

OFFICE FOR SALE & LEASE

COVINGTON OFFICE BUILDING

150 EAST BROADWAY STREET, COVINGTON, OH 45318



FOR LEASE

KELLER WILLIAMS COMMUNITY

2835 Miami Village Dr. Suite 200
Dayton, OH 45342



Each Office Independently Owned and Operated

PRESENTED BY:

GREGORY BLATT

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BILL LEE

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2013001147, Ohio

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KELLER WILLIAMS COMMUNITY PARTNERS
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EXECUTIVE SUMMARY

150 EAST BROADWAY STREET



OFFERING SUMMARY

LEASE RATE:	2900/Month
LEASE TERM:	3-5 Years
BUILDING SF:	3,182
RENTABLE SF:	3,182
AVAILABLE SF W/BASEMENT	6,364
YEAR BUILT:	1964
RENOVATED:	2017
BUILDING CLASS:	C
FLOORS:	1
PARKING:	Off Street
PARKING RATIO:	5.7:1000

PROPERTY OVERVIEW

Given the modern office layout, ample storage/workspace in the basement, and 26 paved off-street parking spaces, this property in Covington, OH, would be well-suited for a variety of businesses, including:

Professional Services & Offices

Medical or Dental Practice – Ideal for a clinic, chiropractor, or therapy office, with space for patient rooms and administrative offices.

Law Firm or Accounting Firm – A professional setting with private offices and a conference room for client meetings.

Insurance or Financial Services – Plenty of space for customer service teams, agents, and storage for client records.

Tech or Creative Agency – A great location for a digital marketing agency, design firm, or IT consulting business with collaborative

PROPERTY HIGHLIGHTS

- ☑ Sophisticated Interior Design – Modern glass-walled offices, high-end finishes, and an open, collaborative layout create a professional and inviting atmosphere.
- ☑ State-of-the-Art Conference Room – Impress clients and enhance team productivity in a beautifully designed meeting space equipped with integrated technology.
- ☑ Full Basement for Storage or Additional Workspace – A versatile lower level offers ample room for storage, expansion, or a customized work area.
- ☑ 26 Paved Off-Street Parking Spaces – Convenient, on-site parking ensures easy access for employees and visitors alike.
- ☑ Strategic Layout – Private offices, meeting rooms, and open workspaces provide flexibility for various business needs.
- ☑ High-End Finishes – Elegant wood accents, modern carpeting, LED lighting, and shiplap walls add warmth and professionalism to the space.
- ☑ Move-In Ready – With all major renovations complete, this space is ready for immediate occupancy.

PROPERTY DESCRIPTION

150 EAST BROADWAY STREET



Turnkey Office in Covington – Ideal for Professional!

Modern, Fully Renovated Office Space in Covington, OH – Move-In Ready with Full Basement and ample off-street parking!

Discover a premium office space in Covington, Ohio, designed for businesses that value both style and functionality. This recently renovated building seamlessly blends modern aesthetics with practical features to create a professional and inviting work environment.

Key Highlights:

- ☒ **Sophisticated Interior Design** – The space boasts a sleek, contemporary look with glass-walled offices, high-end finishes, and an open, collaborative layout.
- ☒ **State-of-the-Art Conference Room** – Impress clients and elevate team meetings in a beautifully finished conference room, featuring integrated technology and ample natural light.
- ☒ **Strategic Layout** – Thoughtfully designed floor plan with private offices, meeting areas, and open workspaces tailored for productivity.
- ☒ **Full Basement for Storage or Additional Workspace** – A versatile lower level provides ample space for storage, expansion, or a customized work area.
- ☒ **High-End Finishes** – Elegant wood accents, modern carpeting, LED lighting, and shiplap walls create a warm yet professional atmosphere.
- ☒ **Move-In Ready** – With all major renovations completed, this space is ready for immediate occupancy.

Located in a convenient and accessible area, this office space is perfect for growing businesses, professional firms, or regional headquarters. Don't miss the opportunity to secure a top-tier workspace designed for success!

