



OFFICE & RETAIL SPACE FOR LEASE

537 Pete Rose Way
Cincinnati, OH 45202

Matt Hiudt

Sales & Leasing Associate
+1 513 322 6310 Office
mhiudt@bergman-group.com

Disclaimer: No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental, or other conditions; prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals. No warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

PROPERTY HIGHLIGHTS

- Available Square Footage Ranging From 4,000 - 40,000 +/-
- Up To 1 Year Abatement On Net Rent for Minimum 5 Year Lease
- Rates Ranging from \$12.00-\$25.00 PSF - Modified Gross
- Flexible Lease Terms
- Turn-Key Suites Available with Executive Furniture
- 2 / 1000 Parking Ratio Included
- Onsite Fitness Center with Sauna Included In Rate
- Amazing City and Scenic River Views
- Easy Highway Access
- Walking Distance to The Banks, Fountain Square, and Newport on the Levee
- Building Signage Available
- On-Site Building Management with Front Desk Security
- Security Camera and Key Car System
- Visitor Parking Available

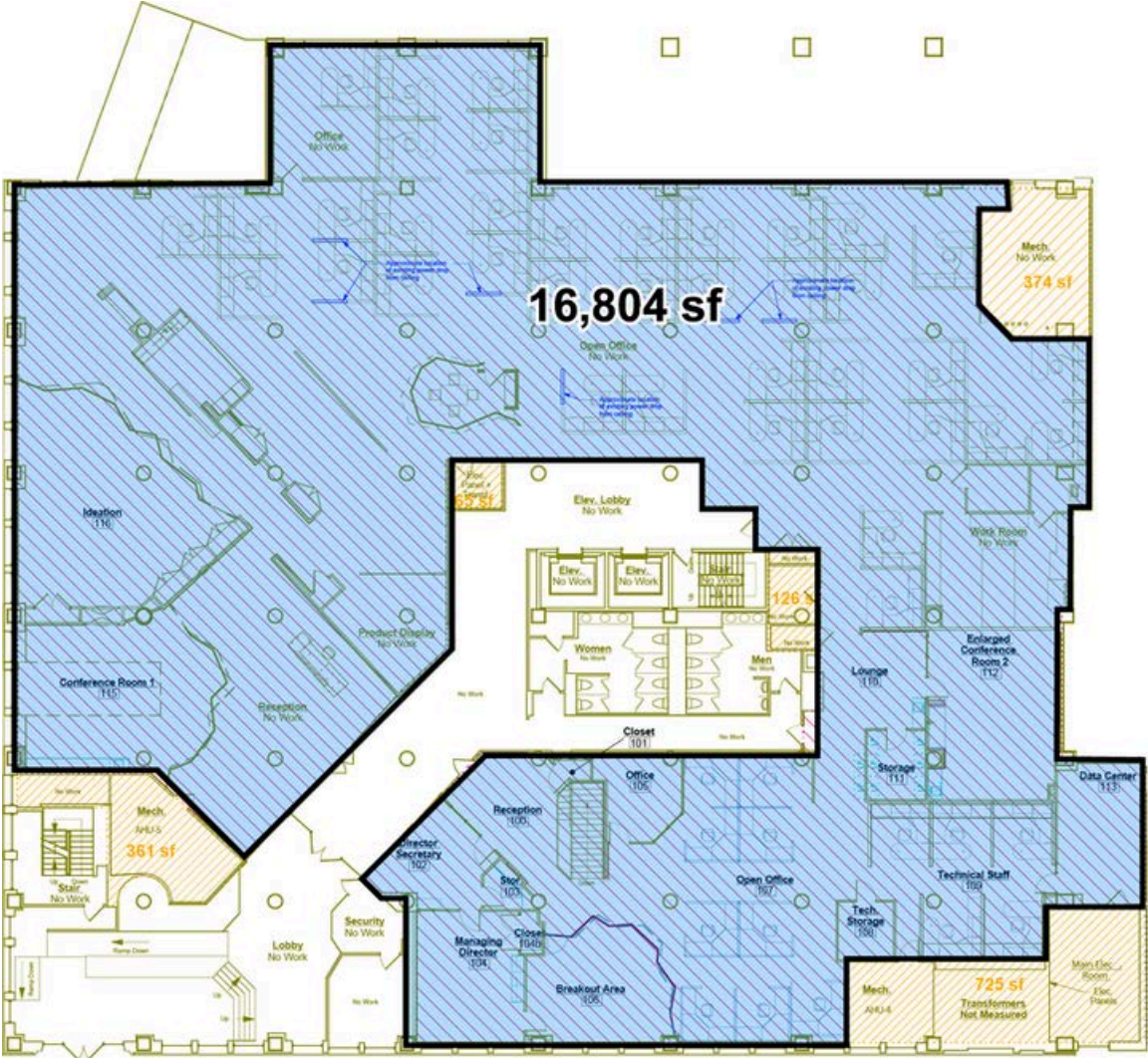


Property Information

Building Size	112,000 SF
Building Class	B+
Tenancy	Multiple
Number of Floors	5
Year Built / Renovated	1926 / 2018
Elevators	2 Passenger

