

# For Sale/Lease

## The Citadel

114 East 8th Street | Cincinnati, OH

- Value-Add Investment Opportunity located 2 Blocks from Courthouse
- 75.0% Occupied (1st, 3rd & 4th)
- 2nd Floor Available for Lease or Owner-Occupier

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# The Citadel

For Sale or Lease

## Property Highlights

- 16,400 SF Building
- 2nd Floor is Available for Lease (+/- 3,000 RSF)
  - Lease Rate: \$19.00 PSF Full-Service Gross
- Opportunity for Owner-User to capitalize on In-Place NOI
- Prime Location in the heart of Downtown Cincinnati's Urban Core
- 2 Blocks from the Hamilton County Courthouse & 3 Blocks from the Federal Courthouse
- Move-In ready office space (Furniture Included) with appealing character & layout
- Spaces offer a mix of private executive offices, conference rooms and open areas for workstations and/or receptionist





2nd Floor



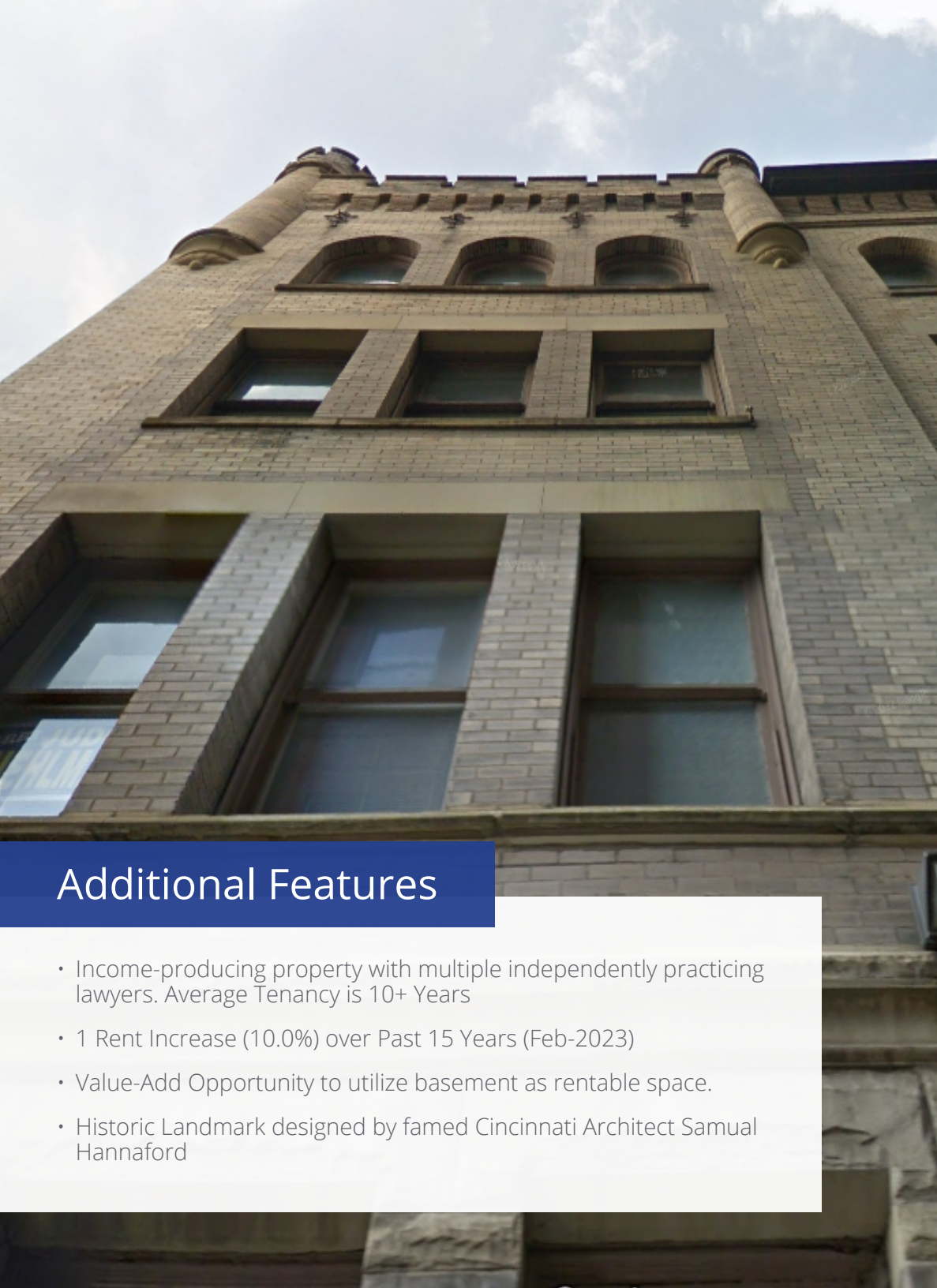
1st Floor



1st Floor



2nd Floor



## Additional Features

- Income-producing property with multiple independently practicing lawyers. Average Tenancy is 10+ Years
- 1 Rent Increase (10.0%) over Past 15 Years (Feb-2023)
- Value-Add Opportunity to utilize basement as rentable space.
- Historic Landmark designed by famed Cincinnati Architect Samuel Hannaford

