



office  
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FOR LEASE

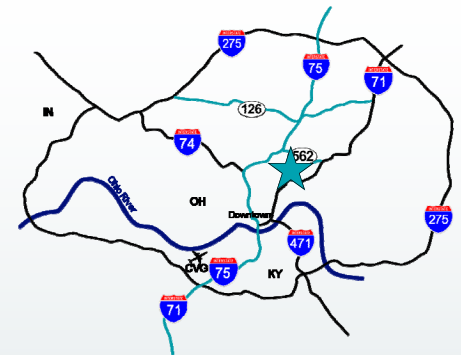
Historical, Creative, Professional



## Lincoln School

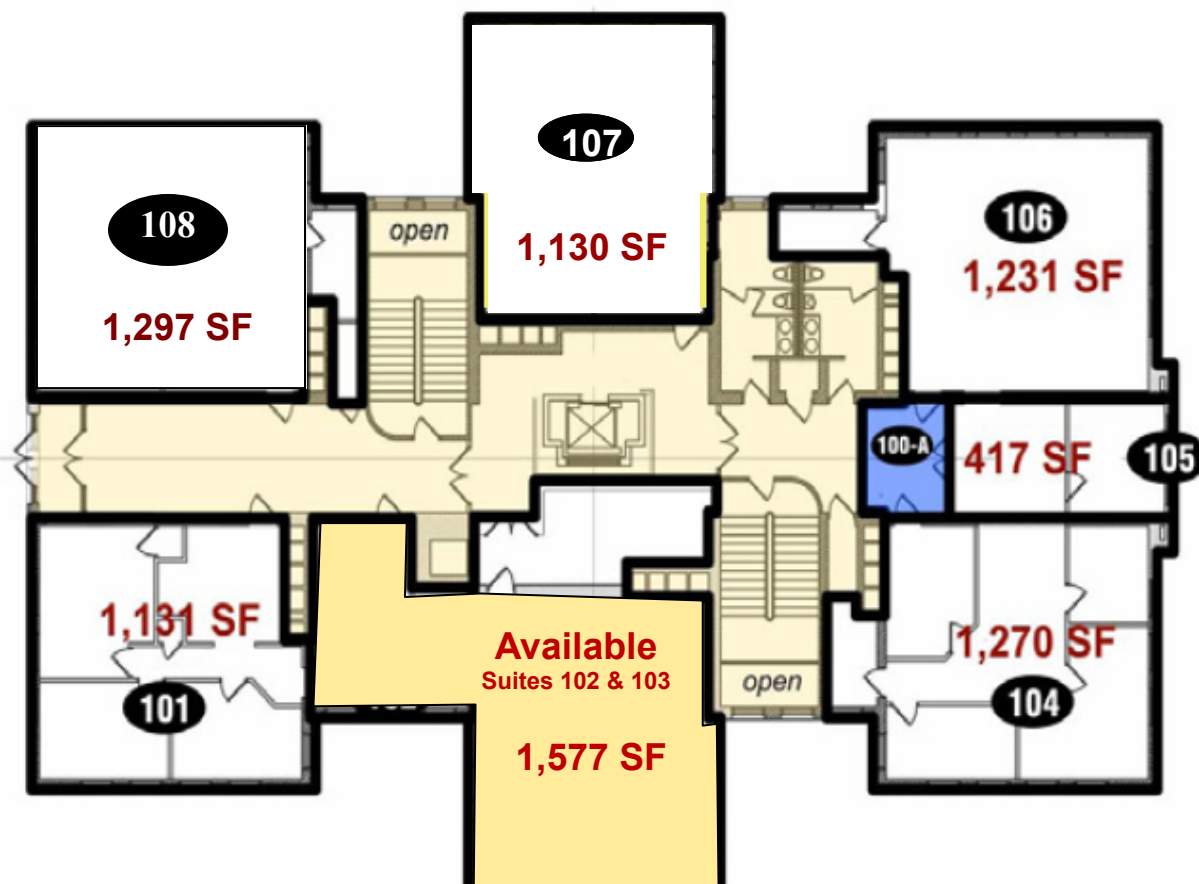
455 Delta Avenue  
Cincinnati, Ohio 45226