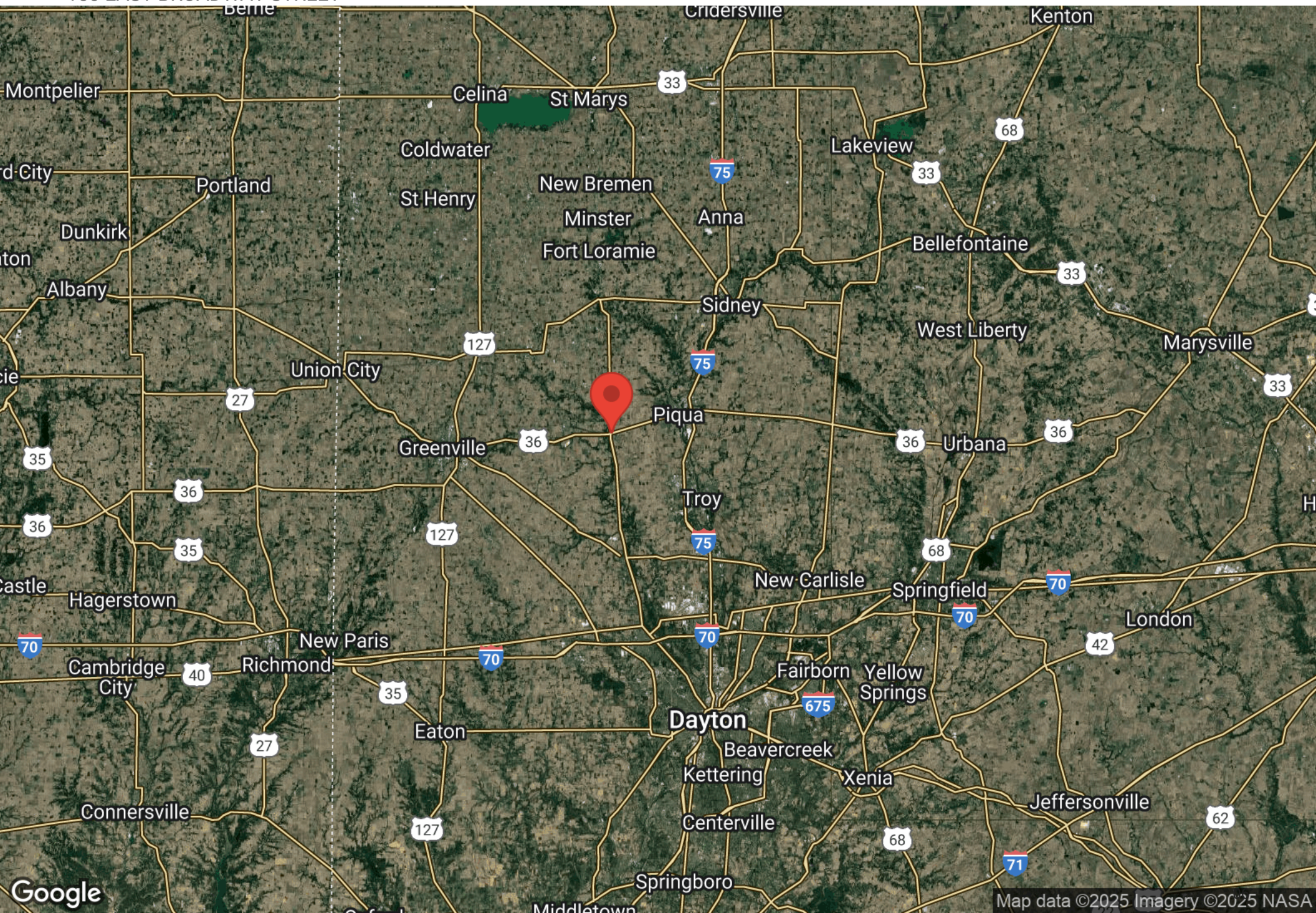
PROPERTY PHOTOS

150 EAST BROADWAY STREET



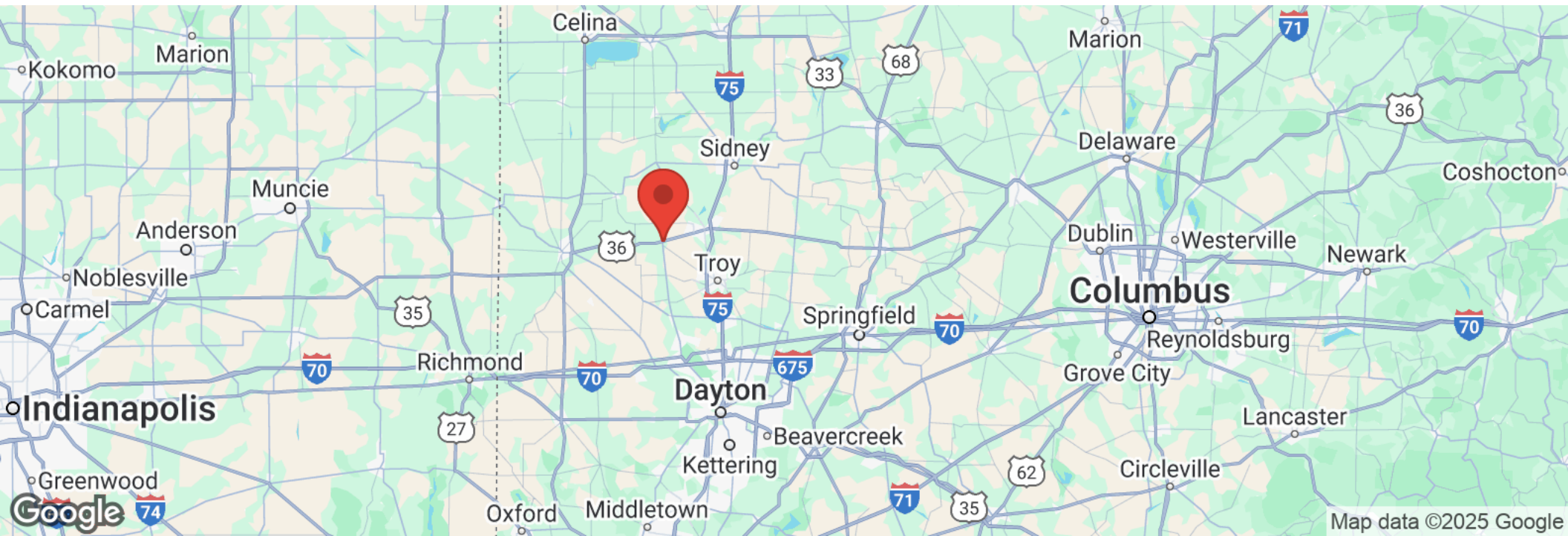
REGIONAL MAP

150 EAST BROADWAY STREET



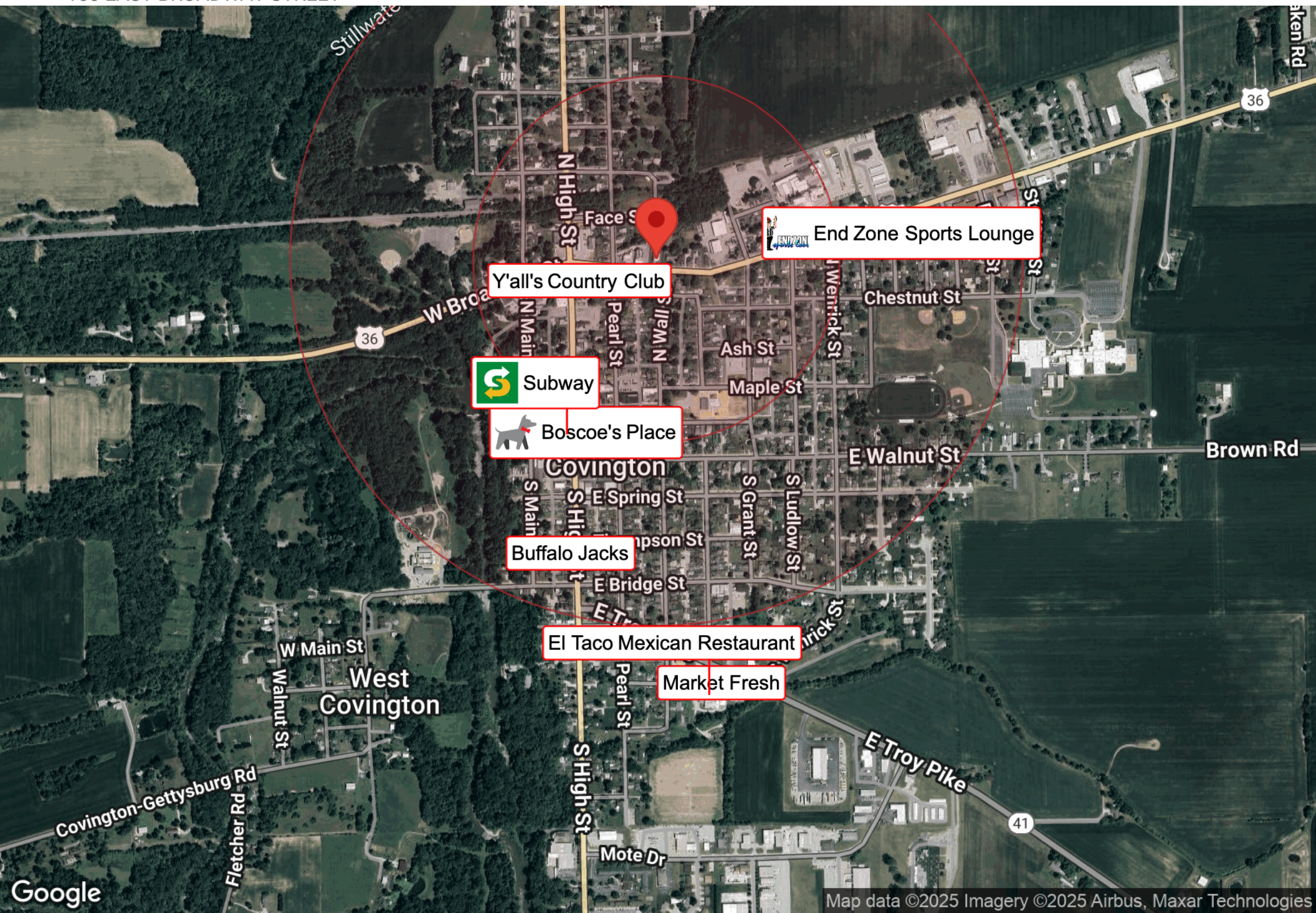
LOCATION MAPS

