



CUSHMAN &
WAKEFIELD

FOR SALE OR LEASE

*Nathaniel
Ropes Bldg*



HIGHLIGHTS

Nathaniel Ropes Bldg

FOR SALE OR LEASE

- Price: \$1,535,000
- Lease rate:
 - 1st floor Retail/Office \$16.95/sf Modified Gross*
 - 3rd floor Retail/Office \$14.95/sf Modified Gross*

**Tenant pays their own separately metered utilities and janitorial expenses*
- 15,120 sf four-story building
- 3,661 sf currently available on first floor
3,654 sf currently available on third floor
- 6' wide hallways and individual office and work spaces appropriately spaced to ensure safety while continuing to promote a collaborative work environment
- **NEW:** Particulate Filtration Filters and Ionization air cleaners which reduce allergens and pathogens and kill viruses, mold and bacteria, have been installed in the HVAC systems throughout the building.
- Rear loading access on 1st floor
- Passenger elevator and Basement storage
- Located directly on the Connector streetcar route
- Two blocks south of Over-the-Rhine and around the corner from upcoming Court Street revitalization district



SPECS

Nathaniel Ropes Bldg

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|----------------------------|--|
| Submarket | CBD |
| Address | 917 Main Street Cincinnati, OH 45202 |
| Total Building Size | 15,120 SF |
| Available Sq/Ft | 3,661 & 3,654 sf retail/office (Total 7,315 sf) |
| Available Parking | Nearby surface lots & garages (see enclosed map) |
| Acreage | 0.114 |
| Features | |

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| <i>Ceiling Heights</i> | 10'-15' |
| <i>Lighting</i> | 2nd and 4th floor are all LED |
| <i>Roof</i> | Approximately 12 years old |
| <i>Data</i> | Fiber optic cable - 1 GB |
| <i>Construction</i> | Brick / Masonry |
| <i>Year Built</i> | 1882 |
| <i>Number of Floors</i> | Four |
| <i>Elevators</i> | Passenger (Fire Service) |

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|-----------------------|-------------------|
| TOTAL BUILDING | 15,120 RSF |
| FLOOR ONE | 4,158 RSF |
| FLOOR TWO | 3,654 RSF |
| FLOOR THREE | 3,654 RSF |
| FLOOR FOUR | 3,654 RSF |

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|-------------------------|--------------------|
| Utilities | |
| <i>Gas and Electric</i> | Separately metered |
| <i>Water/Sewer</i> | City of Cincinnati |
| <i>Phone/Data</i> | Cincinnati Bell |

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|---------------------------|--------------------|
| Operating Expenses | |
| <i>Real Estate Taxes</i> | \$2.09/sf (Annual) |

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| Zoning | |
| <i>Municipality</i> | Office-DD |

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| Building Systems | |
| <i>HVAC</i> | 8 HVAC systems—regularly maintained |
| <i>Security System</i> | New: Security Camera System Installed 2020 |

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|-----------------------------|---------------------|
| Building Renovations | 1989, 2016 and 2019 |
|-----------------------------|---------------------|

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| Signage | Building signage available |
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|--------------|----------------------------|
| Misc. | Basement storage available |
|--------------|----------------------------|

