

FOURTH & WALNUT CENTRE

Cincinnati, Ohio



Vacant Building For Sale | 518,665 s.f. | Tax Incentives Available

The Offering

JLL has been retained as the exclusive agent for Fourth & Walnut Centre in Cincinnati, Ohio. Fourth & Walnut Centre is a three-building complex located at 101-105 East Fourth Street in the heart of Cincinnati's Central Business District. The 518,665 s.f. complex is comprised of a nineteen-story tower built in 1903, a four-story building built in 1937 and a six-story building built in 1961. The site provides investors the opportunity to explore multifamily or office redevelopment in a high-growth area.

PROPERTY SUMMARY

Address	101-105 East Fourth Street, Cincinnati, Ohio 45202
County	Hamilton
Site Size	518,665 s.f. 1.06 acres
Parking	38 garage spaces



Investment Highlights



Location

Located in the heart of the Midwest, Cincinnati is well-connected business hub and has seen success in blending its culture, rich heritage and arts with social and economic initiatives that create an exceptional quality of life. Its robust, diverse economy shelters the region from the highs and lows of the national economy. Local attractions include:

- » Fountain Square
- » The Banks & Smale Park
- » Great American Ballpark (Reds)
- » Paul Brown Stadium (Bengals)
- » Heritage Bank Center
- » National Underground Railroad Freedom Center
- » Cincinnati Museum Center at Union Terminal



Tax Incentives

Fourth & Walnut Centre has access to a range of project incentives including:

- » State and Federal Historic Preservation Tax Credits have been granted.
- » Subjectivity to receive a property tax exemption for 15 years as documented in the Community Reinvestment Area Tax Exemption Agreement.
- » Located in an Opportunity Zone, which allows for the deferral of taxable gains and provides for the ability to significantly increase investment basis.



Multiple Redevelopment Opportunities

Fourth & Walnut Centre allows flexibility to redevelop the property for residential use, hotel or maintain as an office tower.



Multifamily Strength

The Cincinnati rental market has been consistently robust year after year as demand exceeds supply and rents continue an upward trajectory. The market has been roughly 95% occupied on average over the last 10 years and steady demand has pushed the market to record occupancy in 2019 despite a surge of new product hitting the market in recent years. As millennials flock to the urban core, the demand continues to outweigh supply for new and renovated product in the submarket.



Virtual Tours

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NINTH FLOOR
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