## Building Specifications

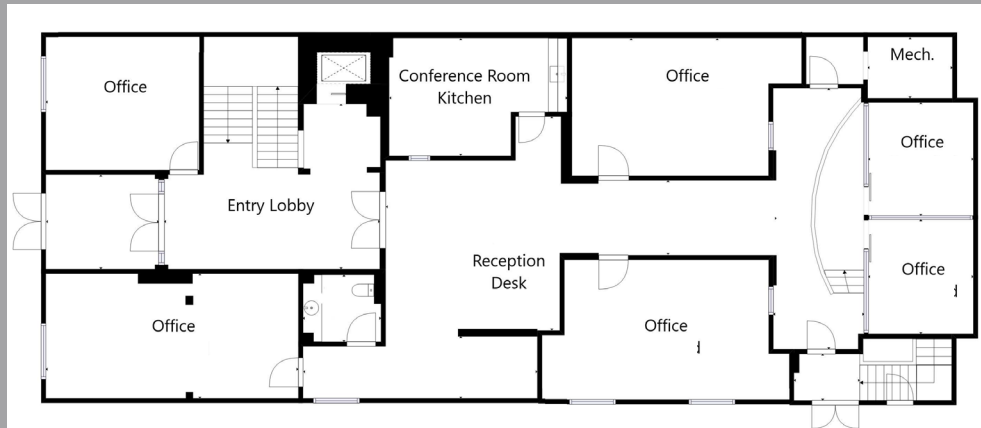
Submarket:	CBD
Year Built:	1905
Gross Building Area:	16,400 SF
Land Area:	0.095
Stories:	4 + Basement
Construction:	Masonry & Stone
Ceiling Height:	10' - 14'
Restrooms:	2 Per Floor + Basement
Breakrooms:	1 Per Floor
Heating:	Boiler
Air Conditioning:	Central HVAC per floor
Occupancy:	75.00%



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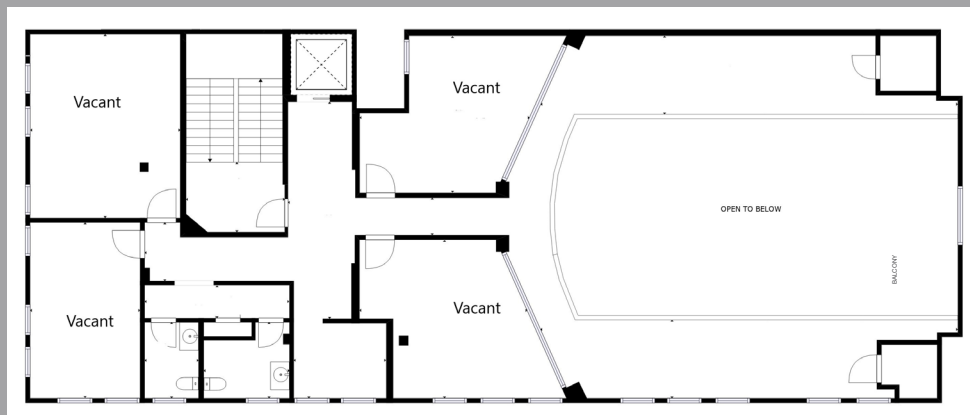
# Floor Plans