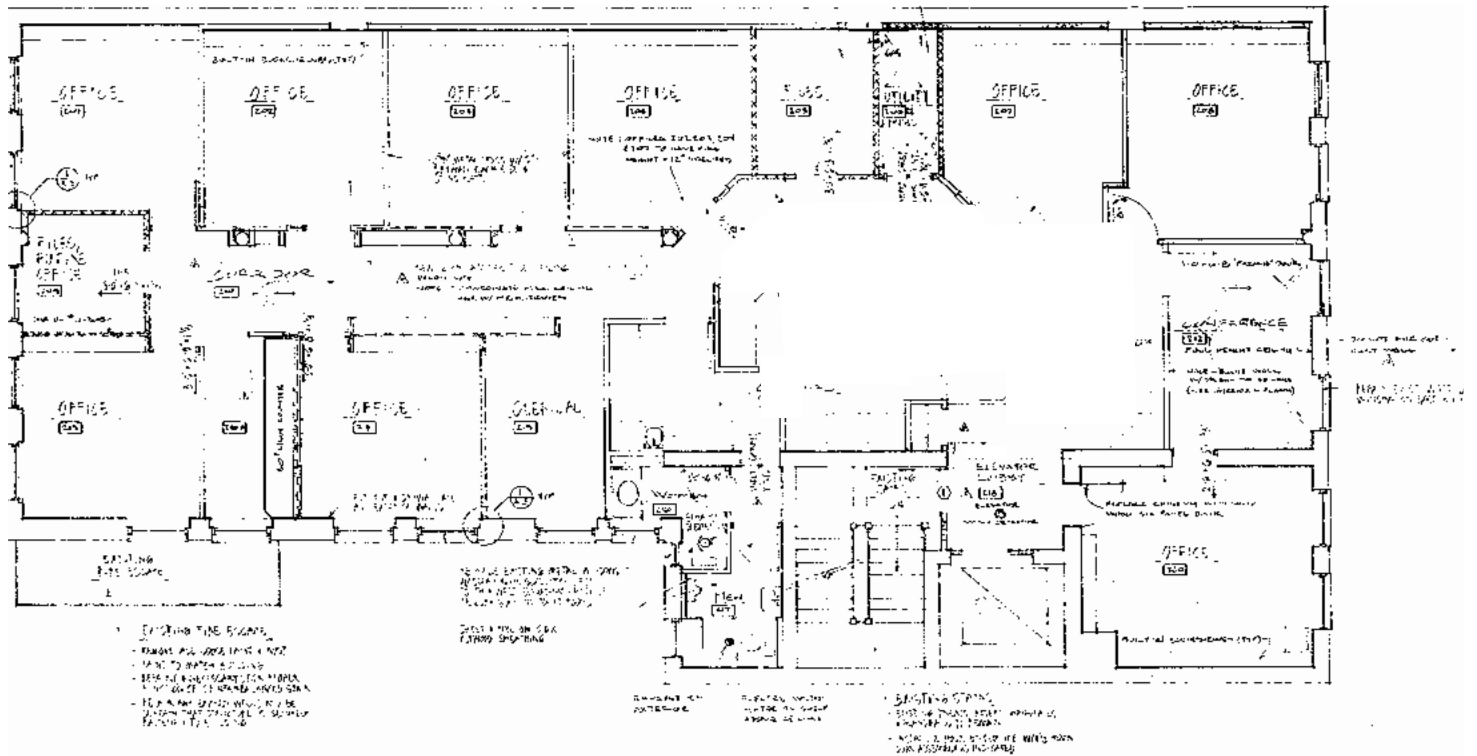
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|------------------------------|---|
| Public Transportation | Connector streetcar, Red Bike and Metro bus |
|------------------------------|---|

AVAILABLE

Nathaniel Ropes Bldg

| | | | |
|-----------------------|-------------------|------------------|-------------------------|
| TOTAL BUILDING | 15,120 RSF | | |
| FLOOR ONE | 4,154 RSF | 3,661 RSF OFFICE | AVAILABLE \$16.95/SF MG |
| FLOOR TWO | 3,654 RSF | | |
| FLOOR THREE | 3,654 RSF | 3,654 RSF OFFICE | AVAILABLE \$14.95/SF MG |
| FLOOR FOUR | 3,654 RSF | | |