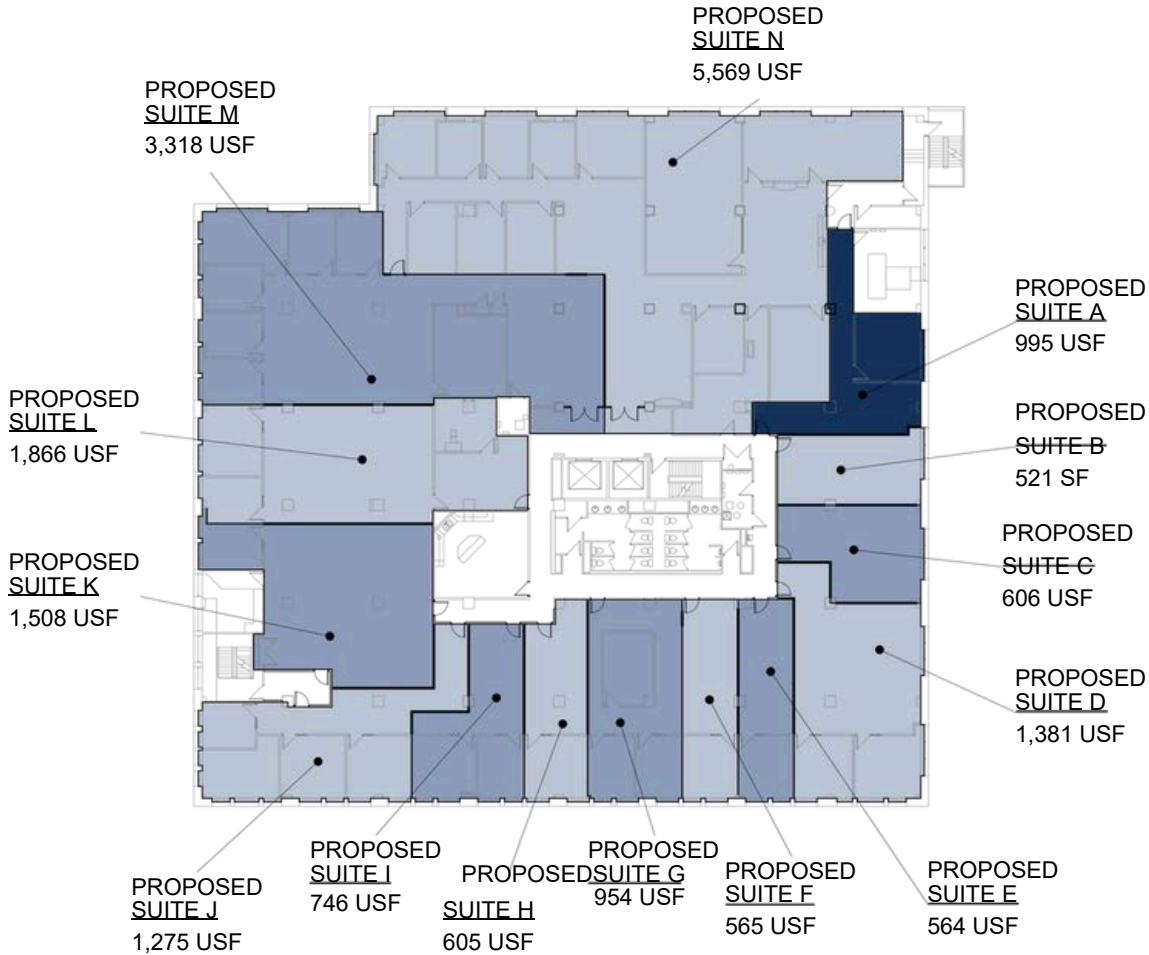






1ST FLOOR	16,604 SF	\$16/SF MG	VIDEO TOUR
------------------	-----------	------------	