150 EAST BROADWAY STREET



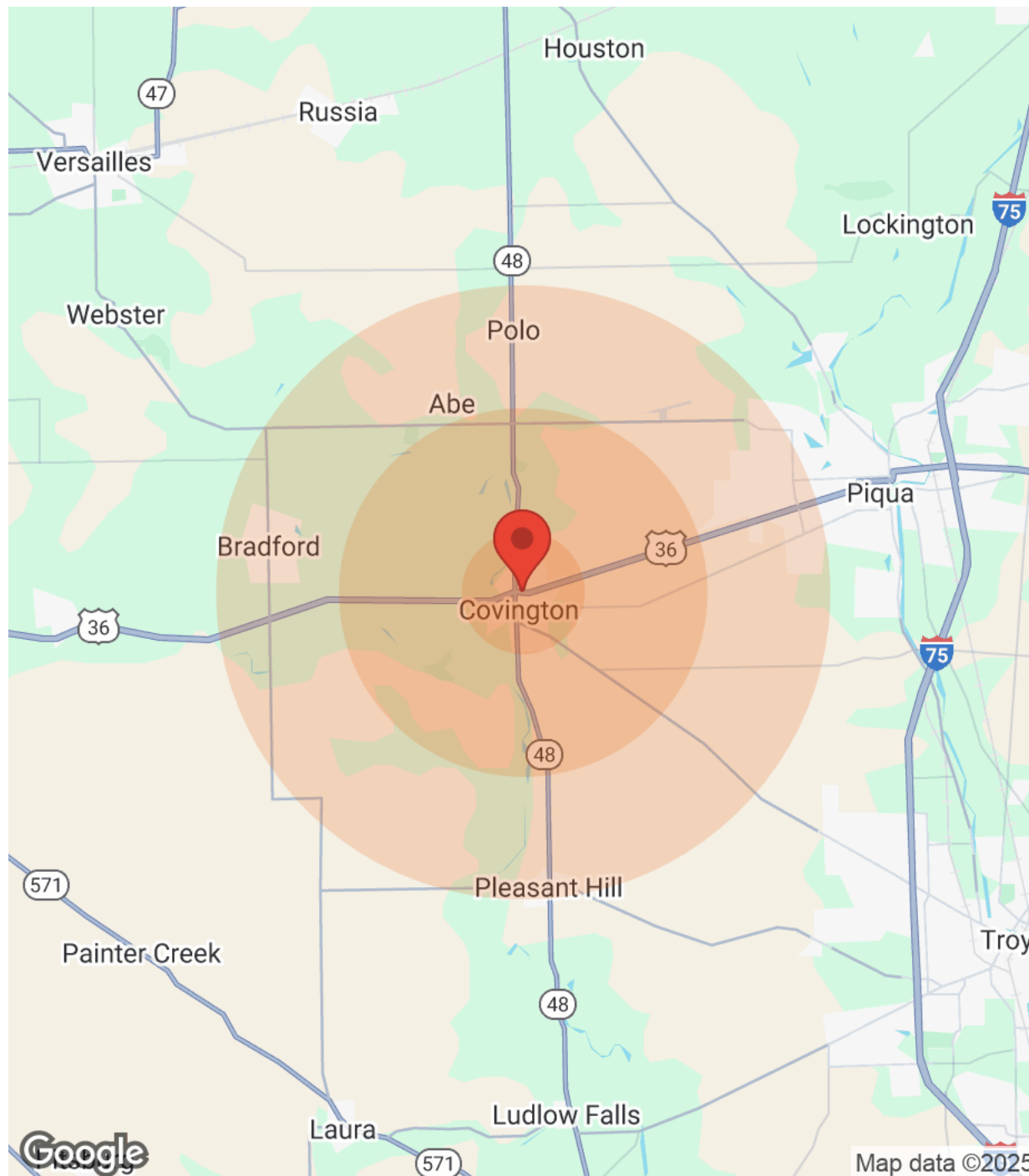
BUSINESS MAP

150 EAST BROADWAY STREET



DEMOGRAPHICS

150 EAST BROADWAY STREET



Population	1 Mile	3 Miles	5 Miles
Male	378	2,384	6,344
