



CUSHMAN &  
WAKEFIELD

FOR SALE OR LEASE

*Nathaniel  
Ropes Bldg*





# HIGHLIGHTS

## FOR SALE OR LEASE

- Price: \$1,535,000
- Lease rate:
  - 1st floor Retail/Office \$16.95/sf Modified Gross\*
  - \*Tenant pays their own separately metered utilities and janitorial expenses
- 15,120 sf four-story building
- 3,661 sf currently available on first floor
- Rear loading access on 1st floor
- Passenger elevator
- Basement storage
- Located directly on the Connector streetcar route
- Two blocks south of Over-the-Rhine and around the corner from upcoming Court Street revitalization district

## FRESH SPACE

The Nathaniel Ropes Building at 917 Main Street was renovated in 1989 and updated again in 2016 (entire 2nd floor) and in 2019 (entire 4th floor). Centrally located in the CBD near Over-the-Rhine, the Court House and the up and coming Court Street revitalization district, it has abundant parking options with nearby streetcar and metro access.

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# SPECS

# Nathaniel Ropes Bldg

<b>Submarket</b>	CBD
<b>Address</b>	917 Main Street   Cincinnati, OH 45202
<b>Total Building Size</b>	15,120 SF
<b>Available Sq/Ft</b>	3,661 sf retail/office
<b>Available Parking</b>	Nearby surface lots & garages (see enclosed map)
<b>Acreage</b>	0.114
<b>Features</b>	

<i>Ceiling Heights</i>	10'-15'
<i>Lighting</i>	2nd and 4th floor are all LED
<i>Roof</i>	Approximately 12 years old
<i>Data</i>	Fiber optic cable - 1 GB
<i>Construction</i>	Brick / Masonry
<i>Year Built</i>	1882
<i>Number of Floors</i>	Four
<i>Elevators</i>	Passenger (Fire Service)

<b>TOTAL BUILDING</b>	<b>15,120 RSF</b>
FLOOR ONE	4,158 RSF
FLOOR TWO	3,654 RSF
FLOOR THREE	3,654 RSF
FLOOR FOUR	3,654 RSF

## Utilities

<i>Gas and Electric</i>	Separately metered
<i>Water/Sewer</i>	City of Cincinnati
<i>Phone/Data</i>	Cincinnati Bell

## Operating Expenses

<i>Real Estate Taxes</i>	\$2.09/sf (Annual)
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## Zoning

<i>Municipality</i>	Office-DD
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## Building Systems

<i>HVAC</i>	8 HVAC systems—regularly maintained
<i>Security System</i>	Passcard system

## Building Renovations

1989, 2016 and 2019

## Signage

Building signage available

## Misc.

Basement storage available

## Public Transportation

Connector streetcar, Red Bike and Metro bus

# PARKING

	NAME	ADDRESS	SPACES	RATE/MO.	COMPANY
1	URS Garage	36 E Seventh St	738	\$185	Laz Enterprises
2	Broadway at Seventh Garage	351 E Seventh St	623	\$155	Allpro Parking
3	Center at 600 Vine	600 Vine St	448	\$185	SP+ Parking
4	Olympic Garage	7th b/t Main & Walnut St	400	\$170	Keen Investment
5	Lot #10	419 E Court St	335	\$110	Park Place Parking
6	Lot #1636	7th b/t Main & Sycamore St	221	\$175	Laz Enterprises
7	Court & Walnut	119 E Central Pkwy	560	\$140	3CDC
8	9th Street Garage	125 E Court St	162	\$160	Allpro Parking
9	St. Xavier Lot	7th & Sycamore St	150	\$155	Park Place Parking
10	Lot #1649	8th & Walnut St	84	\$165	AMB Parking Services
11	Lot #1656	9th & Walnut St (NE)	78	\$140	AMB Parking Services
12	Legal Aid	215 E Ninth St	63	\$145	Allpro Parking
13	Lot #1627	9th & Sycamore St	64	\$155	Laz Enterprises
14	CAS Lot	830 Main St	54	\$150	Allpro Parking
15	PCA Lot #2	9th & Main St (NW)	55	\$125	Park Place Parking





**FOR LEASING INFORMATION PLEASE CONTACT:**

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