural light
- Downtown Development District (DD) zoning
- Elevator access with lobby entrance
- Adjacent surface parking available
- Separately metered utilities per floor
- Professionally managed by Levine Properties

THE SUN BUILDING

Historic Architecture, Modern Potential

The Sun Building is a stunning 7-story historic structure designed by legendary Cincinnati architect Samuel Hannaford. Located in the heart of the Pendleton Arts District, this building combines original architectural character with contemporary amenities for today's businesses.

-  7-story historic building, over 64,000 SF total
-  Original brick walls and wood flooring preserved
-  Large windows providing tremendous natural light
-  Tremendous visibility on Central Parkway
-  Elevator access with lobby entrance
-  Adjacent surface parking available



AVAILABLE SPACE

3rd Floor — 7,000 SF

AVAILABLE SF
7,000 SF

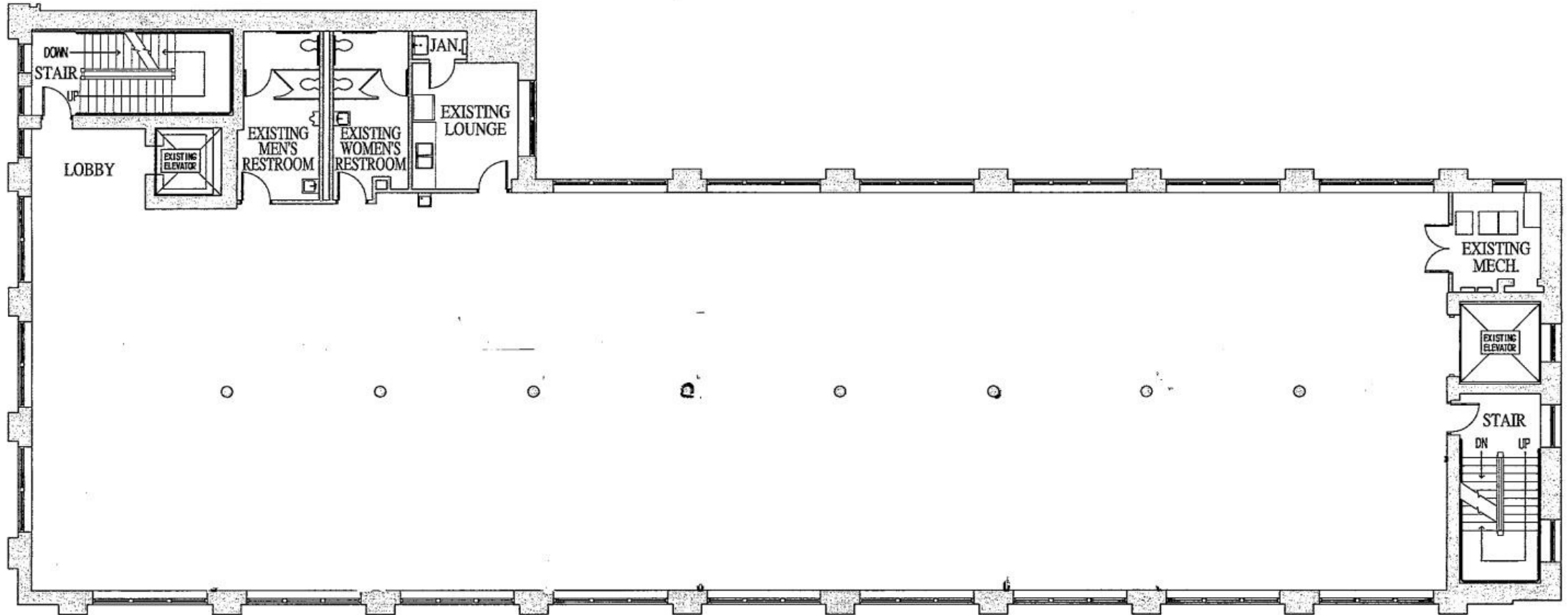
ASKING RATE
\$11.50/SF NNN

OPERATING EXPENSES
\$6.35/SF

LEASE TYPE
NNN

PROPERTY TYPE
Class B Office

- Large open floor plate
- Lobby with elevator access
- Stairwell access on both ends
- Men's & women's restrooms
- Multiple large windows
- Single-row columns — minimal obstruction



