

CREATIVE OFFICE SPACE FOR LEASE

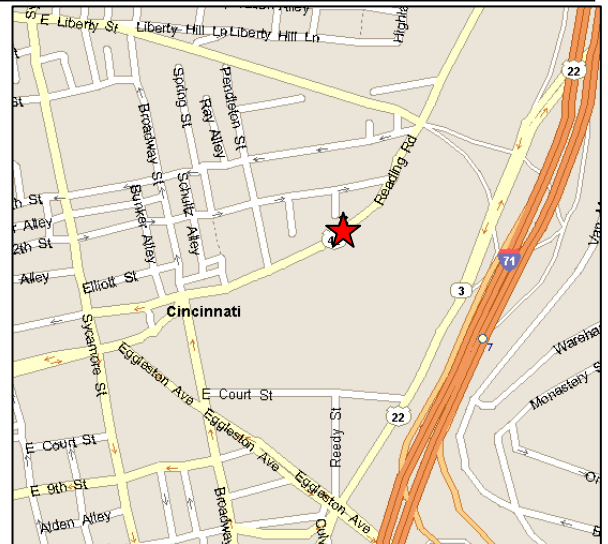
538 READING ROAD

Cincinnati, Ohio 45202



UP TO 14,077 SQUARE FEET AVAILABLE

- Renovated creative office space incorporating outstanding architectural elements and finishes
- 14' high beamed ceilings
- On-site secured parking; convenient access to nearby surface/covered parking
- Use of furnished rooftop garden with great views of downtown Cincinnati
- Embedded structural glass sky lighting for increased diffused natural light
- Proudly redeveloped and owned by Urban Sites Properties, OTR's premiere developer



Individual Member



Individual Memberships,
Society of Industrial &
Office Realtors



Carey Laumer
Commercial Realty

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Carey Laumer
Commercial Realty

538 Reading Road, Cincinnati, OH 45202

Creative loft office space close to CBD!

Available Office/RSF:	Garden Level: 5,875 rsf First Floor: 4,101 rsf Second Floor: 4,101 rsf
Free Secured On-Site Parking Allocation:	Four (4) spaces per floor leased; additional covered/surface parking available behind the building on E. Twelfth Street; pricing available upon request.
Year 1 Rental Rate/RSF:	Garden Level: \$ 6.00 First/Second Floors: \$12.00 Rental rate includes all common area charges.
Utilities/Suite Cleaning:	Paid directly by Tenant
Tenant Finish Allowance:	Negotiated on a case-by-case basis
Amenities:	Outstanding visibility on heavily travelled corridor into downtown Building has been completely renovated Creative open architectural design Exterior signage on Reading Road negotiable Easy access to Downtown, Mt. Adams, N. Kentucky Shared use of approximately 800 sf furnished rooftop deck with outstanding views of downtown and Over the Rhine Enjoys new Casino-related streetscaping on Reading Road

Note: The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors and omissions.

For more information, contact:

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*Proudly owned and redeveloped by Urban Sites Properties;
dedicated to the rebirth of Over the Rhine for over 20 years!*

