

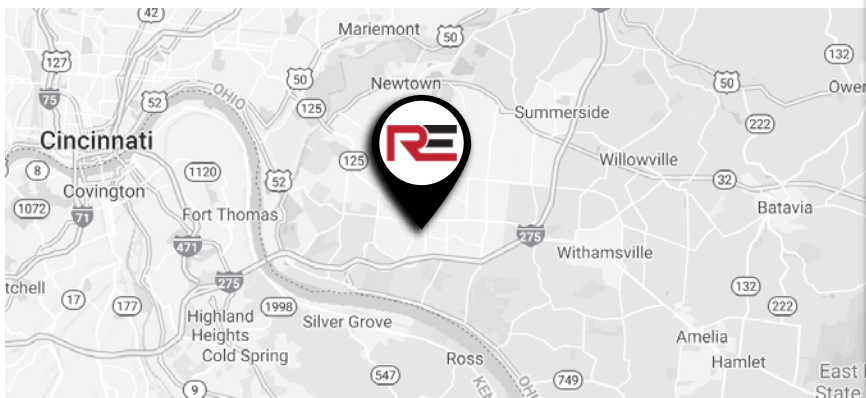
OFFICE SPACE AVAILABLE FOR LEASE | 800 SF

1060 Nimitzview Dr. | Cincinnati, OH 45320



LEASE RATE:

\$12.50 psf + 2.50 psf CAM



LOCATION DETAILS

- ✓ Minutes to I-275
- ✓ Within 10 minutes to downtown
- ✓ Numerous restaurants and retail within 1-Mile

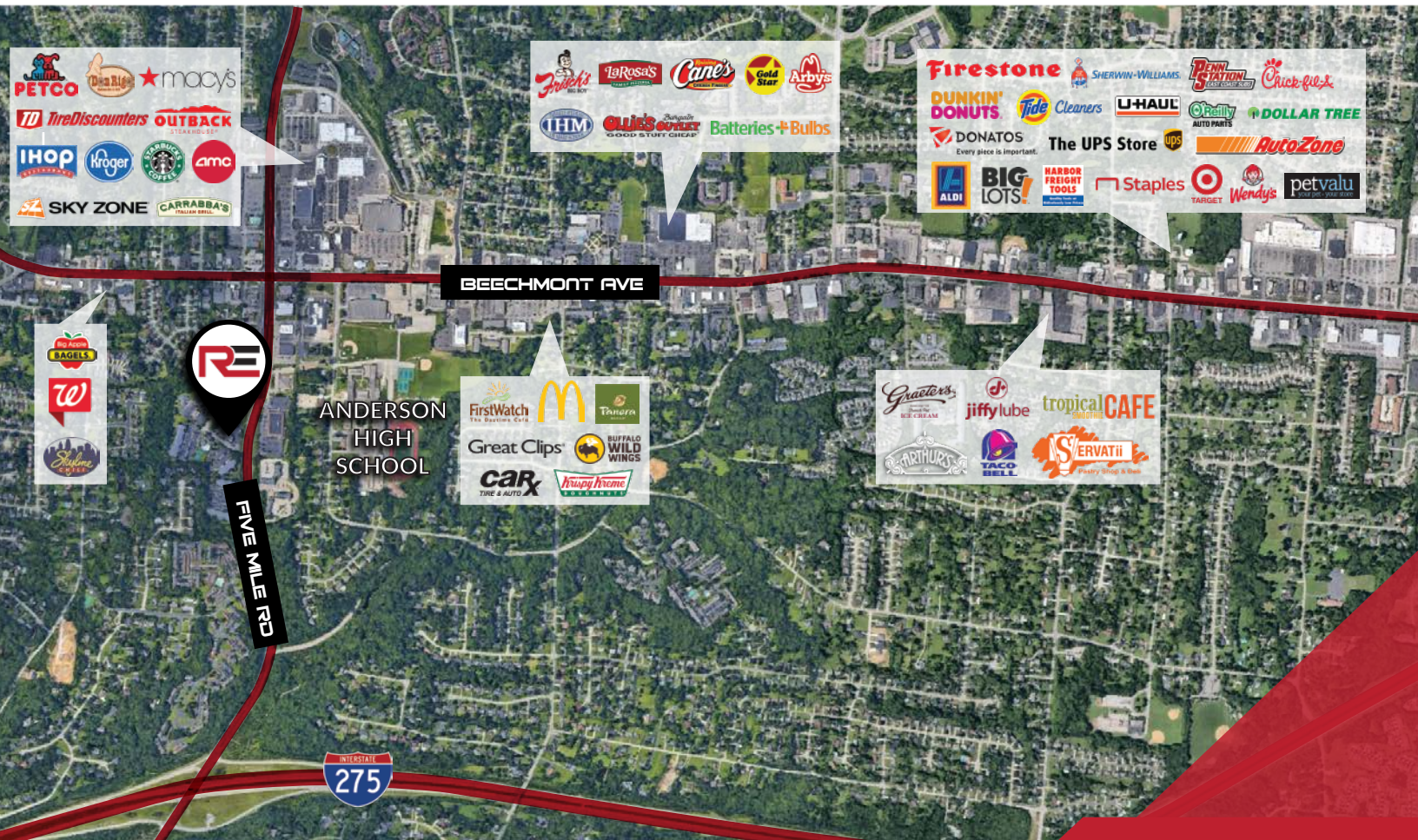


SPACE FEATURES

- ✓ Anderson Township
- ✓ Great Floor Layout
- ✓ Timeless Brick Architecture
- ✓ Elevator
- ✓ ¼ Mile to I-275
- ✓ Owner/Manager on site

ADAM RATH | BROKER
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RE
RATH EQUITY, LTD.



