



For Lease

Dynamic Over-the-Rhine office opportunity

- 12,880 r.s.f. available on the fourth floor of the newly developed Empower MediaMarketing headquarters
- Entire fourth floor is available, which can be subdivided down to 6,000 s.f. for multi-tenant occupancy
- Class A+ office space located in the heart of Over-the-Rhine, Cincinnati's most vibrant neighborhood
- Build-to-suit interior design, allowing tenants to take full control of their workspace
- Spacious outdoor private patio with city views of Over-the-Rhine and downtown Cincinnati
- Interior signage provides tenant exposure
- Tenant parking is available, making commuting easy and convenient for tenant employees, clients and guests

**15 East 14th Street
Suite 400
Cincinnati, Ohio**

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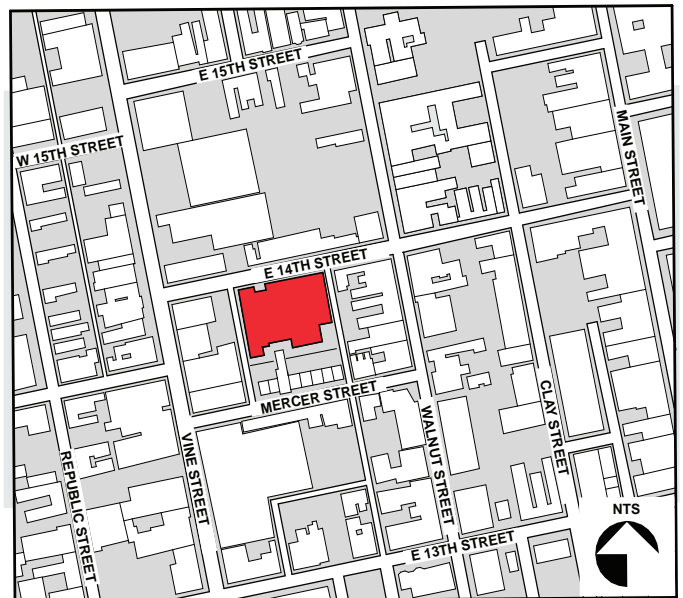
jll.com/properties





Building highlights:

- New construction, encompassing new development and historic OTR building
- Building construction: steel-frame, glass curtain walls and punched windows
- Exterior: Terracotta and Nichiha Architectural Wall panels
- HVAC: split system, tenant control
- LEED design
- Iconic city views



Available floorplan:



Experience Over-the-Rhine



★ 15 East 14th Street

Restaurants

- | | | |
|---|--|-------------------------------------|
| 1 The Eagle OTR
Holtman's Donut Shop | 10 Venice on Vine | 18 Lachey's
3 Sweet Girls Cakery |
| 2 Kaze | 11 1215 Wine Bar & Coffee Lab
Bakersfield OTR | 19 Coffee Emporium |
| 3 Pontiac BBQ
Graeter's Ice Cream
Brezel
Bottle and Basket | Krueger's Tavern | 20 Gomez Salsa |
| 4 Salazar | 12 Taste of Belgium OTR | 21 Coffee Emporium Roasting Haus |
| 5 Zula Restaurant & Wine Bar | 13 Revolution Rotisserie & Bar | 22 Lucy Blue |
| 6 Anchor OTR | 14 Senate
Abigail street
Off the Vine | 23 Goodfellas Pizzeria |
| 7 Taft's Ale House | 15 Tucker's Restaurant on 13th OTR | 24 Brown Bear Bakery |
| 8 Quan Hapa | 16 The Mercer OTR | 25 Shadeau Breads |
| 9 panino | 17 16-Bit | 26 Ché |
| | | 27 Please |

Amenities

- | | | |
|------------------------------------|-------------------------|------------------------|
| 1 Kroger
Red Bike Kiosk Station | 2 Washington Park | 4 Memorial Hall OTR |
| | 3 Cincinnati Music Hall | 5 Central Parkway YMCA |



Work. Live. Play. OTR.



The landscape of Over-the-Rhine includes a diverse array of dining, shopping and cultural amenities. The ideal location to work, live and play, OTR is home to a collection of lively commercial business, art insitutions and year-round community events. Located along the streetcar route, the area offers several commuting options to provide accessibility and ease of travel.

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