## First Floor (Occupied)



1st Floor

## Second Floor (Vacant)



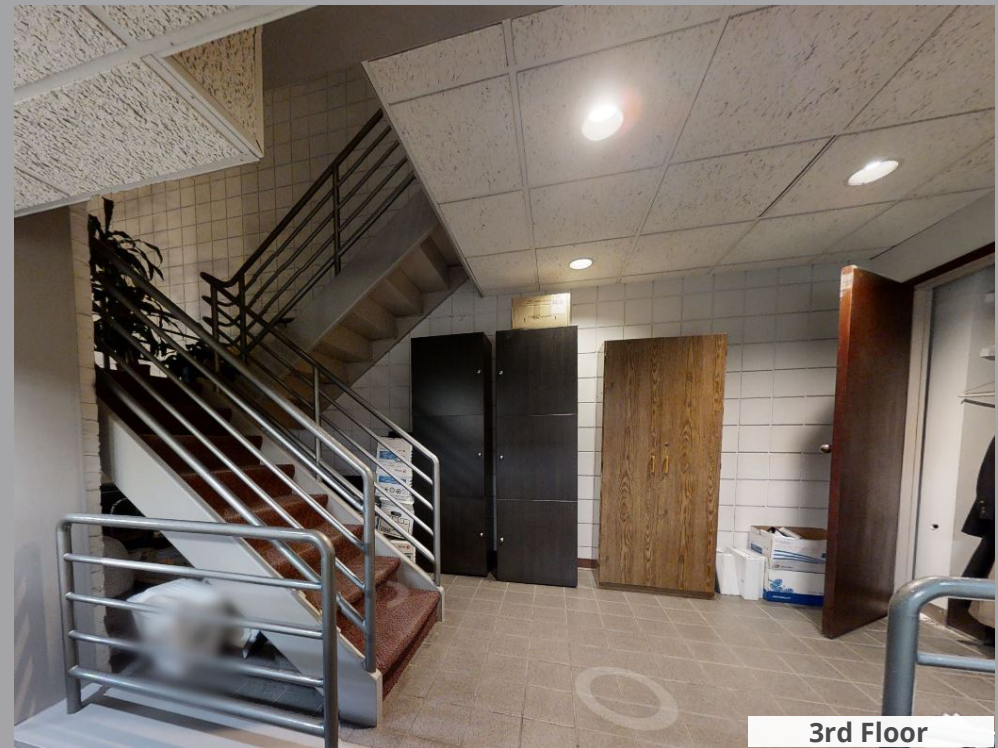
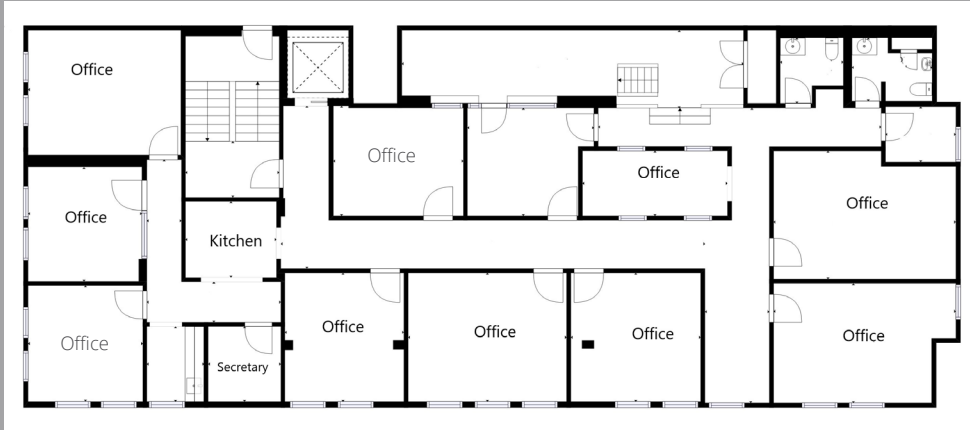
+/- 3,000 RSF



2nd Floor

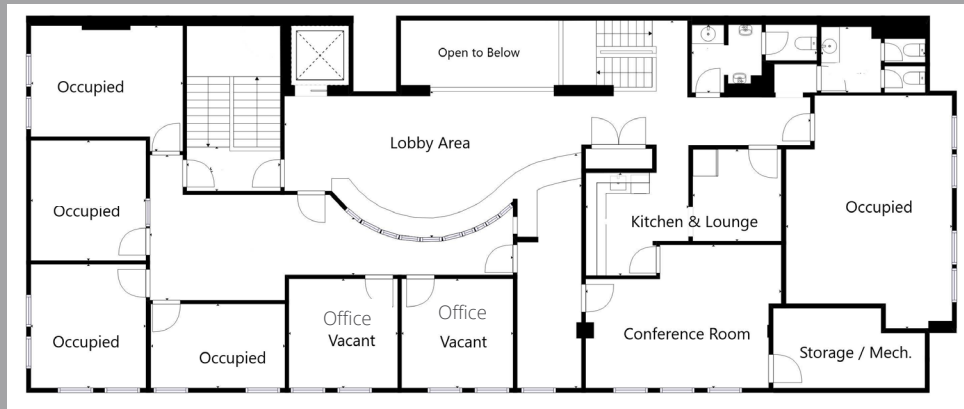
# Floor Plans

## Third Floor (Occupied)



3rd Floor

## Fourth Floor (Occupied)



4th Floor

# Historical Significance

The Citadel was built in 1905 by famed Cincinnati architect Samuel Hannaford, the force behind timeless local landmarks such as Cincinnati City Hall and Music Hall. The original structure functioned as the Cincinnati, Kentucky and Tennessee divisional headquarters for the Salvation Army. In later years, the building was known as The Citadel Hotel, providing affordable lodging at the rate of 25 cents per night for workers who didn't have traditional homes near the city's industrial core.





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