Female	369	2,428	6,582
Total Population	747	4,812	12,926

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	145	958	2,483
Ages 15-24	116	725	1,859
Ages 25-54	287	1,918	4,987
Ages 55-64	97	559	1,606
Ages 65+	102	652	1,991

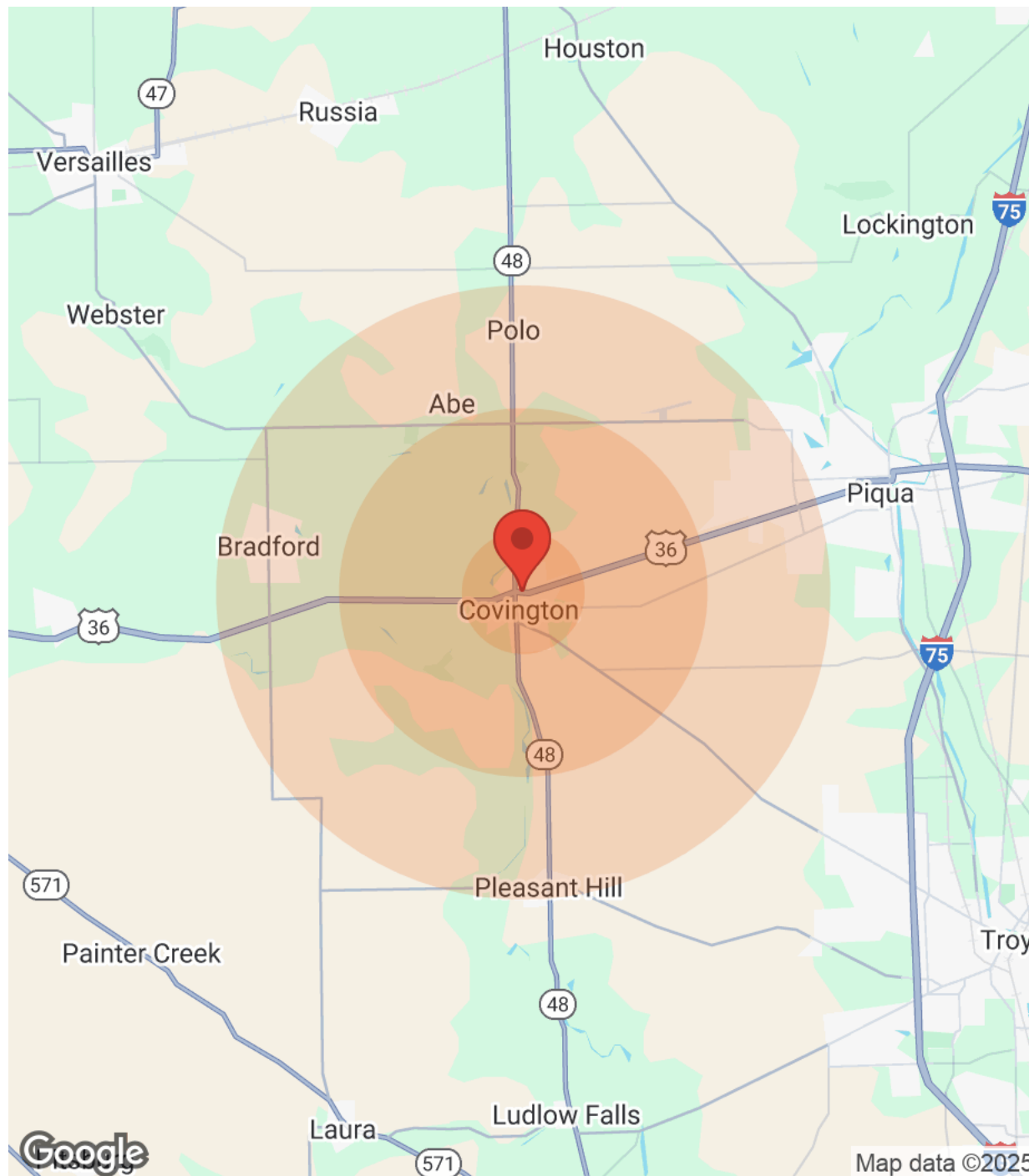
Race	1 Mile	3 Miles	5 Miles
White	747	4,790	12,778
Black	N/A	1	38
Am In/AK Nat	N/A	4	4
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	5	55
Multi-Racial	N/A	34	194

