

OFFERING MEMORANDUM

3344

Central Parkway

Cincinnati, OH 45225



SITE
13,621 SF



SALE PRICE
\$1,800,000

Ryan Van Dulman
Matt Hiudt

NAIBergman



+1 513 769 1700



bergmancommercial.com



4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

Confidentiality Notice

NAI Bergman ("Broker") has been retained by the Owner of 3344 Central Parkway Cincinnati, OH 45225 ("Property") as the exclusive broker for this opportunity. This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members, and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum.

In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason.

Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to: NAI Bergman 4695 Lake Forest Drive, Suite 100 Cincinnati, OH 45242 O +1 513 769 1700 F +1 513 769 1710 bergmancommercial.com

Disclaimer

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property(ies), as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Global, NAI Bergman and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.



INVESTMENT SUMMARY



ASKING PRICE

\$1,800,000 (\$132/SF)



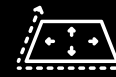
TENANTS

2 (1 Vacancy)



BUILDING SIZE

13,621 SF +/-



LAND SIZE

1.309 Acres



PARKING

20 +/- On-Site



YEAR BUILT

1947



DUE DILIGENCE FILES

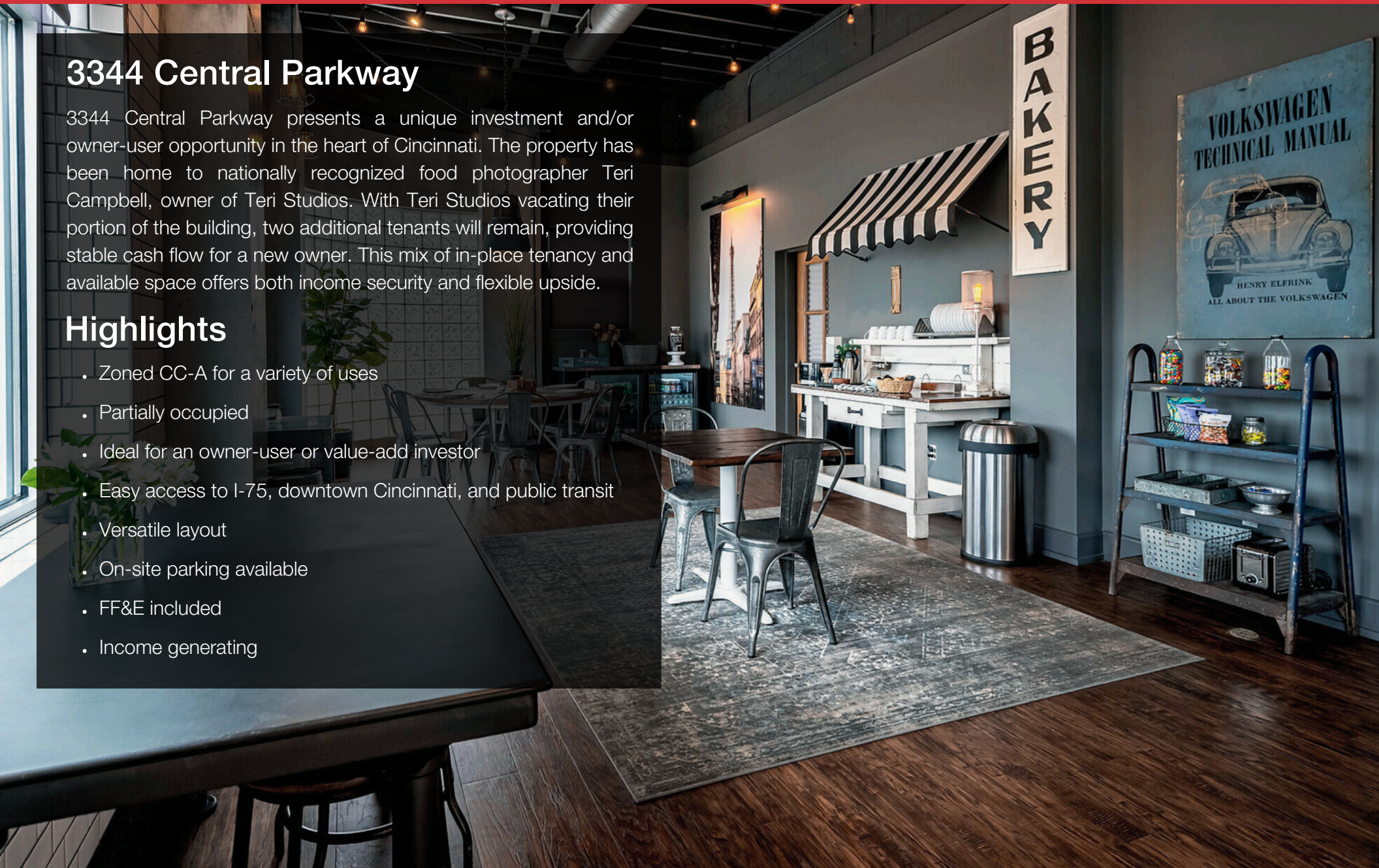
[CLICK HERE](#)

