

Office Space For Lease

2718 Observatory Ave.
Cincinnati (Hyde Park), OH



FEATURES

- 2,000 (+/-) SF Available for Lease
- Former Mortgage Lender's Office
- Convenient First Floor Location
- Newest Office Building In The Hyde Park Square Business District
- Abundant Windows & Natural Light
- Good Mix of Private Offices & Open Areas
- High Visibility Building w/ Prominent Lighted Signage
- Residential Charm with new Interior Build-Out
- On-Site & On-Street Parking
- Elevator Served | ADA Accessible
- Extra Storage Space
- Call Agent for Pricing

LOCATION

2718 Observatory Avenue
Hyde Park (Cincinnati), OH 45208

LOCATION OVERVIEW

Outstanding, highly visible, OFFICE SPACE FOR LEASE in the coveted I-71 Office Market Corridor, right in the heart of Hyde Park! Located within walking Distance of Hyde Park Square, Wasson Way Trail, Rookwood Commons & Pavilion, Mount Lookout, Oakley and O'Bryonville, Squares. Minutes to I-71, Downtown Cincinnati & Kenwood.

CONTACT

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M 513/886-3303



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512
9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

2718 Observatory Avenue



Rear of Building/Parking



Main Lobby Area



Elevator Lobby



Interior first floor office

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2718 Observatory Avenue



Sample first floor office



Sample first floor office



Sample first floor office



Conference Room (Furniture not included)

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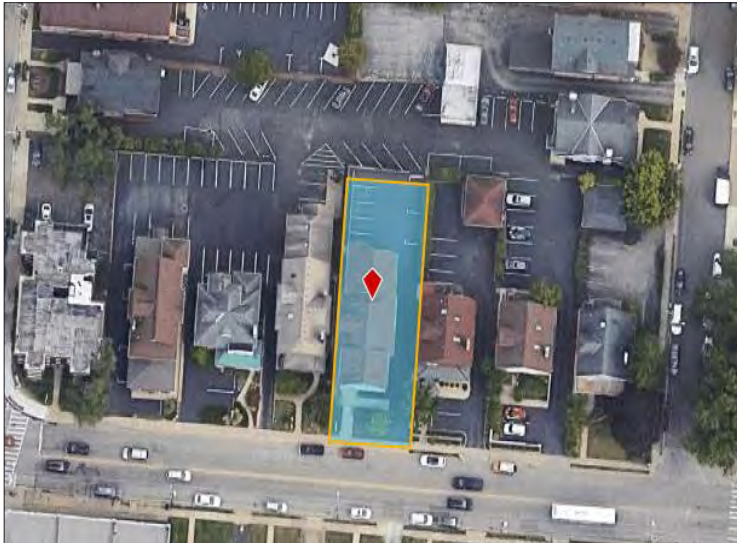
2718 Observatory Avenue



