

FOR LEASE

19 Garfield Pl Cincinnati, OH 45202



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.



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NABergman

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LEASE HIGHLIGHTS

- 6,000 - 12,451 SF Available For Lease
- Surrounded By Restaurants, Retail
Hotels And Banks
- Parking Spaces Available
- Direct Elevator Access To Suites
- Furniture Available
- One Of A Kind Designs And Layout

PROPERTY OVERVIEW

NAI Bergman is pleased to present the opportunity to lease a full or partial floor within the historic Class A office 19 Garfield Place. The full floor consists of 12,451 square feet and can be demised to about 6,000 square feet. The space offers one of a kind layouts with a seamless mixture of private offices and open work space. The layout takes full advantage of modern finishes while using aspects of the properties historic features, creating a space that is unique and exciting to work in.

There is opportunity to keep custom made furniture to take full advantage of the carefully thought out design. Additionally the professional lobby and direct elevator access to the suite adds a professional and impressive environment.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
3rd Floor	\$18.00 SF/yr	6,000 - 12,451 SF

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LOCATION OVERVIEW

Designed by Tietig and Lee and completed in 1923, the eight story structure is located on Garfield Place directly in front of Piatt Park. The historic property was listed on the National Register of Historic Places in 1986 for its well preserved architecture and because of its local history. Once known as The Doctor's Building, for its original use as the largest building constructed for physicians in Cincinnati. The terracotta tiled structure now serves as an office property to multiple companies, including the global headquarters for LPK.

Garfield Place sits on 8th Street between Vine Street and Elm Street, and is within walking distance to many amenities and destinations, including Fountain Square, Aronoff Center, The Main Public Library and many hotels and restaurants.

PIATT PARK

In 1817 John H. Piatt and his brother Benjamin M. Piatt donated 1 acre to the city with the condition it be used "for a market space". In 1868 the acre was formally dedicated to park uses. The James A. Garfield Statue was added in 1887 by Charles Henry Niehaus and now sits at the entrance to Piatt Park and faces Vine Street, while the statue of General Harrison on horseback by Louis T. Rebisso was dedicated in 1896 and faces Elm St.

NEARBY RESTAURANTS & CAFES

- Jean-Robert's Table
- Nada
- Maplewood
- Americano
- Café De Paris
- Café at CAC



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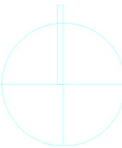
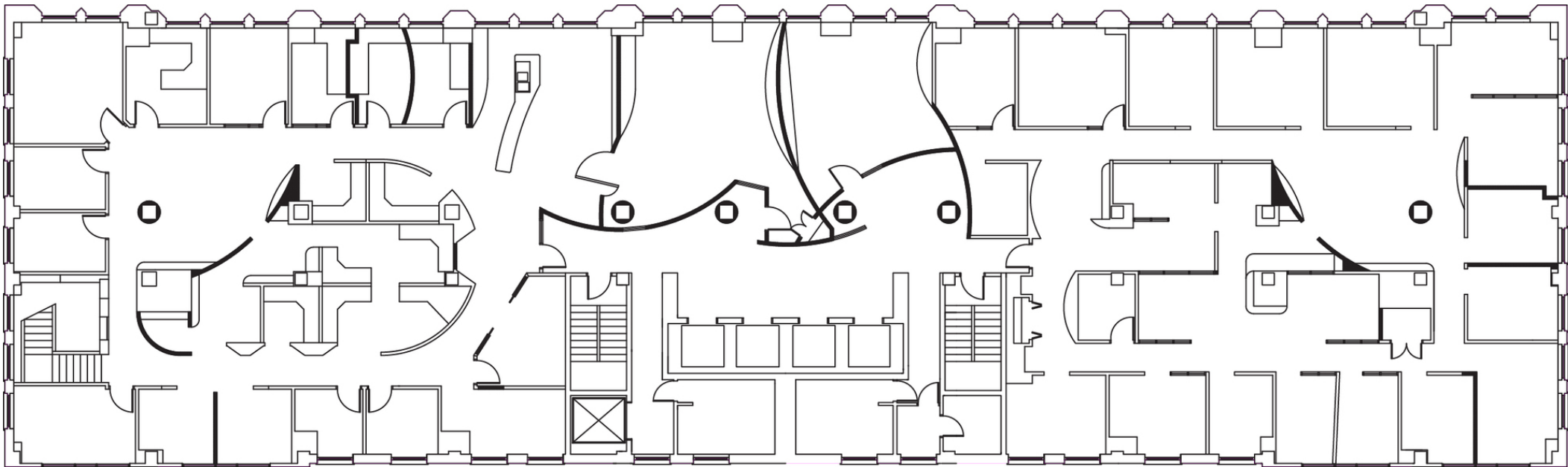
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3RD FLOOR