Additional Photos



View from Site Parking Lot



View of Downtown from roof top deck



Main Entry



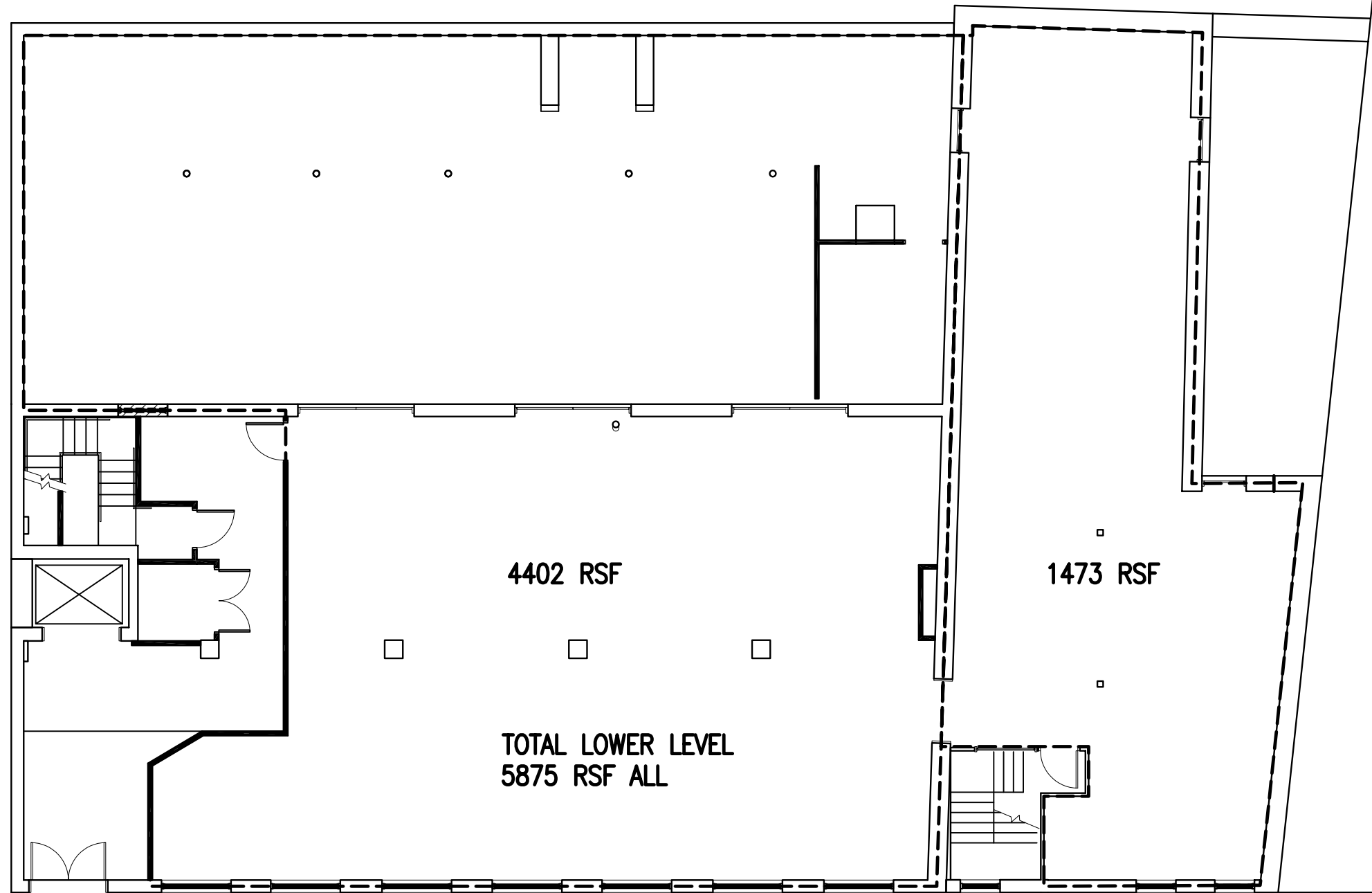
First Floor Layout



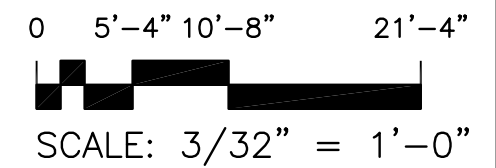
Interior Garden Level



First Floor Layout



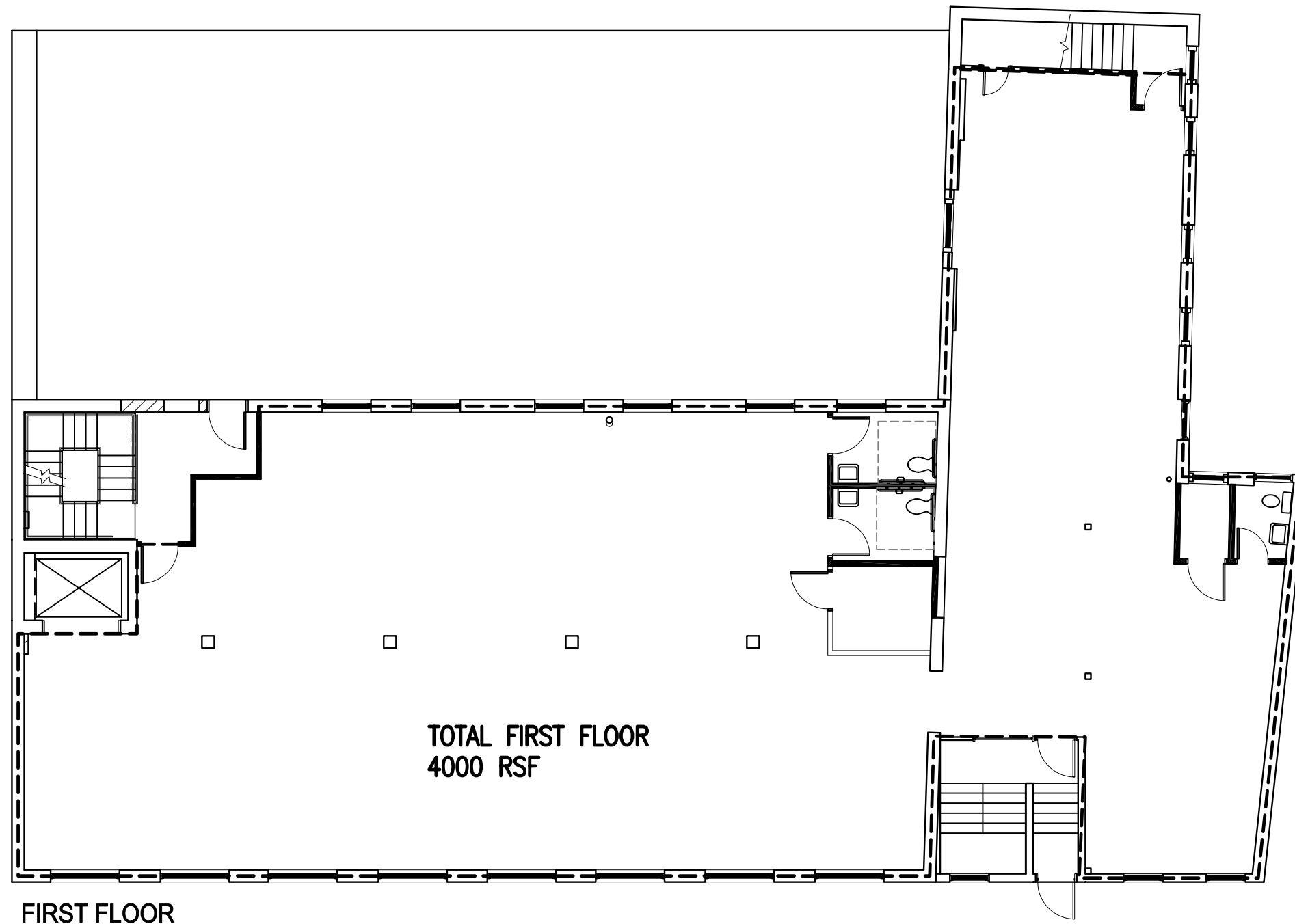
LOWER LEVEL



532 Reading Road
Cincinnati, Ohio 45202



09.14.09



FIRST FLOOR

TOTAL FIRST FLOOR
4000 RSF

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"