

MEDICAL OFFICE SPACE FOR LEASE

2859 & 2841 BOUDINOT AVENUE

Cincinnati, OH 45238

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



OFFERING SUMMARY

2859 BOUDINOT AVE: 42,523 SF

MINIMUM DIVISIBLE: 1,500 SF

MAXIMUM CONTIGUOUS: 42,523 sf

LEASE RATE: \$15.50 SF/yr (Gross)

2841 BOUDINOT AVE: 28,633 SF

LEASE RATE: Negotiable

LOCATION OVERVIEW

Centrally located, access-oriented, convenient location. Excellent proximity to several major thoroughfares, including Queen City Avenue and Glenway Avenue. Immediately adjacent to the Mercy HealthPlex at Queen City, a state-of-the-art Fitness Facility. Strong demographics – population of 235,500+ in the Western Cincinnati Suburb of Westwood.

PROPERTY HIGHLIGHTS

- Highly flexible/customizable office/medical office suites available
- Minimum divisible: +/- 1,500 SF
- Maximum contiguous: 42,523 SF
- Prominent Building Signage Opportunities
- Individual/Custom Signage & Tenant Directories
- Signalized entrance to the property provides excellent ingress and egress
- Ample asphalt-paved surface parking
- ADA Compliant with Handicap Accessible Ramps

Dan McDonald
dan.mcdonald@lee-associates.com
D 513.588.1113

Stewart Devitt
stewart.devitt@lee-associates.com
D 513.588.1115

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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2859 Boudinot Avenue



