

# Office Space For Lease

## Hyde Park Center *2727 Madison Road*



### FEATURES

- Recently Renovated Common Areas
- **Class A Location at Below-Market Rate!**
- Up to 21,200 SF Available for Lease - Full Floor(s) Available - Divisible
- Recently Renovated Lobby
- New Exterior Renovation
- 1/2 Mile to I-71, 2 Miles to SR 562 (Norwood Lateral)

### LOCATION

**2727 Madison Road  
Cincinnati, OH 45209**

### CONTACT

**Mark Freiberg, CCIM**

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D 513/769-2502

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### PROPERTY OVERVIEW

Outstanding, highly visible, OFFICE SPACE FOR LEASE in the coveted I-71 Office Market Corridor, right in the heart of Hyde Park and Rookwood! Located on the corner of Madison and Edwards Roads, the available space in this building offers amazing access to the ever-popular Rookwood Commons & Pavilion, while also offering a short drive to Oakley, Mt. Lookout and Hyde Park Squares.

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



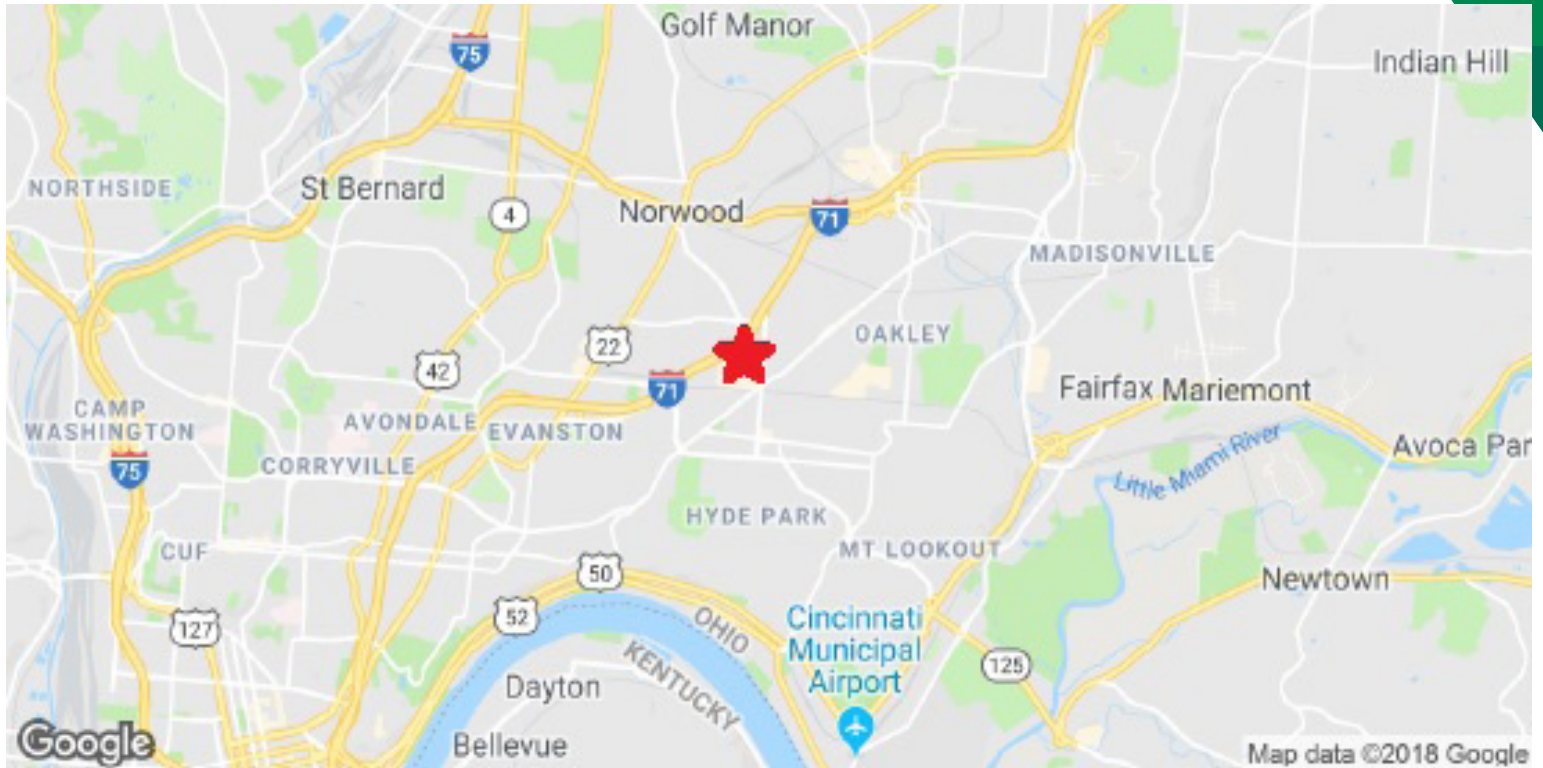
**COMMERCIAL REAL ESTATE SERVICES**

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# Hyde Park Center

<b>Address/City/County:</b>	2727 Madison Road Cincinnati, Hamilton County, OH 45209
<b>Available SF:</b>	2,000 - 21,200 SF
<b>Lease Rate:</b>	\$15.00 - \$19.00/SF/YR Full Service
<b>Building Size:</b>	60,000 SF
<b>Parking:</b>	Ample, Free, Off-Street
<b>Market:</b>	Hyde Park
<b>Submarket:</b>	Fairfax/Mt. Lookout/Hyde Park



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## Demographic Summary Report

### Hyde Park Center

2701-2737 Madison Rd, Cincinnati, OH 45209

Building Type: **Class B Office**

Class: **B**

RBA: **60,000 SF**

Typical Floor: **15,000 SF**

Total Available: **17,531 SF**

% Leased: **70.78%**