3344 Central Parkway

3344 Central Parkway presents a unique investment and/or owner-user opportunity in the heart of Cincinnati. The property has been home to nationally recognized food photographer Teri Campbell, owner of Teri Studios. With Teri Studios vacating their portion of the building, two additional tenants will remain, providing stable cash flow for a new owner. This mix of in-place tenancy and available space offers both income security and flexible upside.

Highlights

- Zoned CC-A for a variety of uses
- Partially occupied
- Ideal for an owner-user or value-add investor
- Easy access to I-75, downtown Cincinnati, and public transit
- Versatile layout
- On-site parking available
- FF&E included
- Income generating



FOR SALE/LEASE | 3344 Central Parkway



NABergman



4695 Lake Forest Drive, Suite
100, Cincinnati, OH 45242



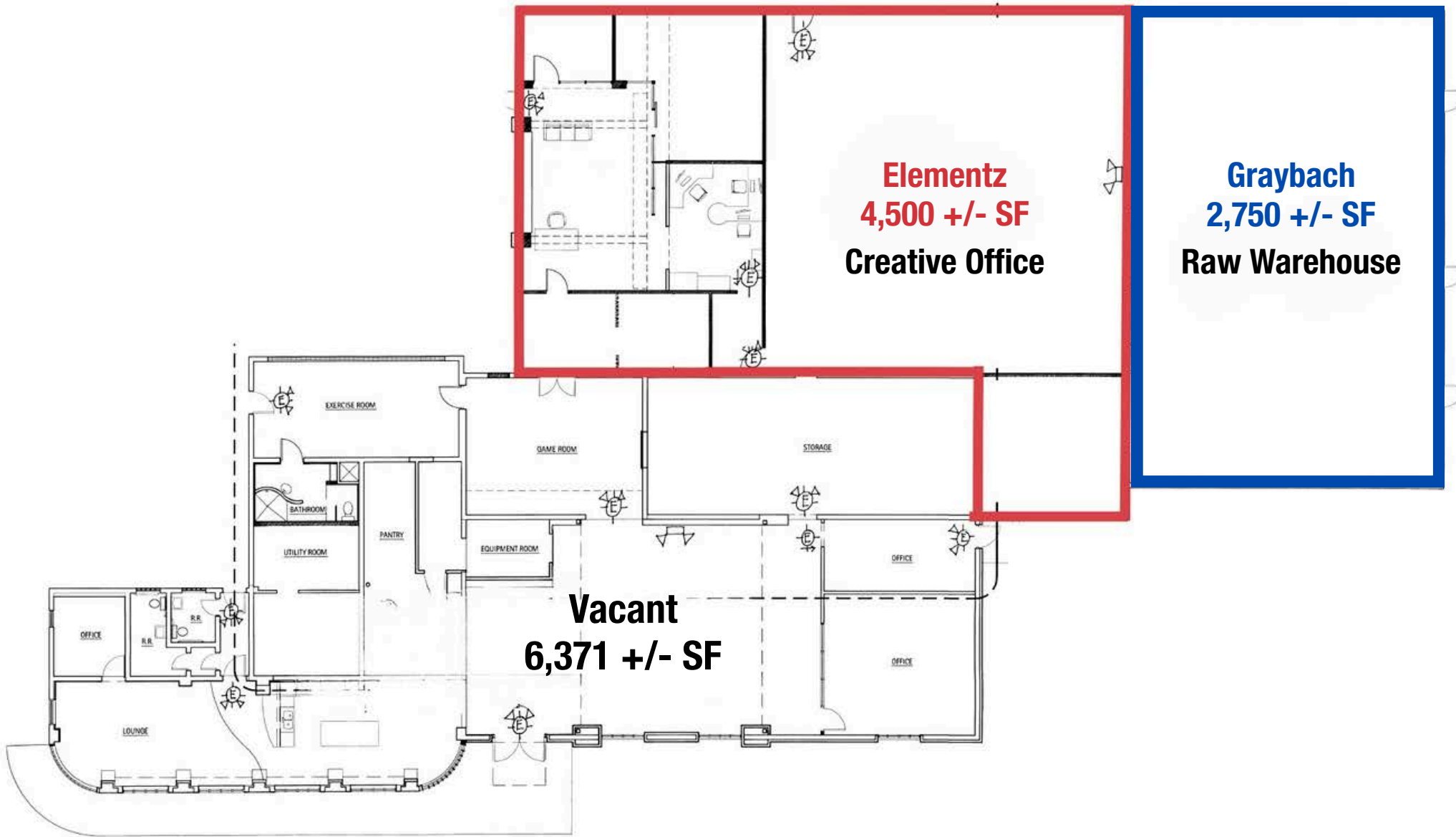
+1 513 769 1700



bergmancommercial.com

FOR SALE/LEASE | 3344 Central Parkway





EXPENSES

Category	Monthly Average (\$)	Annual Cost (\$)
Total Gas & Electric	1,241.45	14,897.41
Total Water	333.33	4,000
Landscape & Lawn Care	142.25	1,695
Trash Removal HVAC	105	1,260
Maintenance HVAC	169.77	2,037.24
Miscellaneous Repair	200	2,400
Property Taxes	2,006.36	24,076.33

TENANTS

