FOR SALE OR LEASE

21,068 SF
5,160 SF OF WAREHOUSE



2106 FLORENCE AVENUE

CINCINNATI, OHIO 45206

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Rev. 10.23.26

PROPERTY DESCRIPTION

FEATURES

- Signage opportunity with exposure to over 115,000 cars passing daily via I-71
- Single tenant office/flex opportunity in CBD periphery
- Warehouse component features dock and drive-in doors
- Secured on-site parking: 20 spots with opportunity for more
- Convenient access to downtown and I-71/I-75/I-471
- Great visibility from the interstate





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PROPERTY AMENITIES

- **Convenient proximity to the Cincinnati Northern Kentucky International Airport**, just a 15-minute drive
- **World-class universities nearby:** University of Cincinnati, Xavier University, and Northern Kentucky University
- Less than eight miles to over a dozen hospitals
- **SpringHill Suites by Marriott featuring 123 rooms**
- At the doorstep of the Cincinnati CBD, Medical District and Innovation District
- Your workforce is only minutes away with easy highway access via I-71, I-75, I-471 and Columbia Parkway
- Public transportation and Cincy EZRide makes commuting a breeze by allowing commuters to proactively plan their travel and track transportation in real time
- More than 200 restaurants within two miles
- A quick walk to Eden Park, Krohn Conservatory, Cincinnati Art Museum, and Cincinnati Playhouse in the Park







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PROPERTY DESCRIPTION

Address: 2106 Florence Avenue, Cincinnati, OH 45206

Building Size: 21,068 total square feet

Site Size: 0.95 Acres

Construction: Steel, Masonry

HVAC: Multi-zone variable air volume/variable temperature (VAV) HVAC system. System includes electronic thermostats.

Heating: Gas-fired boiler

Electric: 400 amps

Parking: 20 parking spaces

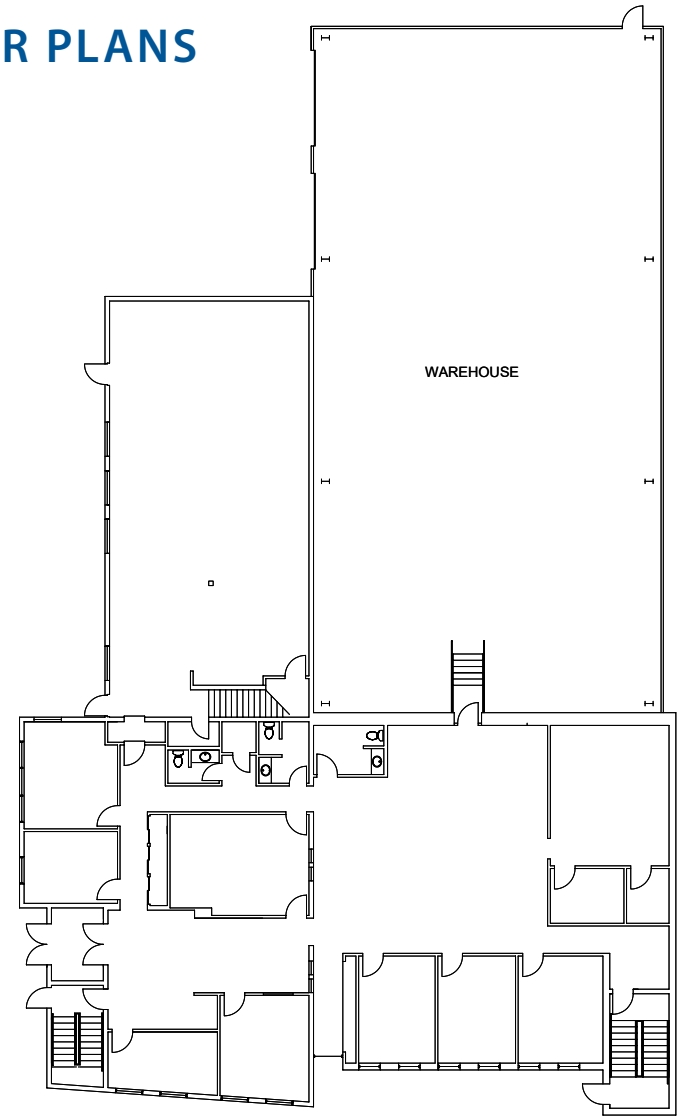


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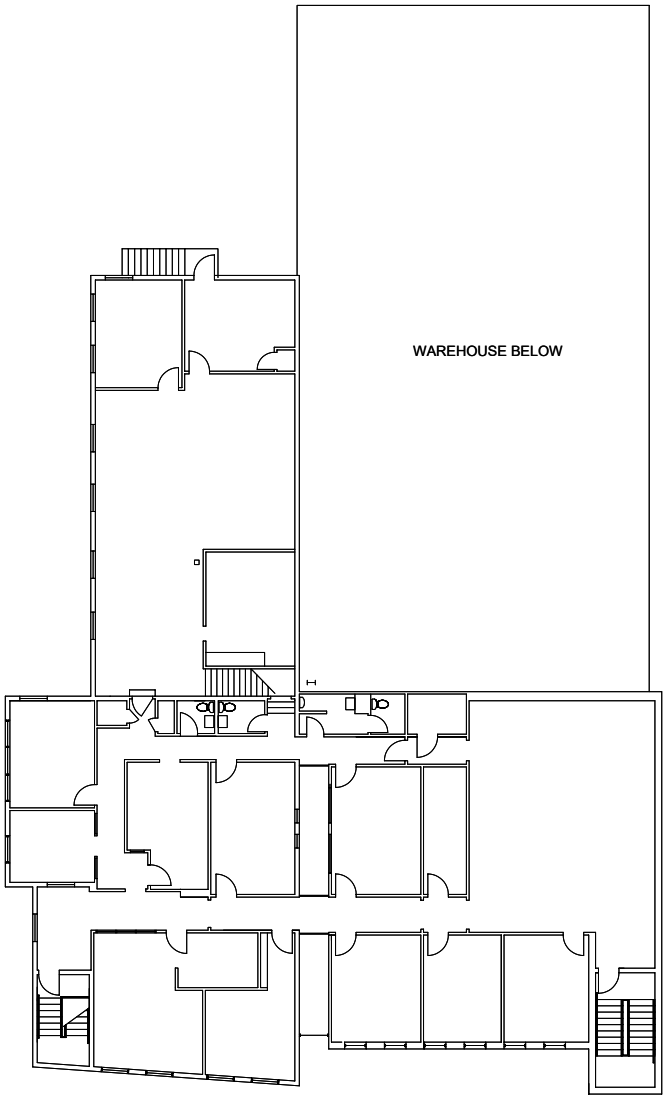
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FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

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EXTERIOR & SITE RENDERINGS











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INTERIOR RENDERINGS











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WAREHOUSE RENDERINGS







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