----------------------------

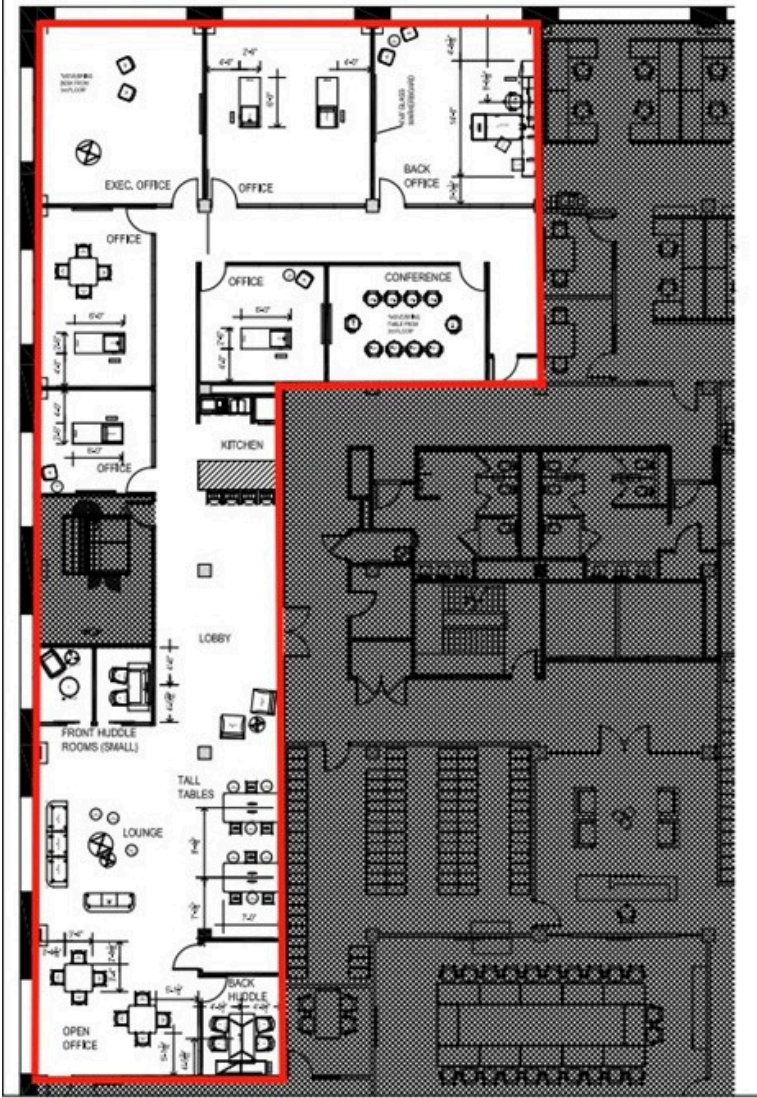
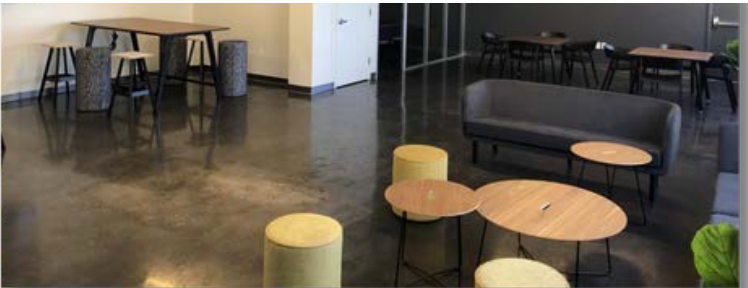
PROPOSED PLAN



