

## DEVELOPMENT OPPORTUNITY

# BEECHER AT STANTON AVE.

BEECHER STREET & STANTON AVE.

Cincinnati, OH 45206



## PROPERTY HIGHLIGHTS

- + Mixed use development site part of the new MLK Interchange
- + Total of 2.15 acres, expandable to 2.4 acres
- + Structured parking available
- + Unmatched visibility and access from I-71
- + \$19.50-\$20.50/SF NNN
- + Easy Access to I-71 VIA new MLK Ramps
- + New pedestrian crosswalks, sidewalks and bike paths in surrounding areas
- + Convenient access to Downtown, University of Cincinnati, Cincinnati Children's Hospital and the VA Medical Center.



## CONTACT US

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Photo Credit: Phoenix Architecture

**POTENTIAL OFFICE USE**

- + Prospective 80,000 SF Class A Office
- + Structured parking available
- + Excellent build-to-suit opportunity for a large office user
- + Unmatched signage and branding opportunity
- + \$19.50-\$20.50/SF Net
- + 4 Floors
- + Parking Structure

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## AERIAL LAND SITE



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## FUTURE INFRASTRUCTURE PLANS



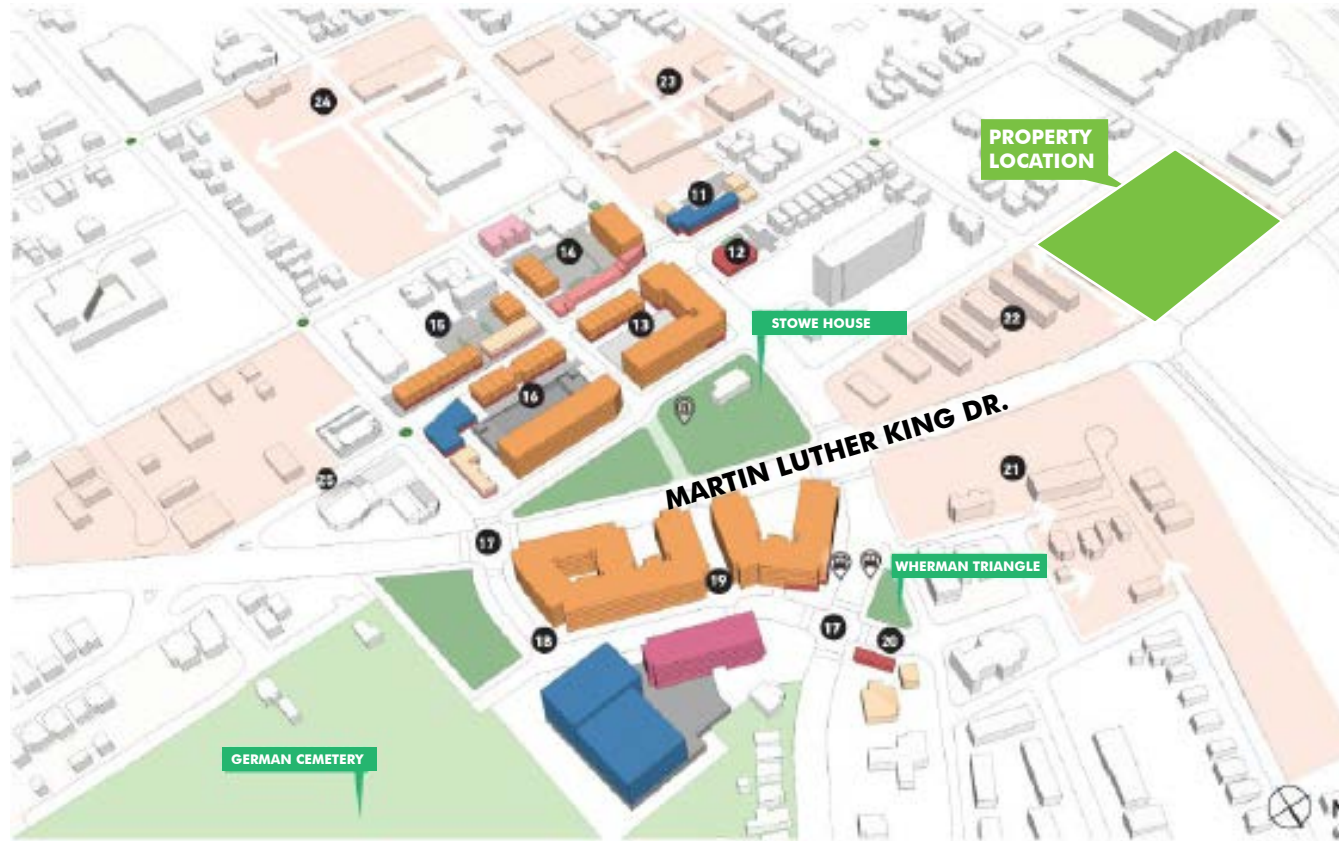
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## NEIGHBORHOOD REDEVELOPMENT PLANS LINCOLN AVENUE AND BUENA VISTA PLACE



- 11. N&I REDEVELOPMENT
- 12. RETAIL CORNER
- 13. MIXED-USE
- 14. THE MANSE BLOCK
- 15. 1000 BLOCK
- 16. CHURCH BLOCK
- 17. NEW INTERSECTION
- 18. NEW STREET
- 19. MIXED-USE DISTRICT
- 20. WHERMAN TRIANGLE DEVELOPMENT
- 21. BUENA VISTA PLACE
- 22. BEECHER BLOCKS
- 23. THE GILBERT-MELROSE BLOCK
- 24. THE CADILLAC BLOCK
- 25. THE LINCOLN TRIANGLE

### LEGEND

- REHAB/NEW RESIDENTIAL
- REHAB/NEW COMMERCIAL
- REHAB/NEW OFFICE
- REHAB/NEW HOTEL
- SURFACE/GARAGE PARKING
- EXISTING/PROPOSED GREEN SPACE
- NEW BIKE SHARE
- NEW METRO BUS SHELTER
- RIDE SHARE STAND
- CAR SHARE

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LINCOLN AVE AND BUENA VISTA The Ten Year Plus Development Vision



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**NEW INTERCHANGE**



**MARTIN LUTHER KING DR.**

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