Income	1 Mile	3 Miles	5 Miles
Median	\$51,095	\$45,778	\$45,330
< \$15,000	15	192	522
\$15,000-\$24,999	36	229	685
\$25,000-\$34,999	54	300	619
\$35,000-\$49,999	36	260	906
\$50,000-\$74,999	53	358	1,077
\$75,000-\$99,999	68	316	766
\$100,000-\$149,999	39	165	377
\$150,000-\$199,999	N/A	14	87
> \$200,000	N/A	17	43

Housing	1 Mile	3 Miles	5 Miles
Total Units	330	1,948	5,413
Occupied	300	1,759	5,010
Owner Occupied	219	1,337	3,756
Renter Occupied	81	422	1,254
Vacant	30	189	403

DETAILED DEMOGRAPHICS

150 EAST BROADWAY STREET



Population	1 Mile	3 Miles	5 Miles
Male	378	2,384	6,344
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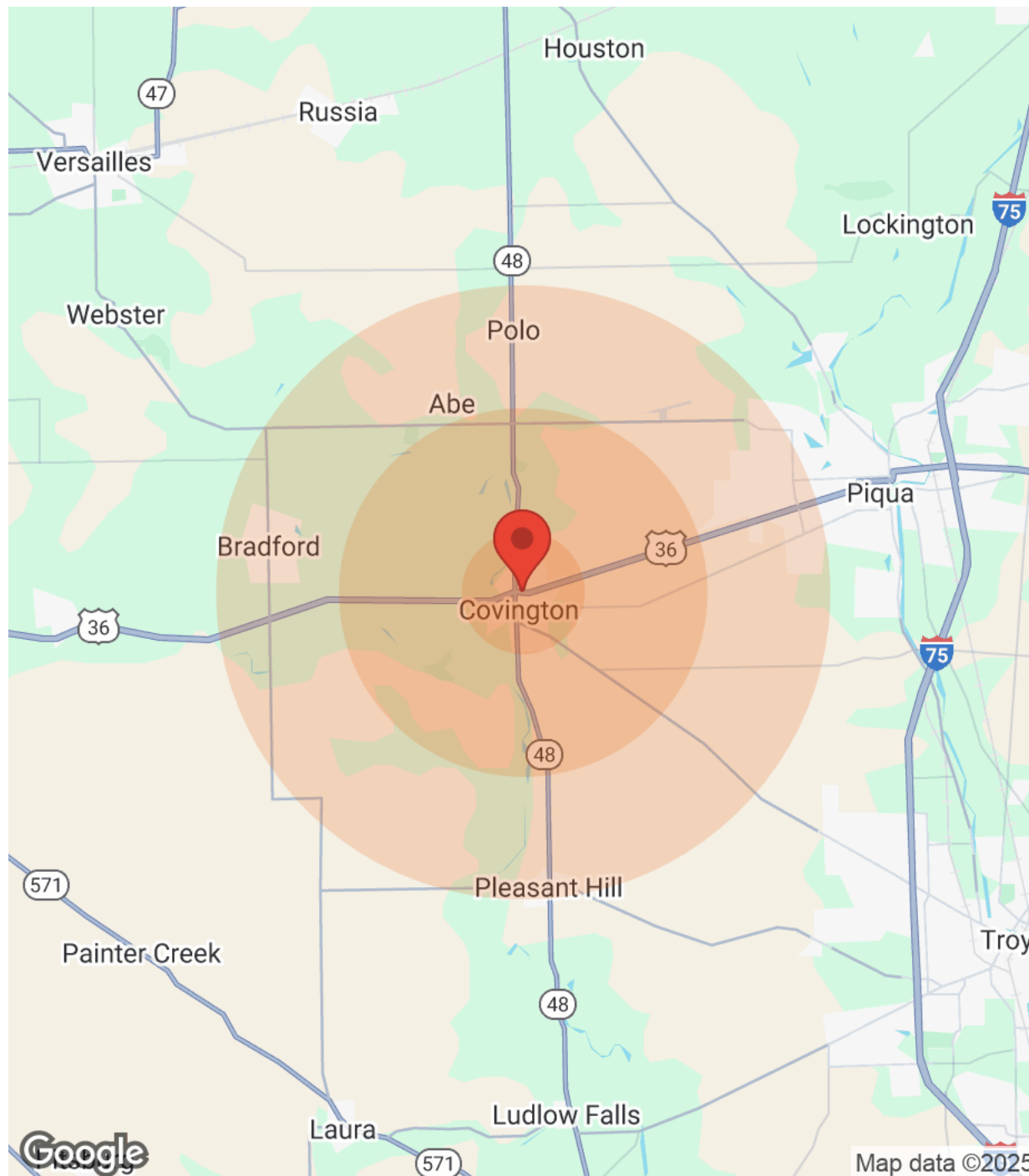
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Housing	1 Mile	3 Miles	5 Miles
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Occupied	300	1,759	5,010
Owner Occupied	219	1,337	3,756
Renter Occupied	81	422	1,254
Vacant	30	189	403

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	39	253	648