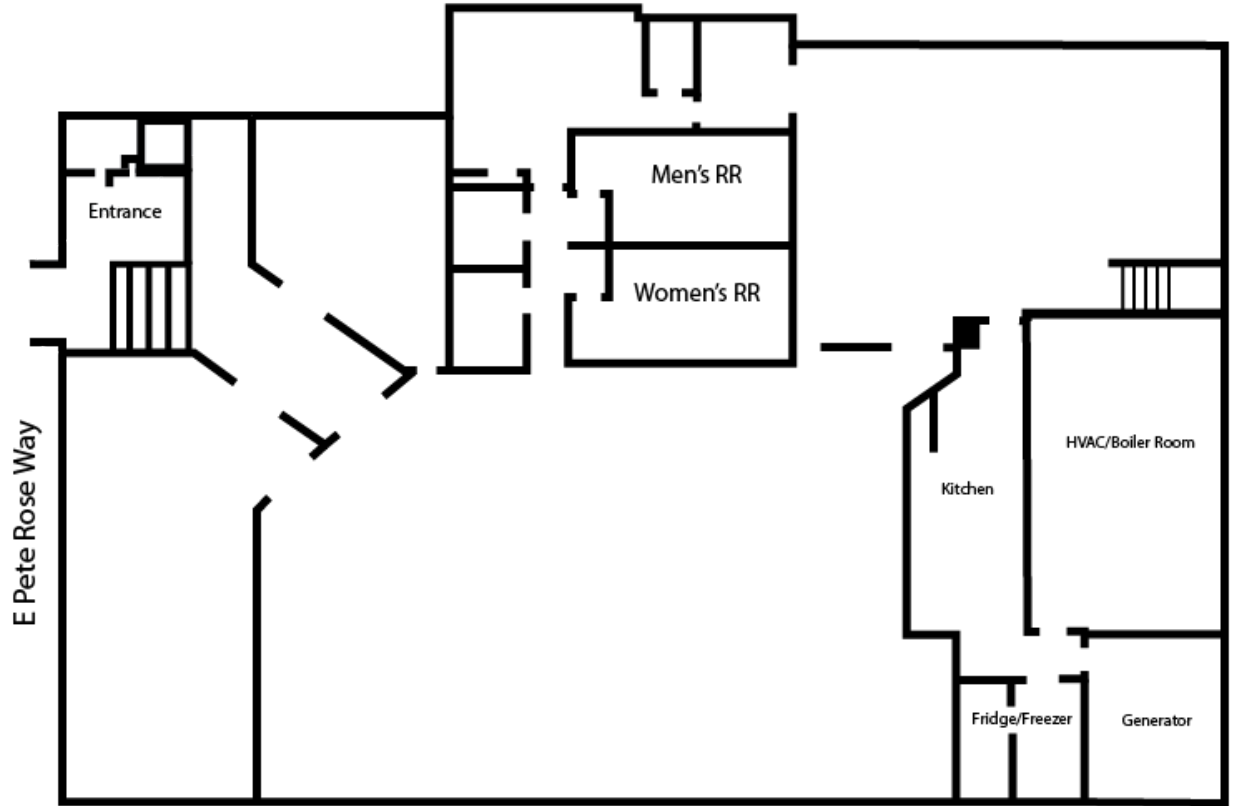
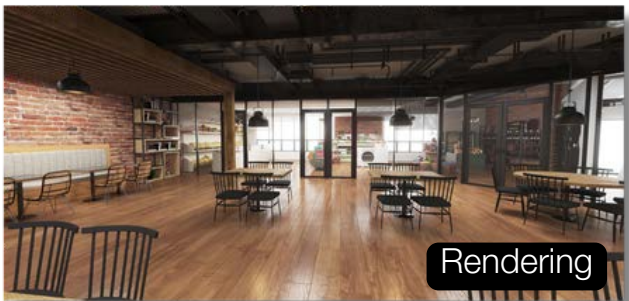
EXISTING PLAN