Eat-In Break Area with Sink



Eat-In Break Area



Aerial View of Building

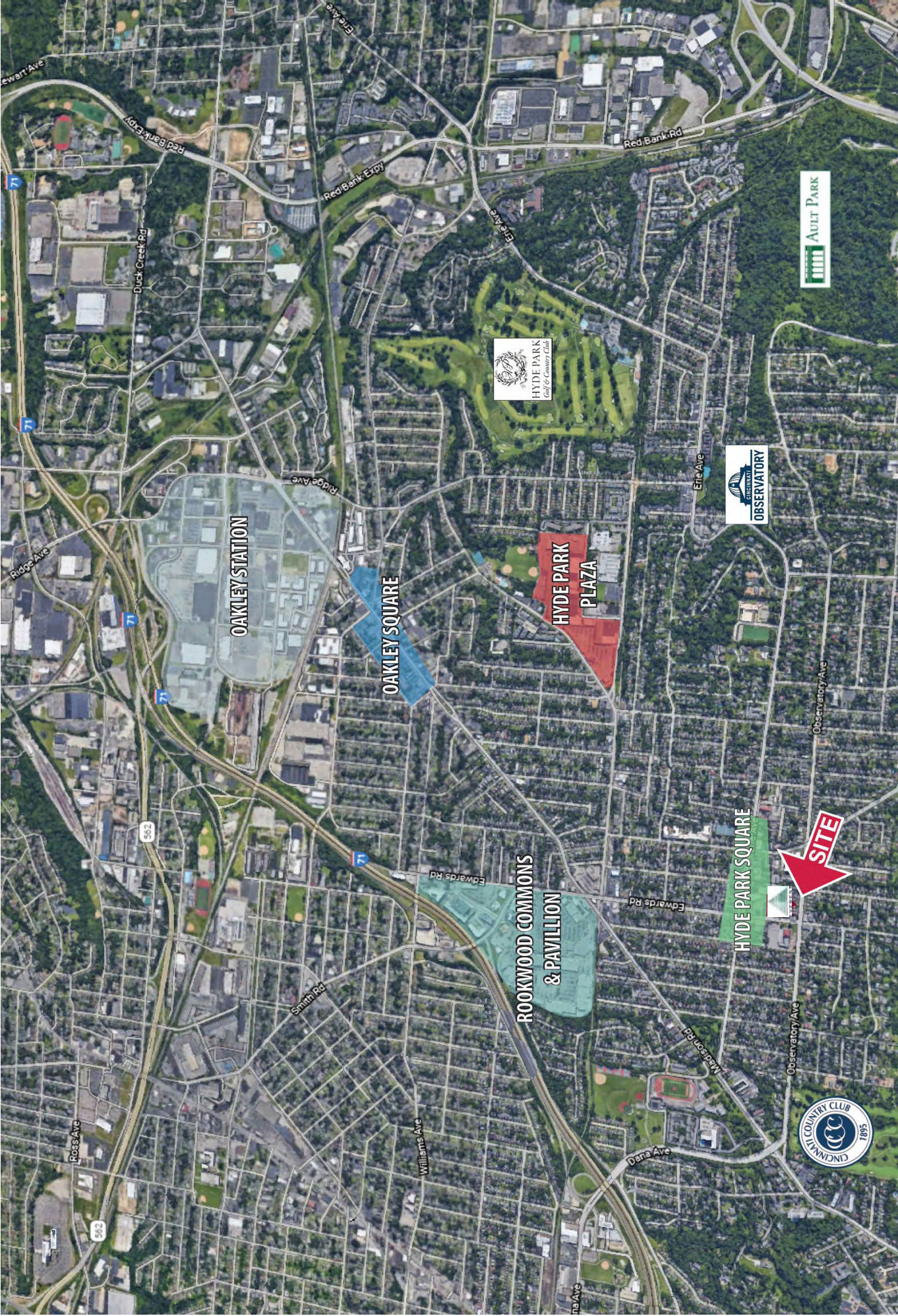
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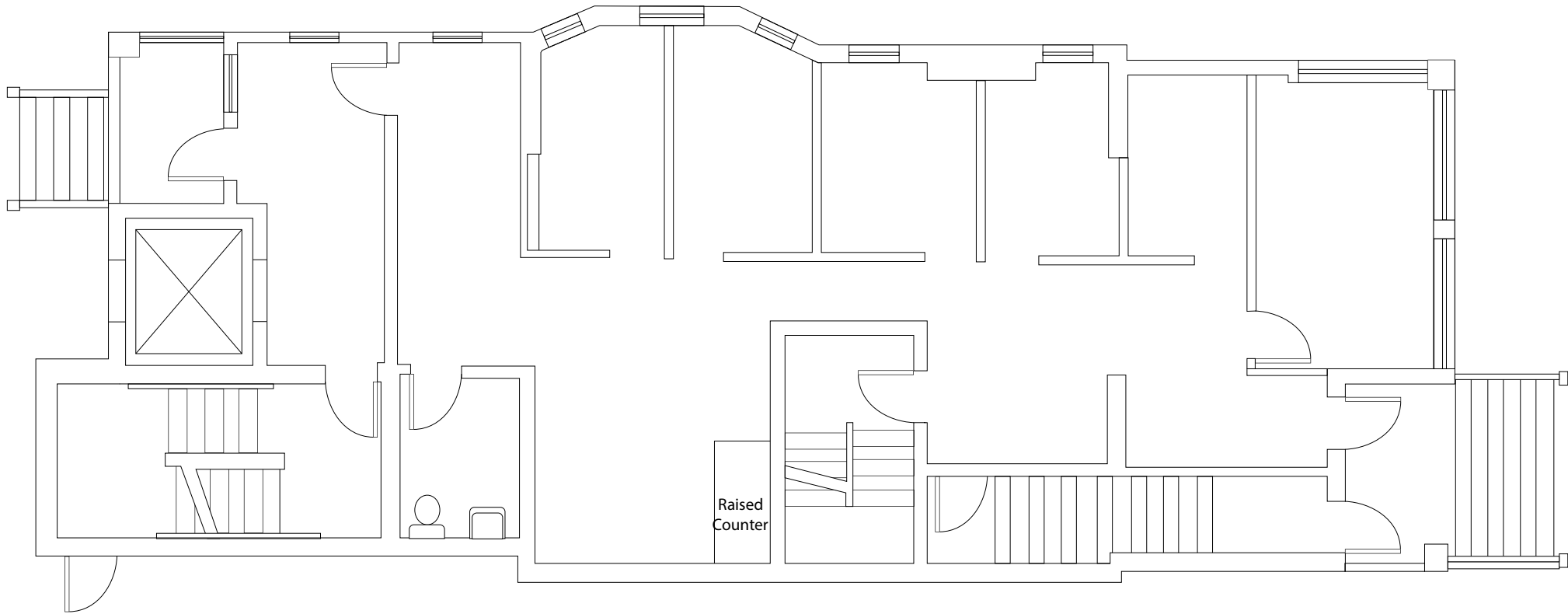
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FIRST FLOOR PLAN
2718 OBSERVATORY
CINCINNATI, OH 45208