Tenant	Size (SF)	Lease Term	Annual Base Rent (\$)	Lease Type	Notes
Elementz	4,500	5 years (on year 2 of lease)	45,000.00	Modified Gross	Not responsible for property taxes; Landlord covers replacements/major HVAC repairs
Graybach LLC	2,750	3 years (on year 2 of lease)	15,125	Gross	Rent includes all OpEx, utilities, taxes, insurance, lawn, snow removal

TENANT



ELEMENTZ.ORG

ELEMENTZ IS CINCINNATI'S PREMIER HIP HOP CULTURAL ART CENTER. ELEMENTZ WAS FOUNDED AND IS SUPPORTED BY COMMUNITY STAKEHOLDERS FROM VARIOUS ETHNICITIES, BACKGROUNDS AND CAREERS WHO BELIEVE IN CINCINNATI'S YOUTH, AND THE POWER OF MUSIC, POETRY AND ART TO POSITIVELY IMPACT OUR YOUTH. INCLUDED ARE ARTISTS, TEACHERS AND MENTORS WHO ENCOURAGE SELF-DISCOVERY, CREATIVE EXPRESSION AND INDIVIDUAL PASSION.



GRAYBACH.COM

FOUNDED IN 2007, GRAYBACH WAS FOUNDED BY A TEAM OF AMBITIOUS ENTREPRENEURS WHO SHARED A COMMON GOAL OF QUALITY. STRIVING TO RISE ABOVE THE REST WITH OUR HONEST, ATTENTIVE, AND FORTHRIGHT APPROACH TO CONSTRUCTION, GRAYBACH PROVIDES GENERAL CONTRACTING AND CONSTRUCTION MANAGEMENT SERVICES THAT FOCUS ON THE CUSTOMERS' NEEDS, BUDGETS AND SCHEDULES.



FOR SALE/LEASE | 3344 Central Parkway



THANK YOU

STAY CONNECTED



Ryan Van Dulman

rvandulman@bergman-group.com
513.377.0440

Matt Hiudt

mhiudt@bergman-group.com
513.322.6310