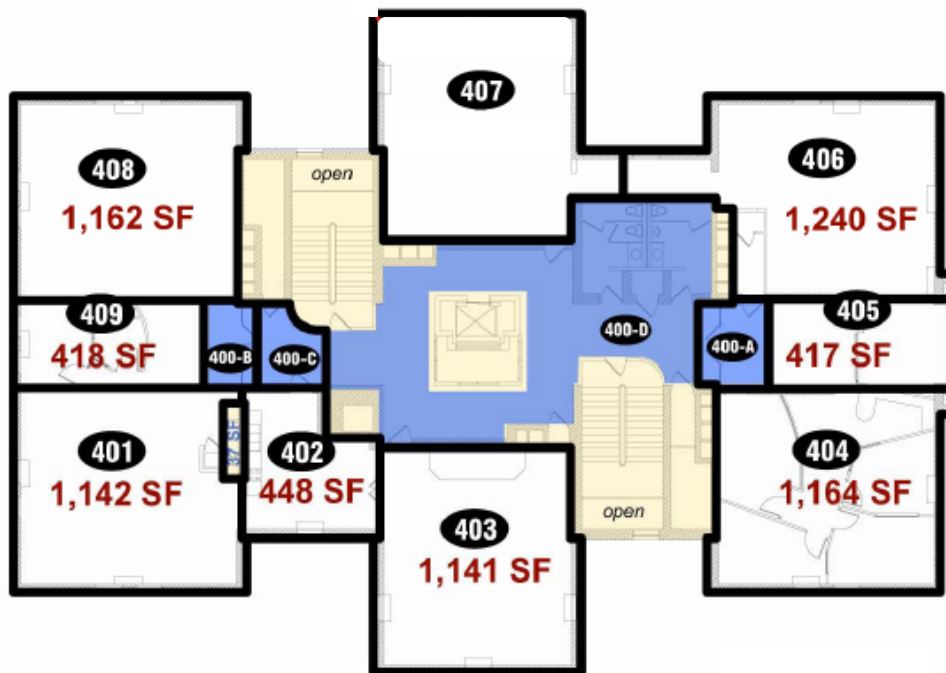
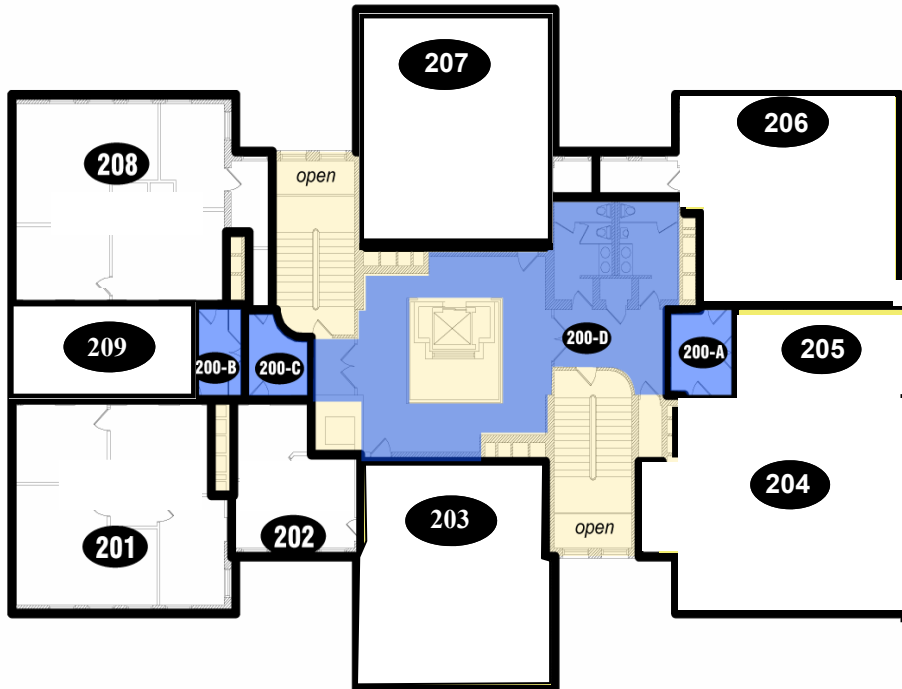
- Architecturally distinctive features
- \$1.2 Million interior renovation
- Convenient access just off Columbia Pkwy. near Mt. Lookout, Hyde Park
- Next to Delta Flats - new apartment complex by Towne Properties
- Glass-enclosed elevator and four-story atrium
- Sprinkler system throughout
- On-site parking
- Abundant business amenities nearby



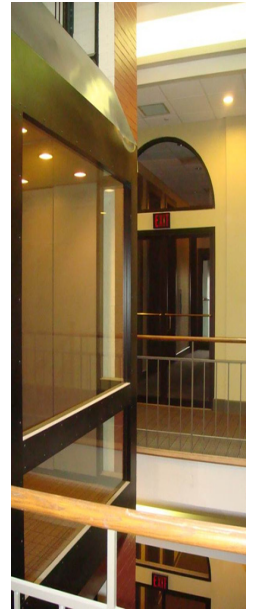
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## Lease Scenario

Lease Rate: \$16.00/SF

Tenant finish available - determined case by case

Tenant pays utilities only - est. @ \$2.32/sf

Tenant responsible for in-suite janitorial