

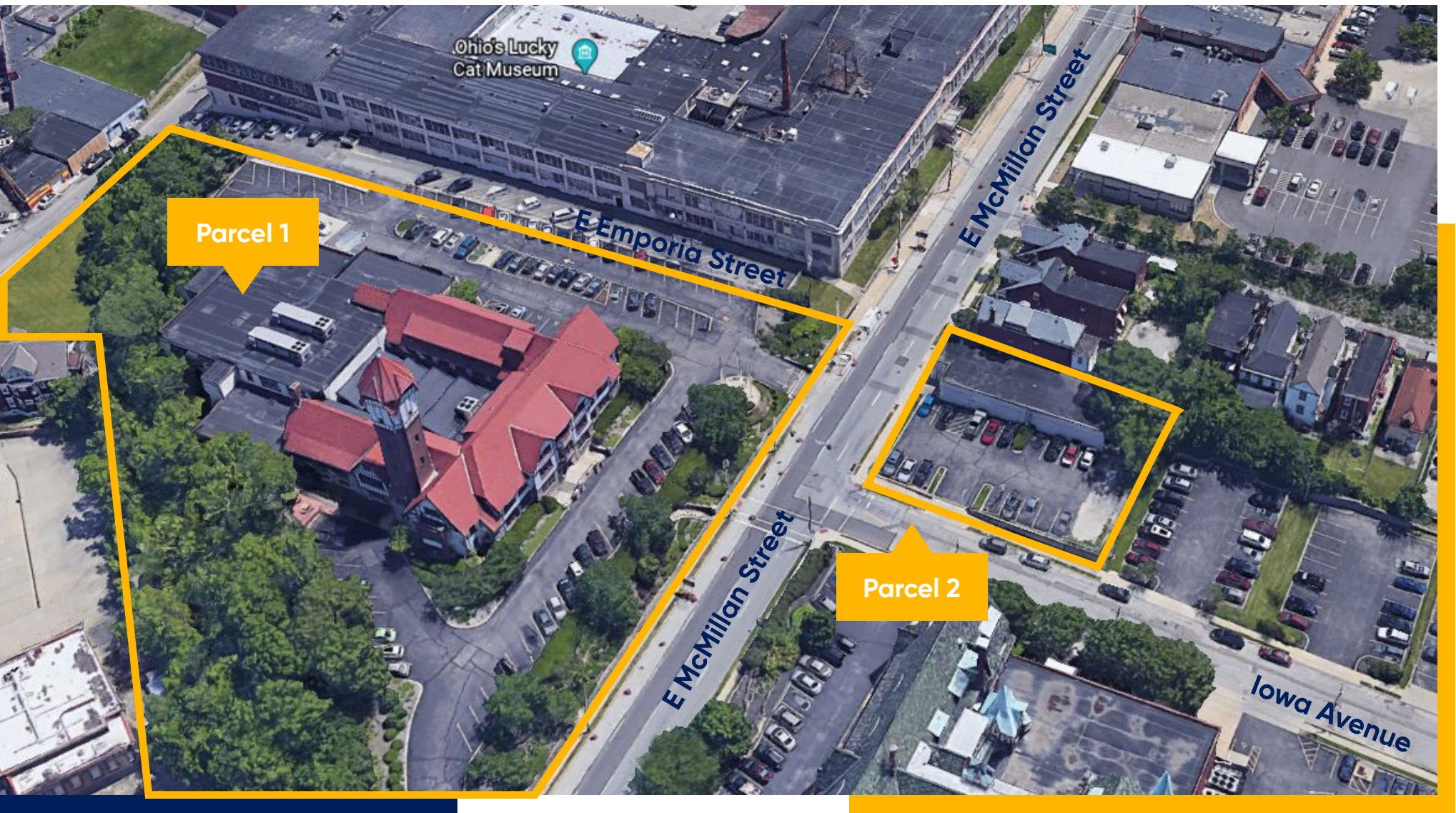


Sale or Lease

440 E McMillan Street Cincinnati, Ohio 45206

Prepared by: Cresa | March 2020

Executive Summary



Space Profile

Parcel 1
61,240 SF
Acres: 3.035 AC
Parking: 92 Spaces

Sale Price:
\$5,400,000
(includes both parcels)
Lease Rate:
\$14.00/NNN (Parcel 1 only)

Parcel 2
3,504 SF
Acres: 0.287 AC
Parking: 18 Spaces

OPEX:
\$3.25/SF (Parcel 1 only)
Availability:
Negotiable

Building Profile

Current Use:
Parcel 1: Educational
Parcel 2: Warehouse & Parking Lot
Submarket:
Walnut Hills
Zoning:
CC-A Commercial

Overview

Cresa is offering the sale or lease of two buildings (parcels) located at 440 E McMillan Street. The primary location (Parcel 1) is 61,240 SF and is currently being used for educational purposes. The secondary building (Parcel 2) is 3,504 SF and is currently being used for maintenance and storage (not For Sale or Lease separately).