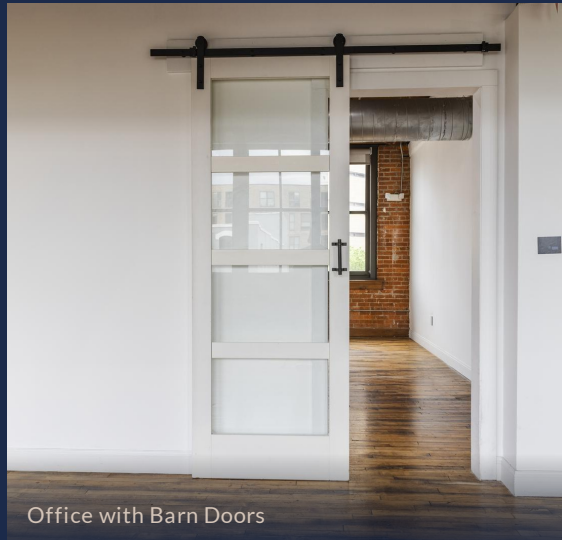
TYPICAL FLOOR PLAN — 3RD FLOOR — 7,000 SF

Gallery — Interior Spaces



Finished Tenant Spaces

See how current tenants have transformed the Sun Building



Office with Barn Doors



High Ceilings



Break Area



Natural Light



Open Floor Plan



Original Wood Flooring



Exposed HVAC Ducting



Elevator Opens to Suite

ARCHITECTURAL LEGACY

Designed by Samuel Hannaford

Samuel Hannaford (1835–1911) was Cincinnati's most prolific and celebrated architect, designing over 300 buildings that define the city's architectural identity. Born in Devonshire, England, Hannaford immigrated to Cincinnati at age nine and went on to create some of the Queen City's most iconic landmarks in the Romanesque Revival style.

NOTABLE CINCINNATI BUILDINGS

Cincinnati Music Hall	1878
Cincinnati City Hall	1893
Cincinnati Hotel	1882
Cincinnati Observatory	1873
Van Wormer Library, UC	1901

"He wished for his buildings to be his lasting legacy."

— SAMUEL HANNAFORD, 1835–1911



ZONING & PERMITTED USES

Downtown District Flexibility

📍 Zoning: DD – Downtown Development District

Located in Cincinnati's Downtown Development District, the Sun Building offers exceptional flexibility for a wide range of commercial, creative, and mixed uses with pedestrian-oriented development incentives.

OFFICE USES

- General & executive office
- Professional services
- Medical / dental offices
- Financial institutions

RETAIL & SERVICE

- Restaurants & cafés
- Art galleries
- Personal service establishments

CREATIVE & ARTS

- Design firms & agencies
- Artist & photography studios
- Media production

LIVE/WORK & OTHER

- Loft dwelling live/work units
- Educational facilities
- Fitness centers & coworking



ZONING BENEFITS

- ✓ Pedestrian-oriented development encouraged
- ✓ Historic preservation incentives
- ✓ Mixed-use flexibility
- ✓ Supports adaptive reuse of historic buildings

THE NEIGHBORHOOD

Pendleton Arts District

One of Cincinnati's 52 distinct neighborhoods, Pendleton offers a unique blend of historic charm, creative energy, and urban convenience. Named after George H. Pendleton, U.S. Representative and Senator, the neighborhood is part of the Over-the-Rhine Historic District and is known as the "Pendleton Art District."

1,088

+20.9%

POPULATION (2020)

\$66,786

MEDIAN INCOME

68.5%

BACHELOR'S DEGREE+

NEIGHBORHOOD HIGHLIGHTS

- Part of the Over-the-Rhine Historic District
- Walking distance to downtown Cincinnati
- Ziegler Park — popular community gathering space
- Vibrant arts and creative community
- Streetcar and bus transit access nearby
- 76.1% working-age population (ages 18–64)



LOCATION CONTEXT

ZIP: 45202

District: Cincinnati District 1

Bounded by: Liberty St & Reading Rd

Adjacent: OTR, Mt. Auburn, CBD

OWNERSHIP & MANAGEMENT

Locally Owned & Managed

The Sun Building is professionally owned and managed by **Levine Properties**, a Cincinnati-based firm led by Joe Levine, a licensed attorney specializing in property development. Levine Properties is dedicated to preserving historic building features while offering modern, environmentally-friendly amenities.



Historic Preservation

Dedicated to maintaining original architectural character, including brick walls, wood flooring, and period details throughout the building.



Local Expertise

Deep knowledge of Cincinnati's commercial real estate market with a portfolio of properties across the Over-the-Rhine and Pendleton districts.



Responsive Service

Professional property management with on-site availability Monday through Friday, ensuring a well-maintained and tenant-focused environment.

 levinepropertiesllc.com

CURRENT SUN BUILDING TENANTS

■ Luminaut ■ CMTA, Inc. ■ Losant



Nick Barela

PRESIDENT, PRINCIPAL · REPUBLIC COMMERCIAL REAL ESTATE

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