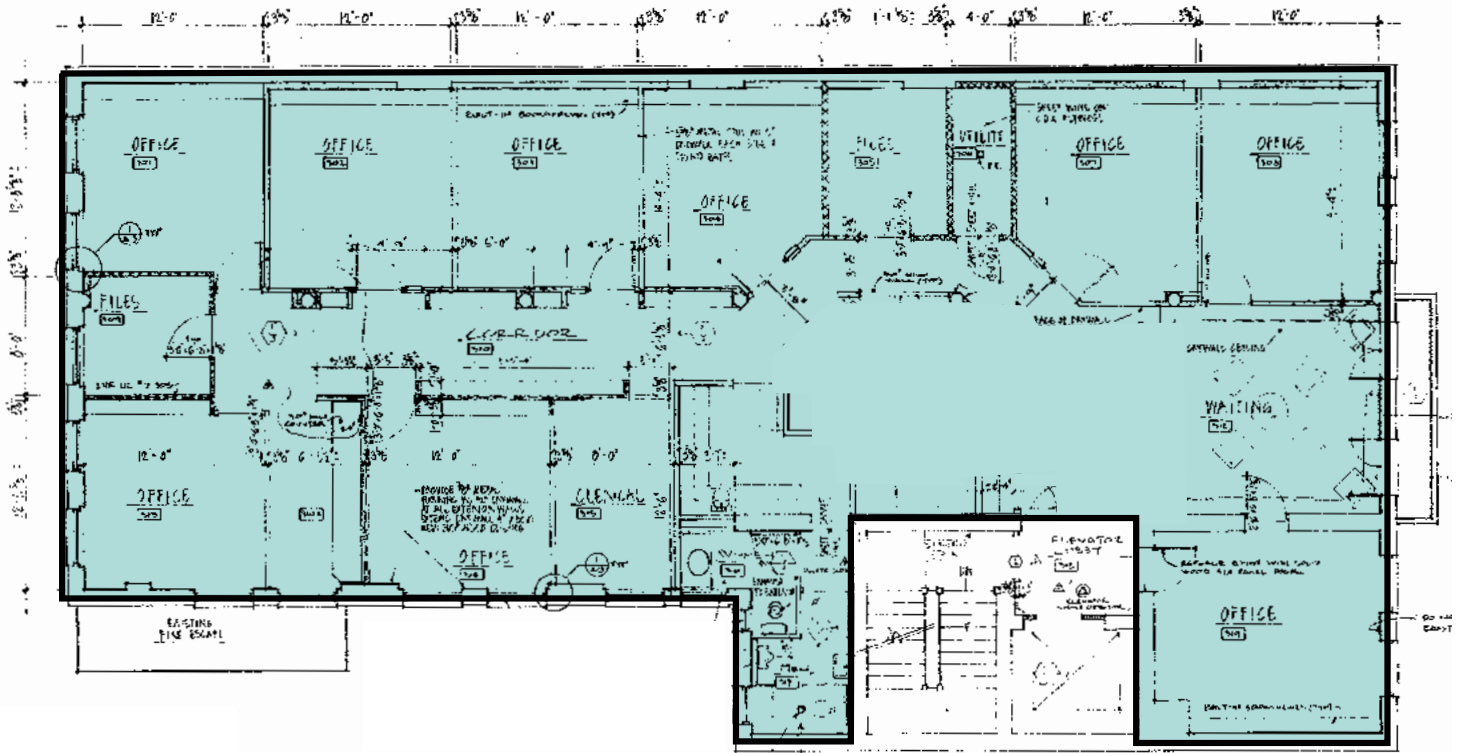
SECOND FLOOR



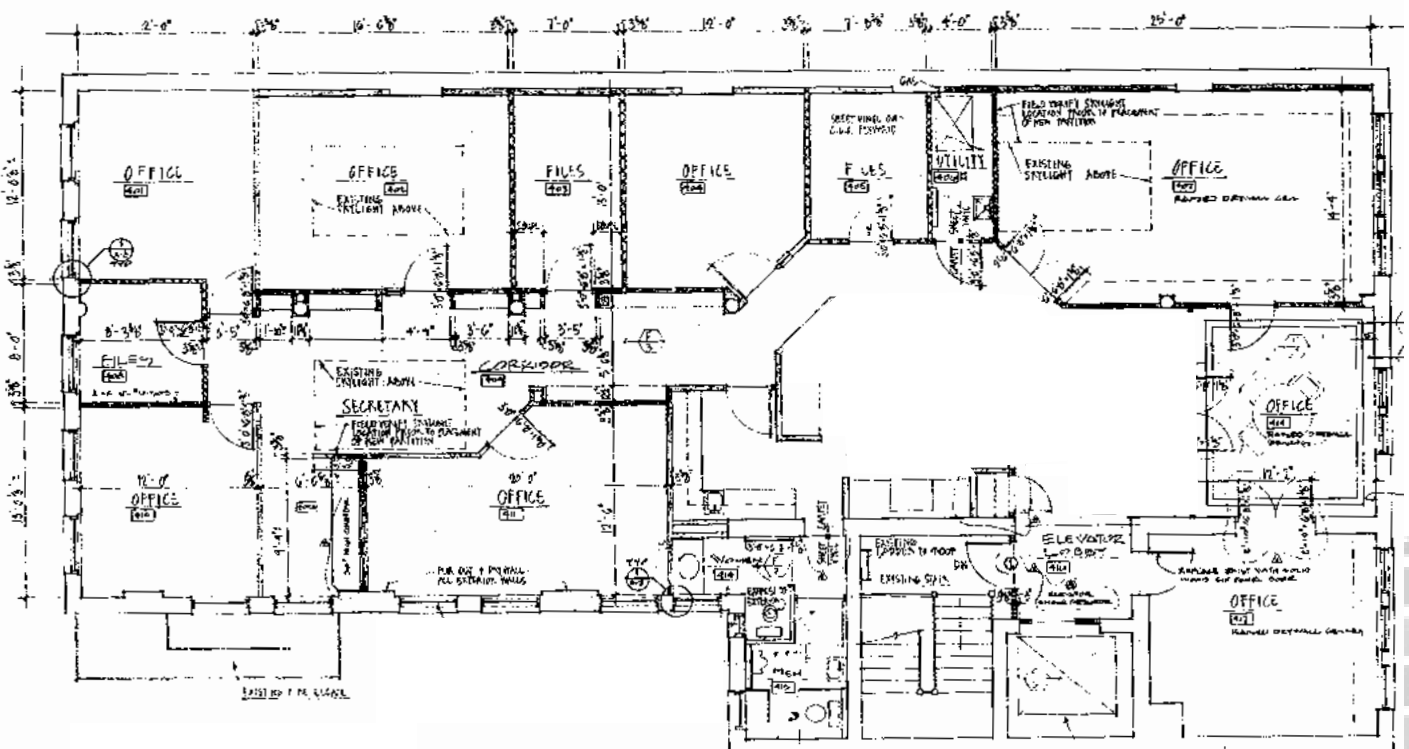