Rent/SF/Yr: **\$17.35**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	16,864		111,424		277,692	
2023 Estimate	17,078		111,098		275,277	
2010 Census	18,642		111,412		265,908	
Growth 2023 - 2028	-1.25%		0.29%		0.88%	
Growth 2010 - 2023	-8.39%		-0.28%		3.52%	
2023 Population by Hispanic Origin	753		4,352		10,551	
2023 Population	17,078		111,098		275,277	
White	15,043	88.08%	64,823	58.35%	166,185	60.37%
Black	993	5.81%	40,505	36.46%	91,949	33.40%
Am. Indian & Alaskan	40	0.23%	334	0.30%	747	0.27%
Asian	582	3.41%	2,288	2.06%	8,548	3.11%
Hawaiian & Pacific Island	6	0.04%	79	0.07%	256	0.09%
Other	413	2.42%	3,069	2.76%	7,591	2.76%
U.S. Armed Forces	19		35		114	
Households						
2028 Projection	8,662		51,337		123,696	
2023 Estimate	8,788		51,241		122,565	
2010 Census	9,716		52,113		119,227	
Growth 2023 - 2028	-1.43%		0.19%		0.92%	
Growth 2010 - 2023	-9.55%		-1.67%		2.80%	
Owner Occupied	4,353	49.53%	23,688	46.23%	54,952	44.83%
Renter Occupied	4,435	50.47%	27,553	53.77%	67,613	55.17%
2023 Households by HH Income	8,791		51,241		122,566	
Income: <\$25,000	986	11.22%	11,573	22.59%	30,554	24.93%
Income: \$25,000 - \$50,000	1,236	14.06%	10,483	20.46%	23,833	19.45%
Income: \$50,000 - \$75,000	1,401	15.94%	7,754	15.13%	19,118	15.60%
Income: \$75,000 - \$100,000	850	9.67%	4,654	9.08%	11,491	9.38%
Income: \$100,000 - \$125,000	952	10.83%	4,547	8.87%	10,218	8.34%
Income: \$125,000 - \$150,000	901	10.25%	3,197	6.24%	6,863	5.60%
Income: \$150,000 - \$200,000	893	10.16%	3,767	7.35%	8,678	7.08%
Income: \$200,000+	1,572	17.88%	5,266	10.28%	11,811	9.64%
2023 Avg Household Income	\$124,571		\$90,945		\$87,440	
2023 Med Household Income	\$97,720		\$58,693		\$56,830	



The Following Information Has Been Prepared By The Everest Group  
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