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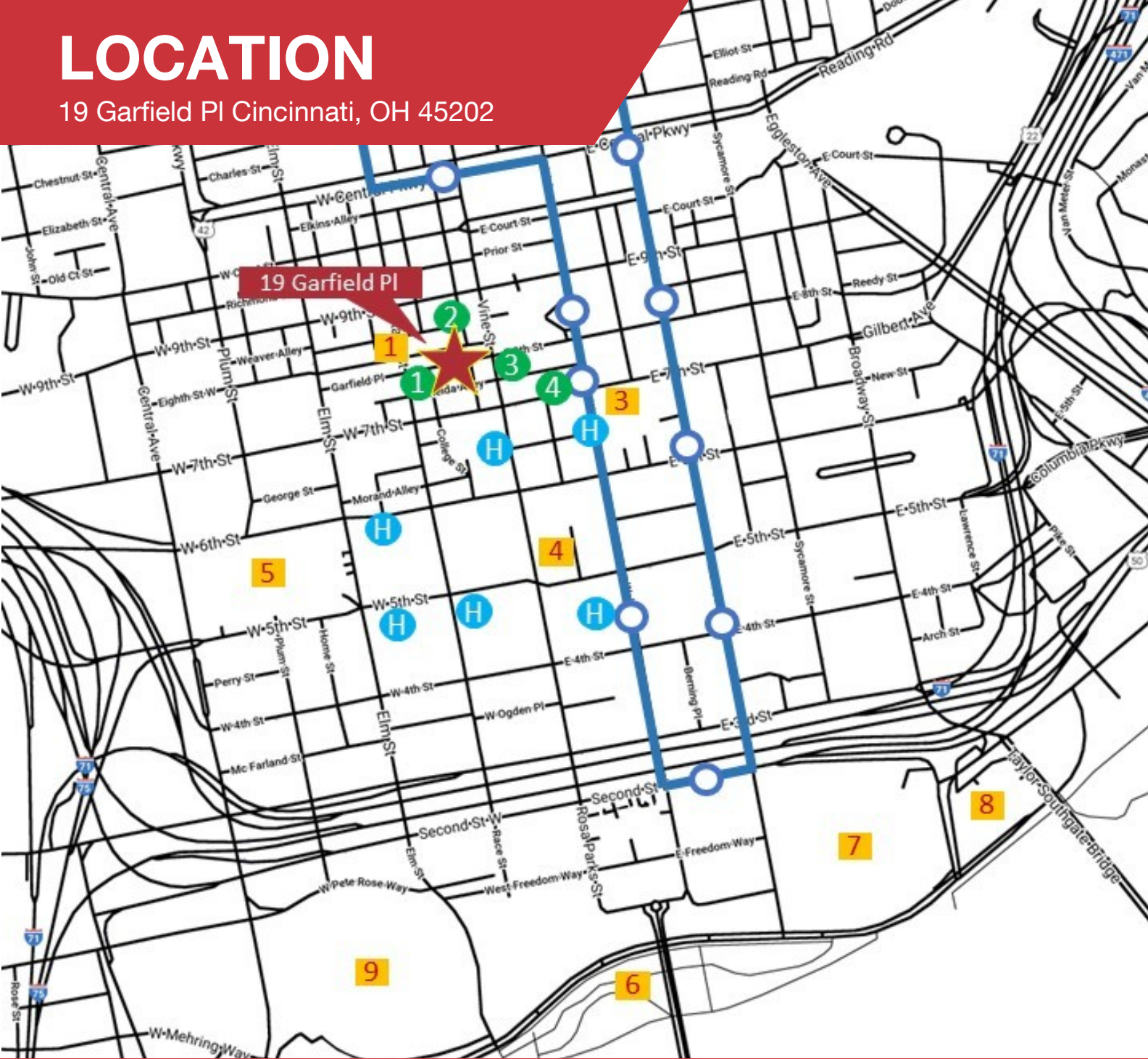
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LOCATION

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LOCATION MAP Parking & Amenities

★ 19 Garfield Place

- ① 19 Garfield Lot
- ② Garfield Garage
- ③ SP+ Parking
- ④ LAZ Parking

H Hotel

— Street Car Line

○ Street Car Stop

- ① Piatt Park
- ② Washington Park
- ③ Aronoff Center
- ④ Fountain Pointe
- ⑤ Duke Convention Center
- ⑥ Smale Park
- ⑦ Great American Ball Park
- ⑧ US Bank Arena
- ⑨ Paul Brown Stadium

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