AVAILABLE

Nathaniel Ropes Bldg

THIRD FLOOR - 3,654 RSF AVAILABLE



FOURTH FLOOR

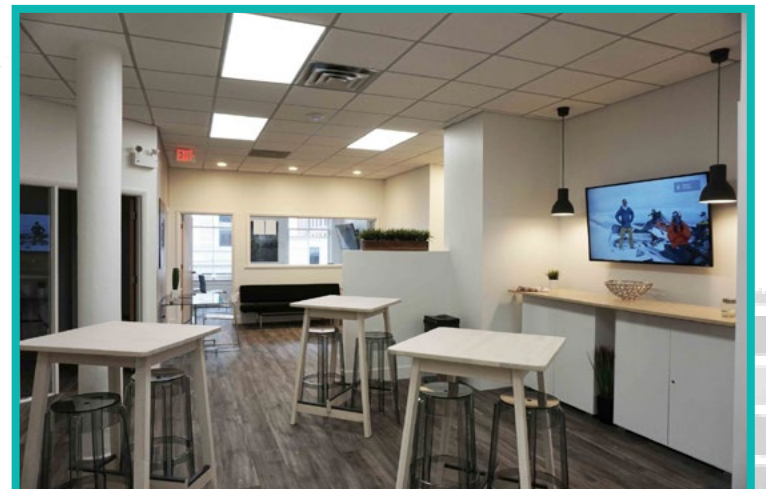
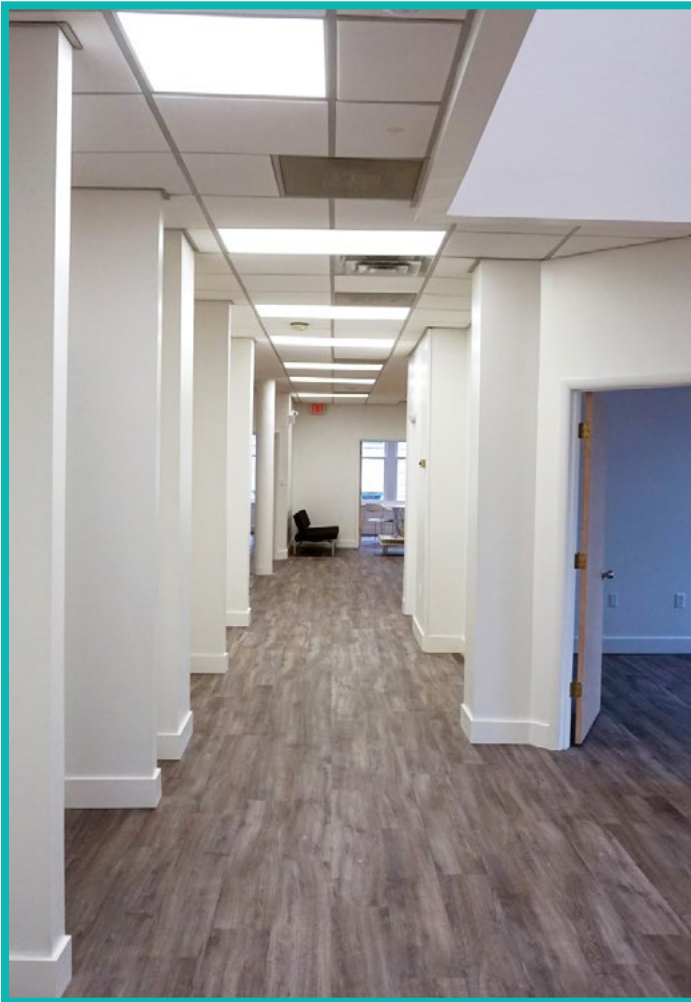