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Floor Plan is for marketing purposes. All information is deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors or omissions. No liability of any kind is to be imposed on the broker.

Demographic Summary Report

2718 Observatory Ave, Cincinnati, OH 45208

Building Type: **Class B Office**
 Class: **B**
 RBA: **6,000 SF**
 Typical Floor: **2,000 SF**

Total Available: **4,000 SF**
 % Leased: **33.33%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	14,075		106,223		286,785	
2023 Estimate	14,217		105,841		284,310	
2010 Census	15,329		105,394		274,161	
Growth 2023 - 2028	-1.00%		0.36%		0.87%	
Growth 2010 - 2023	-7.25%		0.42%		3.70%	
2023 Population by Hispanic Origin	535		4,207		10,684	
2023 Population	14,217		105,841		284,310	
White	12,289	86.44%	66,443	62.78%	172,495	60.67%
Black	949	6.68%	33,904	32.03%	94,486	33.23%
Am. Indian & Alaskan	27	0.19%	313	0.30%	770	0.27%
Asian	597	4.20%	2,254	2.13%	8,549	3.01%
Hawaiian & Pacific Island	4	0.03%	77	0.07%	271	0.10%
Other	351	2.47%	2,850	2.69%	7,740	2.72%
U.S. Armed Forces	15		37		114	
Households						
2028 Projection	7,168		48,963		128,577	
2023 Estimate	7,258		48,829		127,344	
2010 Census	7,949		49,288		123,271	
Growth 2023 - 2028	-1.24%		0.27%		0.97%	
Growth 2010 - 2023	-8.69%		-0.93%		3.30%	
Owner Occupied	3,736	51.47%	22,356	45.78%	55,652	43.70%
Renter Occupied	3,522	48.53%	26,473	54.22%	71,692	56.30%
2023 Households by HH Income	7,260		48,828		127,346	
Income: <\$25,000	713	9.82%	10,989	22.51%	32,691	25.67%
Income: \$25,000 - \$50,000	850	11.71%	9,798	20.07%	24,616	19.33%
Income: \$50,000 - \$75,000	1,010	13.91%	7,394	15.14%	19,857	15.59%
Income: \$75,000 - \$100,000	659	9.08%	4,406	9.02%	11,892	9.34%
Income: \$100,000 - \$125,000	711	9.79%	4,308	8.82%	10,278	8.07%
Income: \$125,000 - \$150,000	835	11.50%	3,065	6.28%	6,910	5.43%
Income: \$150,000 - \$200,000	855	11.78%	3,621	7.42%	8,914	7.00%
Income: \$200,000+	1,627	22.41%	5,247	10.75%	12,188	9.57%
2023 Avg Household Income	\$139,136		\$92,263		\$86,527	
2023 Med Household Income	\$113,994		\$59,398		\$56,063	



The Following Information Has Been Prepared By The Everest Group
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