Ages 5-9	54	354	920
Ages 10-14	52	351	915
Ages 15-19	60	368	939
Ages 20-24	56	357	920
Ages 25-29	54	331	844
Ages 30-34	49	312	809
Ages 35-39	43	304	794
Ages 40-44	40	309	812
Ages 45-49	45	326	857
Ages 50-54	56	336	871
Ages 55-59	53	300	832
Ages 60-64	44	259	774
Ages 65-69	37	206	657
Ages 70-74	24	153	499
Ages 74-79	20	117	361
Ages 80-84	10	67	187
Ages 85+	11	109	287

DETAILED DEMOGRAPHICS

150 EAST BROADWAY STREET



Income	1 Mile	3 Miles	5 Miles
Median	\$51,095	\$45,778	\$45,330
< \$10,000	9	74	229
\$10,000-\$14,999	6	118	293
\$15,000-\$19,999	5	67	297
\$20,000-\$24,999	31	162	388
\$25,000-\$29,999	4	74	198
\$30,000-\$34,999	50	226	421
\$35,000-\$39,999	8	76	274
\$40,000-\$44,999	N/A	88	363
\$45,000-\$49,999	28	96	269
\$50,000-\$60,000	42	181	554
\$60,000-\$74,000	11	177	523
\$75,000-\$99,999	68	316	766
\$100,000-\$124,999	23	114	244
\$125,000-\$149,999	16	51	133
\$150,000-\$199,999	N/A	14	87
> \$200,000	N/A	17	43

DISCLAIMER

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