PHOTOS

Nathaniel Ropes Bldg

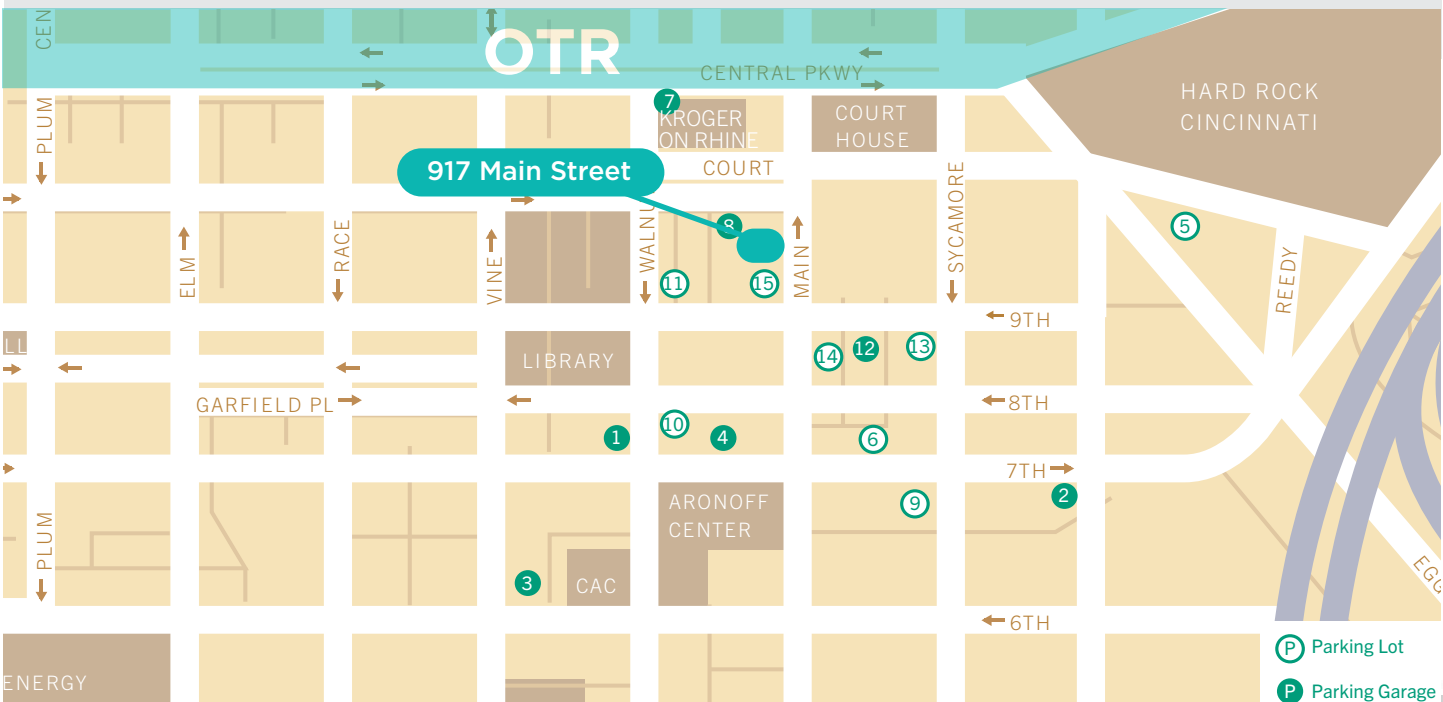
FRESH SPACE

The Nathaniel Ropes Building at 917 Main Street was renovated in 1989 and updated again in 2016 (entire 2nd floor) and in 2019 (entire 4th floor). Centrally located in the CBD near Over-the-Rhine, the Court House and the up and coming Court Street revitalization district, it has abundant parking options with nearby streetcar and metro access.



PARKING

| | NAME | ADDRESS | SPACES | RATE/MO. | COMPANY |
|----|----------------------------|----------------------------|--------|----------|----------------------|
| 1 | URS Garage | 36 E Seventh St | 738 | \$185 | Laz Enterprises |
| 2 | Broadway at Seventh Garage | 351 E Seventh St | 623 | \$155 | Allpro Parking |
| 3 | Center at 600 Vine | 600 Vine St | 448 | \$185 | SP+ Parking |
| 4 | Olympic Garage | 7th b/t Main & Walnut St | 400 | \$170 | Keen Investment |
| 5 | Lot #10 | 419 E Court St | 335 | \$110 | Park Place Parking |
| 6 | Lot #1636 | 7th b/t Main & Sycamore St | 221 | \$175 | Laz Enterprises |
| 7 | Court & Walnut | 119 E Central Pkwy | 560 | \$140 | 3CDC |
| 8 | 9th Street Garage | 125 E Court St | 162 | \$160 | Allpro Parking |
| 9 | St. Xavier Lot | 7th & Sycamore St | 150 | \$155 | Park Place Parking |
| 10 | Lot #1649 | 8th & Walnut St | 84 | \$165 | AMB Parking Services |
| 11 | Lot #1656 | 9th & Walnut St (NE) | 78 | \$140 | AMB Parking Services |
| 12 | Legal Aid | 215 E Ninth St | 63 | \$145 | Allpro Parking |
| 13 | Lot #1627 | 9th & Sycamore St | 64 | \$155 | Laz Enterprises |
| 14 | CAS Lot | 830 Main St | 54 | \$150 | Allpro Parking |
| 15 | PCA Lot #2 | 9th & Main St (NW) | 55 | \$125 | Park Place Parking |



FOR LEASING INFORMATION PLEASE CONTACT:

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