LOCATION

Address	1060 Nimitzview, Cincinnati, OH 45230
Building Size	19,382 SF
Parking	4 per 1,000
Site Size	1.35 Acres
Access	Off of 5 Mile, Minutes to I-275

FEATURES

Ceiling Heights	9 Ft
Lighting	Fluorescent
Flooring	Carpet & Tile
Windows	Single pane & double pane
Year Build	1991, Recently remodeled
Number of Floors	Two
Elevators	One

UTILITIES

Electric	Duke
Water/Sewer	City
Phone/Data	Cincinnati Bell & Spectrum (Time Warner)

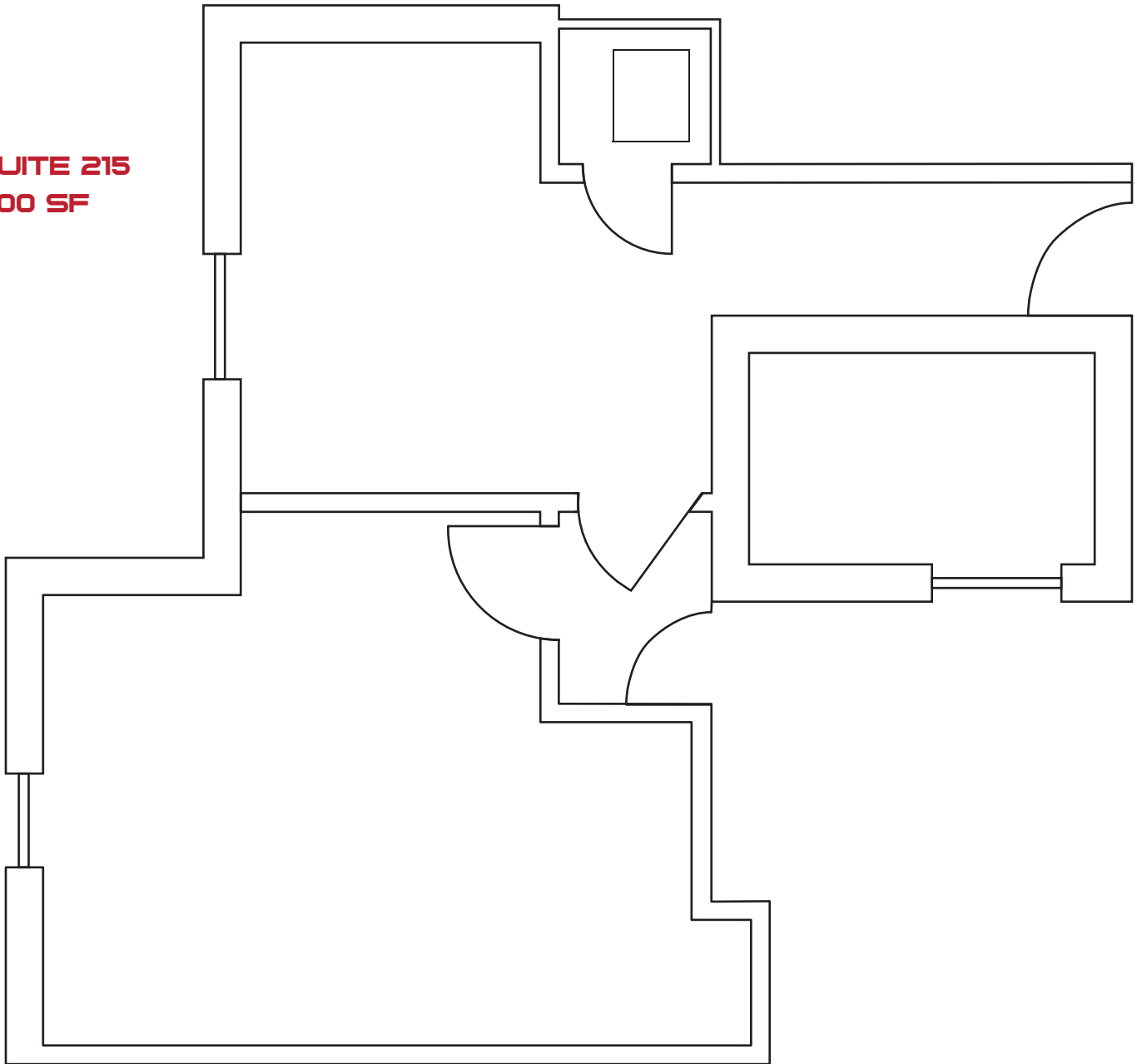
ZONING

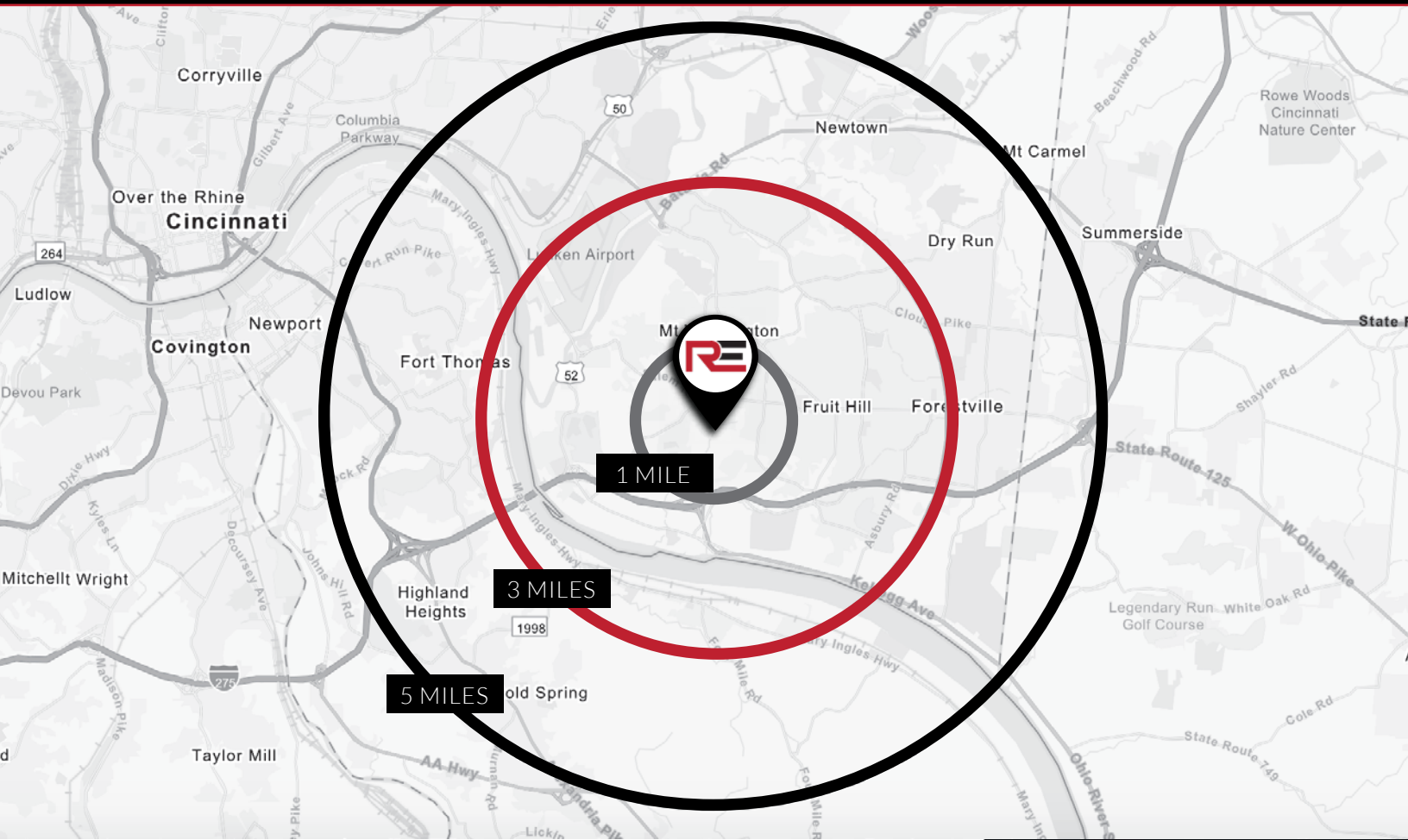
Zoning	Office
Municipality	Anderson
Income Tax Rate	0.0%

BUILDING SYSTEMS

HVAC	Separate Units
Sprinkler System	Dry

SUITE 215
800 SF





2020 SUMMARY **1 MILE** **3 MILES** **5 MILES**

Population	8,139	40,216	117,669
Households	3,266	16,650	48,519
Families	2,116	10,497	30,165
Average Household Size	2.46	2.39	2.37
Owner Occupied Housing Units	2,603	11,816	34,889
Renter Occupied Housing Units	663	4,834	13,630
Median Age	41.5	41.8	40.1
Median Household Income	\$82,370	\$80,274	\$79,298
Average Household Income	\$106,416	\$109,856	\$108,106

2025 SUMMARY **1 MILE** **3 MILES** **5 MILES**

Population	8,108	40,025	118,336
Households	3,257	16,607	48,897
Families	2,099	10,402	30,210
Average Household Size	2.46	2.38	2.37
Owner Occupied Housing Units	2,589	11,820	35,147
Renter Occupied Housing Units	669	4,788	13,750
Median Age	42.8	42.8	41.2
Median Household Income	\$87,456	\$85,420	\$84,867
Average Household Income	\$117,856	\$121,171	\$119,115

