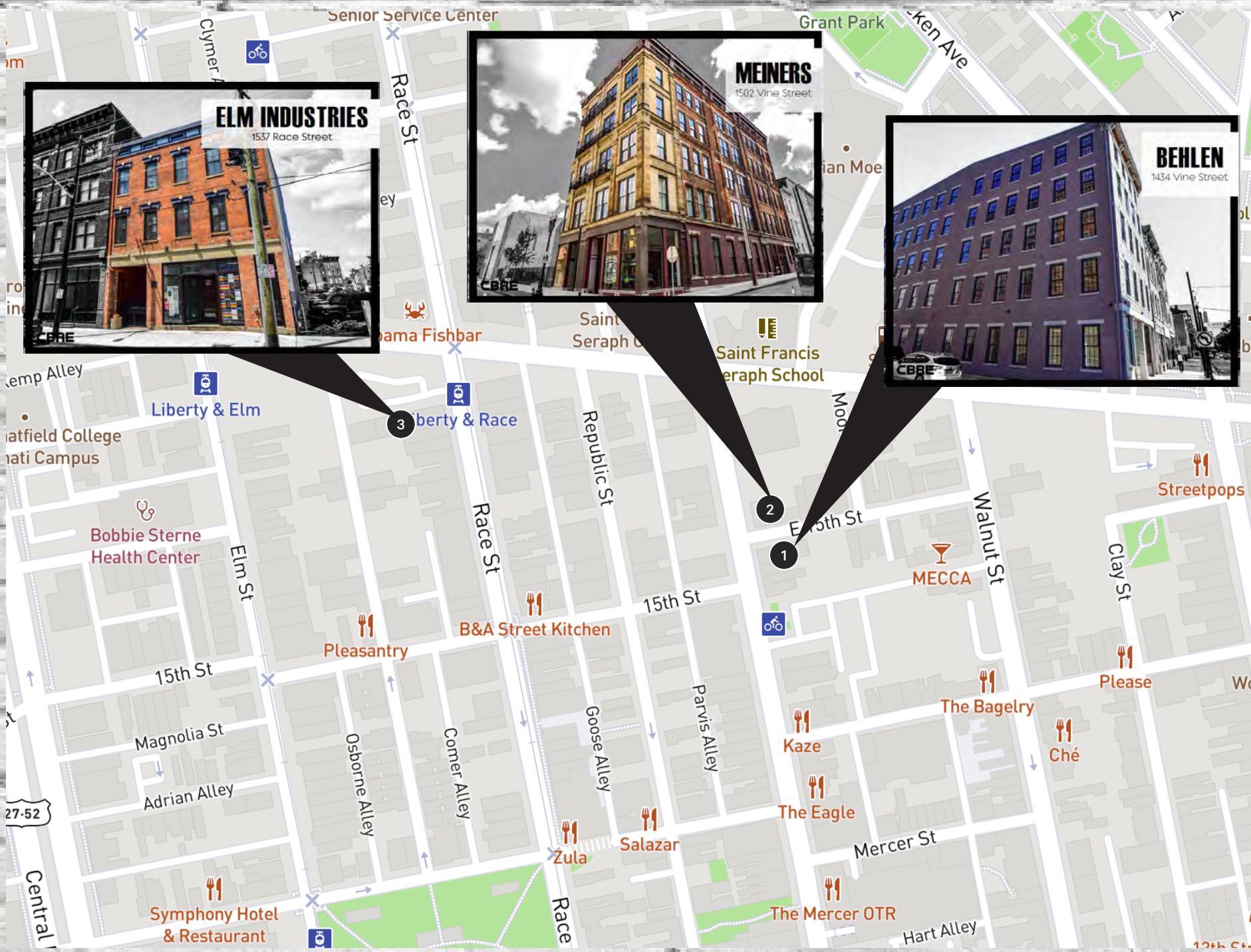


THE OTR EXPERIENCE

PRESENTED BY **3CDC**



CBRE



PARKING & AMENITY MAP



COLOR KEY

- BEHLEN BUILDING
- MEINERS BUILDING
- PARKING GARAGES
- PARKING LOTS
- ELM INDUSTRIES

OTR PARKING

LOW COST PARKING

NAME	SPACES	RATE/MONTH	DISTANCE FROM BEHLEN/MEINER	DISTANCE FROM ELM
A 1400 Vine Lot	95	\$115	0.0	0.4
B Liberty Street Lot	50	\$85	0.2	0.0
C Mercer Commons	340	\$115	0.3	0.4
D Washington Park	450	\$115	0.3	0.4
E 12th & Vine	56	N/A	0.4	0.5
F Elm Street Lot	66	N/A	0.4	0.4
G Ziegler Park	450	\$110	0.4	0.6
TOTAL	1,507			

ELM INDUSTRIES

1537 Race Street



CBRE



Four story renovated building totaling 18,053 SF. Suite 201 available.

Floor 4 - Occupied

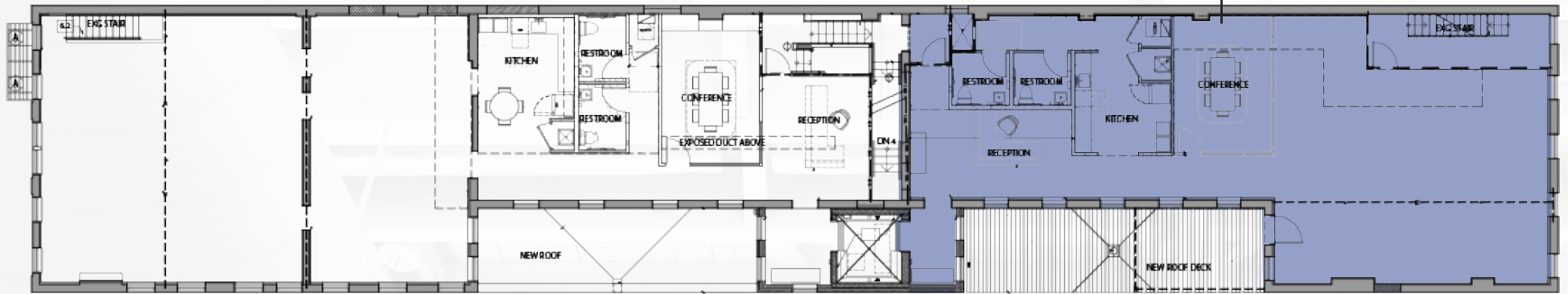
Floor 3 - Occupied

Suite 201 - 1,938 SF
Suite 202 - Occupied

Suite 101A - Occupied
Suite 101B - Occupied

FLOOR 2 - 4,714 SF

Suite 201
Available
1,938 SF



INTERIOR

Asking \$17.50/SF Net + estimated
\$3.50 CAM+ janitorial & electric
Nearby parking available



Suites Include:

- Break/Kitchen Area
- Hardwood Floors
- New Windows Throughout
- Upgraded Lighting Package
- Private Restrooms on each floor





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