

AVAILABLE:

223 W. Fourth Street

City of Cincinnati, Ohio 45202

For more information:

Phone: (513) 241-9838

Email: brokerage@warmrd.com

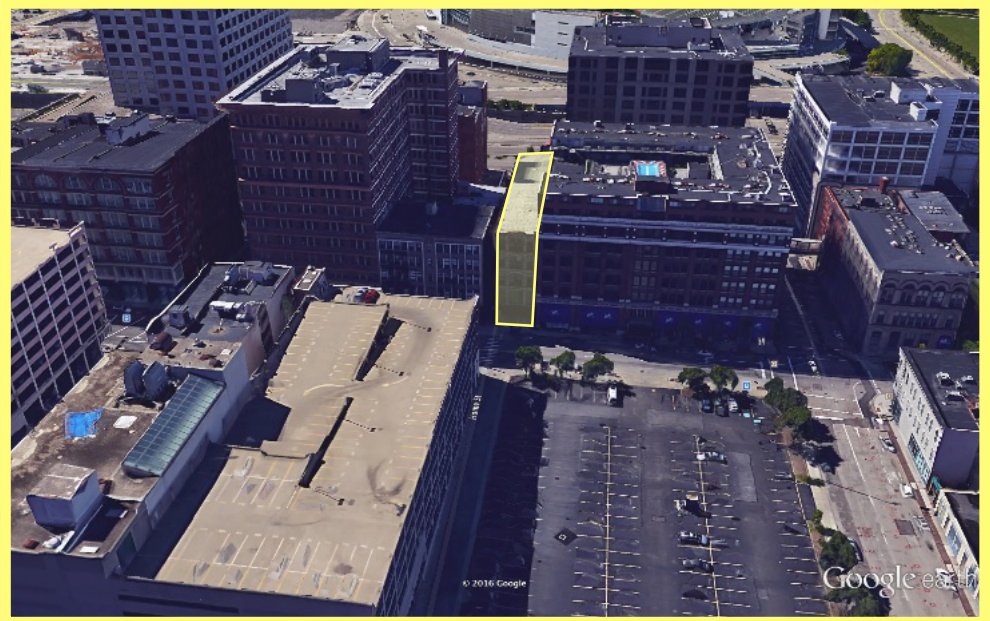
Web: www.warmrd.com

WARM
REALTY + DEVELOPMENT

Locator Map

223. W. Fourth Street

This property is located in the Cincinnati, Ohio Central Business District, in close proximity to the city's convention center, numerous hotels, restaurants, sports complexes, entertainment venues and a growing urban residential base. Several nearby options are available for parking, including a large parking garage and surface lot directly across Fourth Street from the property. The Fourth Street corridor is undergoing considerable redevelopment, with a host of projects either completed, underway or in final development stages.



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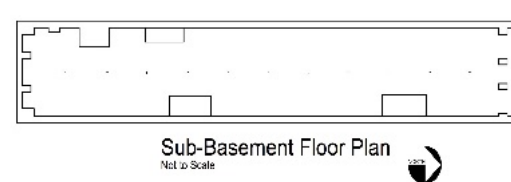
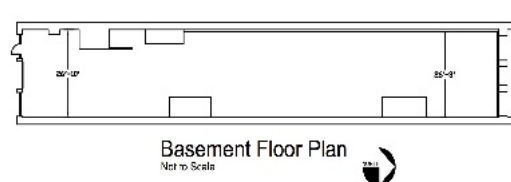
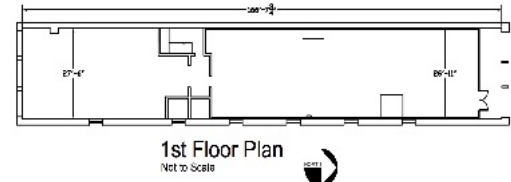
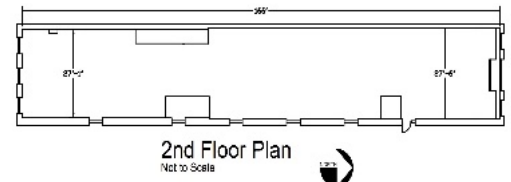
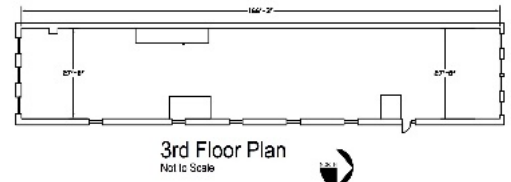
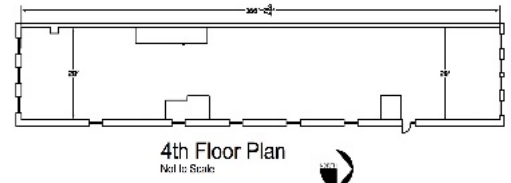
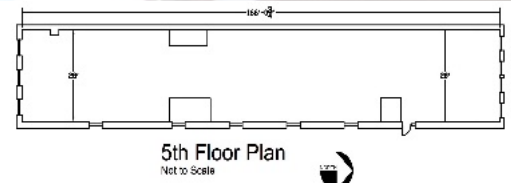
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General Features

223. W. Fourth Street

- Building Size:** 25,000 +/- SF
- Total Floors:** Five (5) (+ basement & sub-basement)
- Typical Floor SF:** 5,000 +/- SF
- Column Spacing:** Clear Span
- Available Space:** Full Building
- Ceiling Height:** 12' +
- Comments:** This building has extraordinary potential for a variety of end uses. Wonderful historic exterior architecture on 4th Street facade. Existing window framing on the alley side of the building will allow for future large windows, providing three (3) sides of natural light. High ceilings and open floor plates offer a creative/loft style environment. Basement level contains an overhead door offering street level access to McFarland Street. First floor level could be Fourth Street level retail, lobby or combination thereof. Sub-basement could provide great storage space. Initial historic approvals have been obtained for exterior improvements. Great views. Be part of the Cincinnati CBD renaissance!



MCFARLAND STREET

FOURTH STREET

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