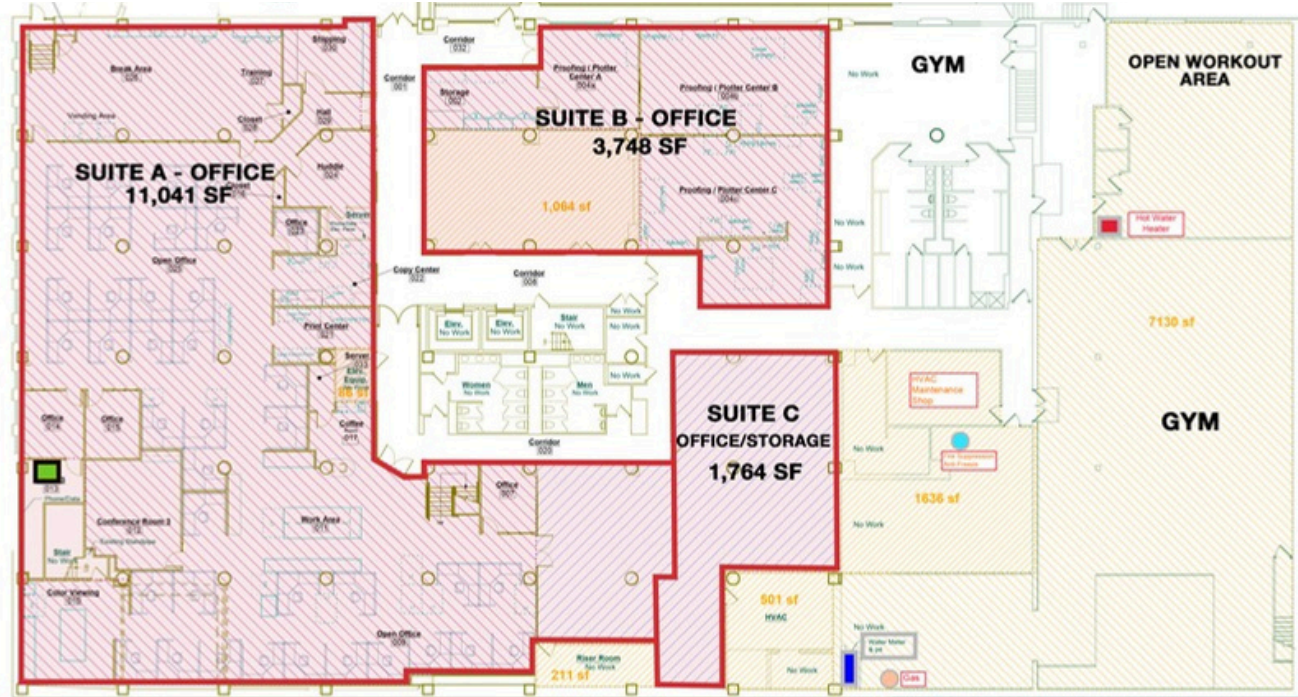
2ND FLOOR	4,000-26,930 SF	\$12/SF MG	VIDEO TOUR
------------------	-----------------	------------	--



4TH FLOOR	4,000 SF	\$25/SF MG
-----------	----------	------------



1ST FLOOR	10,720 +/- SF	\$16/SF MG	VIDEO TOUR
------------------	---------------	------------	----------------------------



LL SUITE A	11,041 SF	\$12/SF MG	VIDEO TOUR
LL SUITE B	3,748 SF	\$12/SF MG	
LL SUITE C	1,764 SF	\$12/SF MG	



CINCINNATI

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28th largest city in the United States. The Greater Cincinnati region encompasses a 15-county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Proctor & Gamble, The Kroger Company, Cintas, American Financial Group, Inc., Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation’s manufacturing establishments and 57% of the nation’s value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions.

The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

FORTUNE 500 & 1000 HEADQUARTERED COMPANIES IN GREATER CINCINNATI



Sources: realwealthnetwork.com, www.areavibes.com, www.city-data.com,
www.enacademic.com, www.worldpopulationreview.com, redicincinnati.com

BUSINESS CLIMATE

Cincinnati, now with a total of nine Fortune 500 and 1000 companies, is one of the fastest growing cities in the Midwest.

A great business climate backed by strong tax incentives, innovative companies, strong educational systems, and having one of the lowest costs to do business has ranked Cincinnati 6th in the nation for attracting new and expanding companies.

AT A GLANCE



#1 City for Young Entrepreneurs to Start Their Journey
- bizee, 2024



#2 State for Cost of Doing Business (Ohio)
-International Trade Administration (ITA), 2023



#3 State for Business Incentive Programs
-Area Development, 2024



#4 State for Cost of Living
-CNBC, 2024



#5 Best Places to Live
-Money, 2024



14 major universities within 100 miles of Cincinnati, Ohio have a combined undergraduate enrollment rate of over 125,000 students.

Rank	Largest Public	2024	Employee
1	Kroger Co.	\$147.12	420,000
2	Procter & Gamble	\$84.04 B	107,690
3	GE Aerospace	\$38.7 B	53,000
4	Cincinnati	\$11.34 B	5,623
5	Cintas Corp.	\$9.6 B	48,366
6	Fifth Third	\$8.48 B	18,616
7	American	\$8.32 B	8,700
8	Hillenbrand, Inc.	\$3.18 B	10,450
9	E.W. Scripps, Co.	\$2.51 B	6,038
10	Chemed Corp.	\$2.43 B	15,695

Sources: <https://www.bizjournals.com/cincinnati/subscriber-only/2025/07/04/cincinnati-21-largest-public-companies.html>, <https://redicincinnati.com/data-resources/awards-and-accolades/>, <https://www.bizjournals.com/cincinnati/subscriber-only/2025/10/03/here-are-the-16-biggest-colleges-and-universities-in-the.htm>

THANK YOU



STAY CONNECTED