2859 Boudinot Avenue- 1st Floor

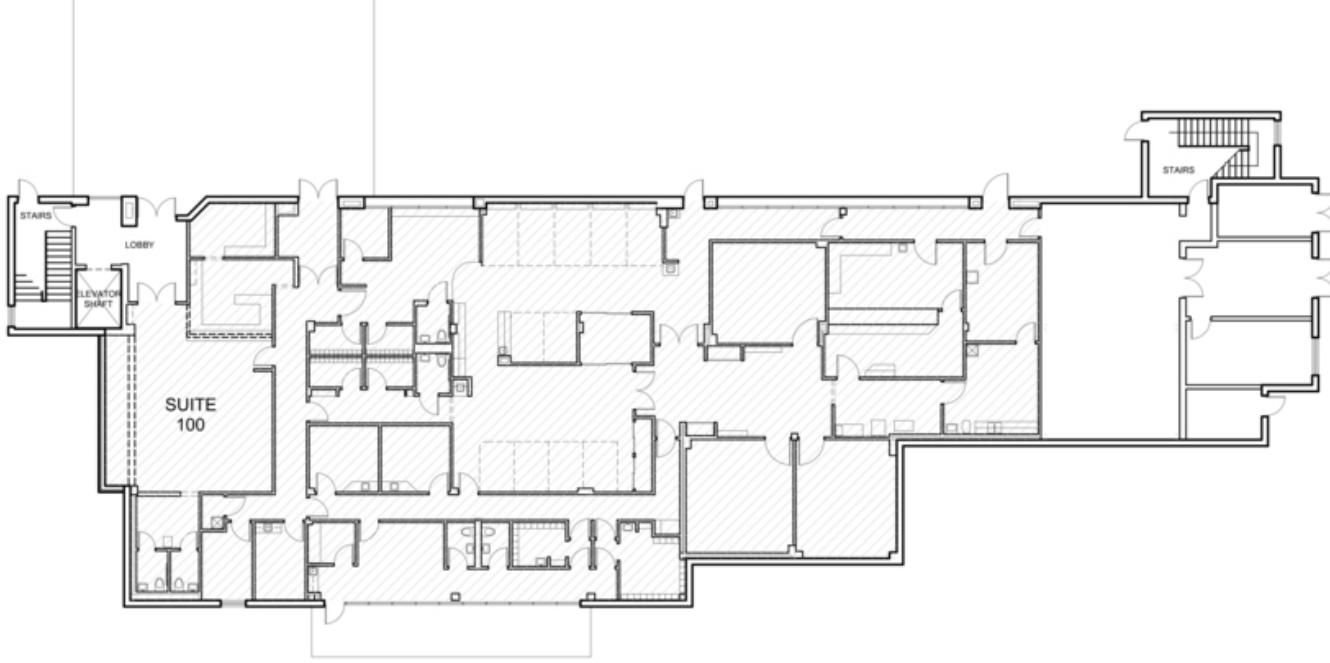
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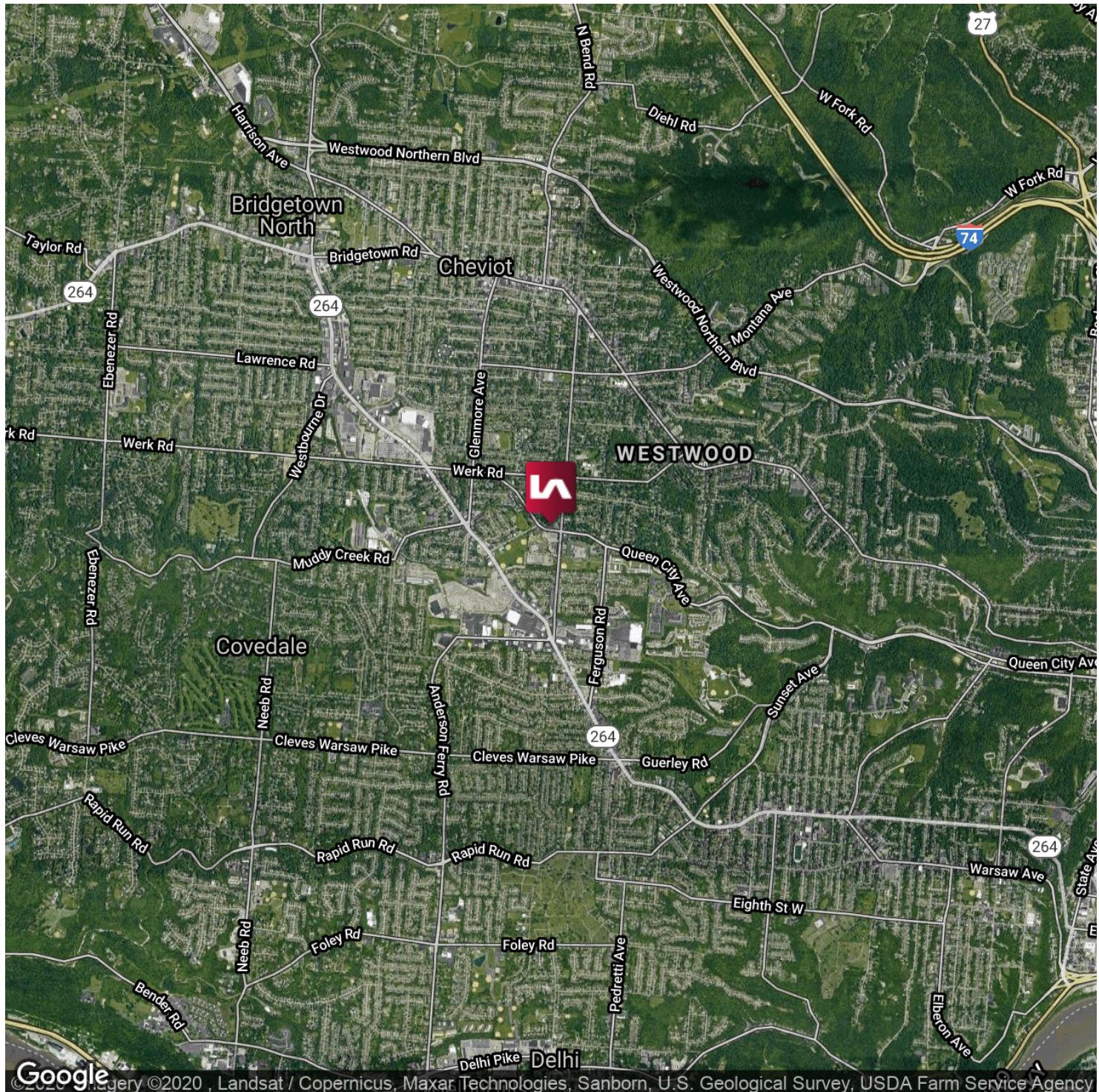
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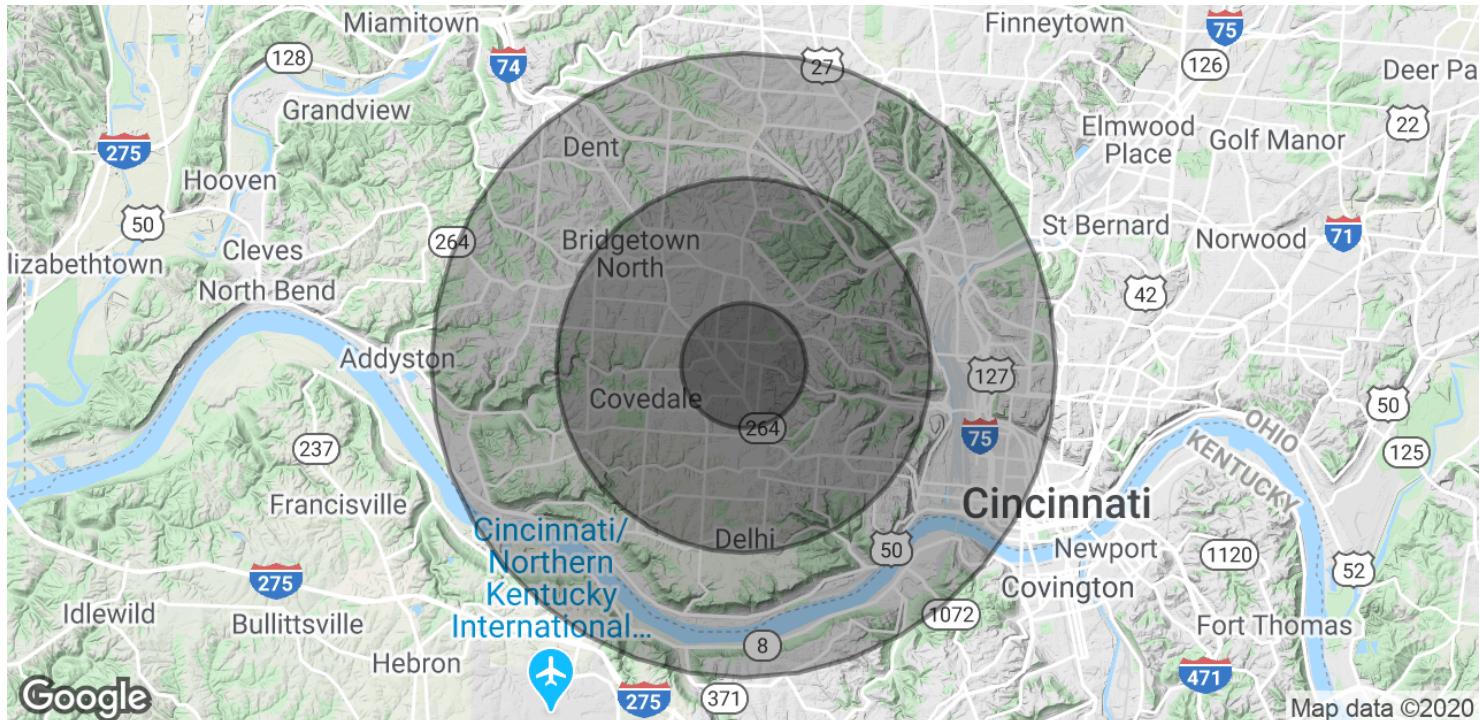


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population | 15,619 | 125,559 | 237,993 |
| Median age | 37.2 | 35.3 | 35.1 |
| Median age (Male) | 33.7 | 33.1 | 32.9 |
| Median age (Female) | 39.5 | 37.4 | 36.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 7,396 | 51,550 | 94,223 |
| # of persons per HH | 2.1 | 2.4 | 2.5 |
| Average HH income | \$46,592 | \$52,583 | \$55,947 |
| Average house value | \$131,407 | \$151,261 | \$160,041 |

* Demographic data derived from 2010 US Census

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