Hills City Center where there has been significant construction of office and multi-family projects. Potential uses include office, multi-family, educational facilities, cultural services and non-profit organizations. The building has been very well maintained.

These buildings are strategically located between Clifton/University of Cincinnati and the Walnut



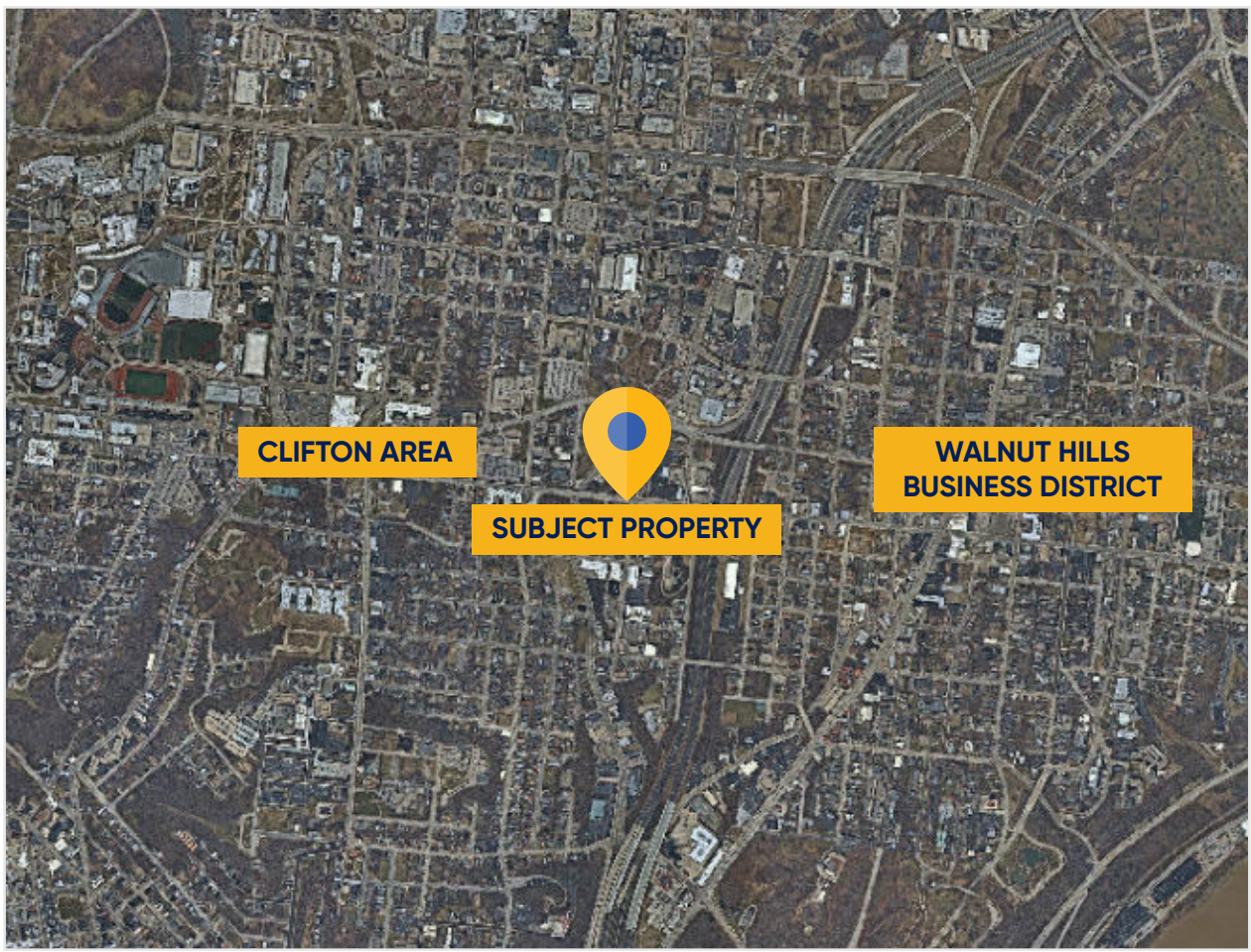
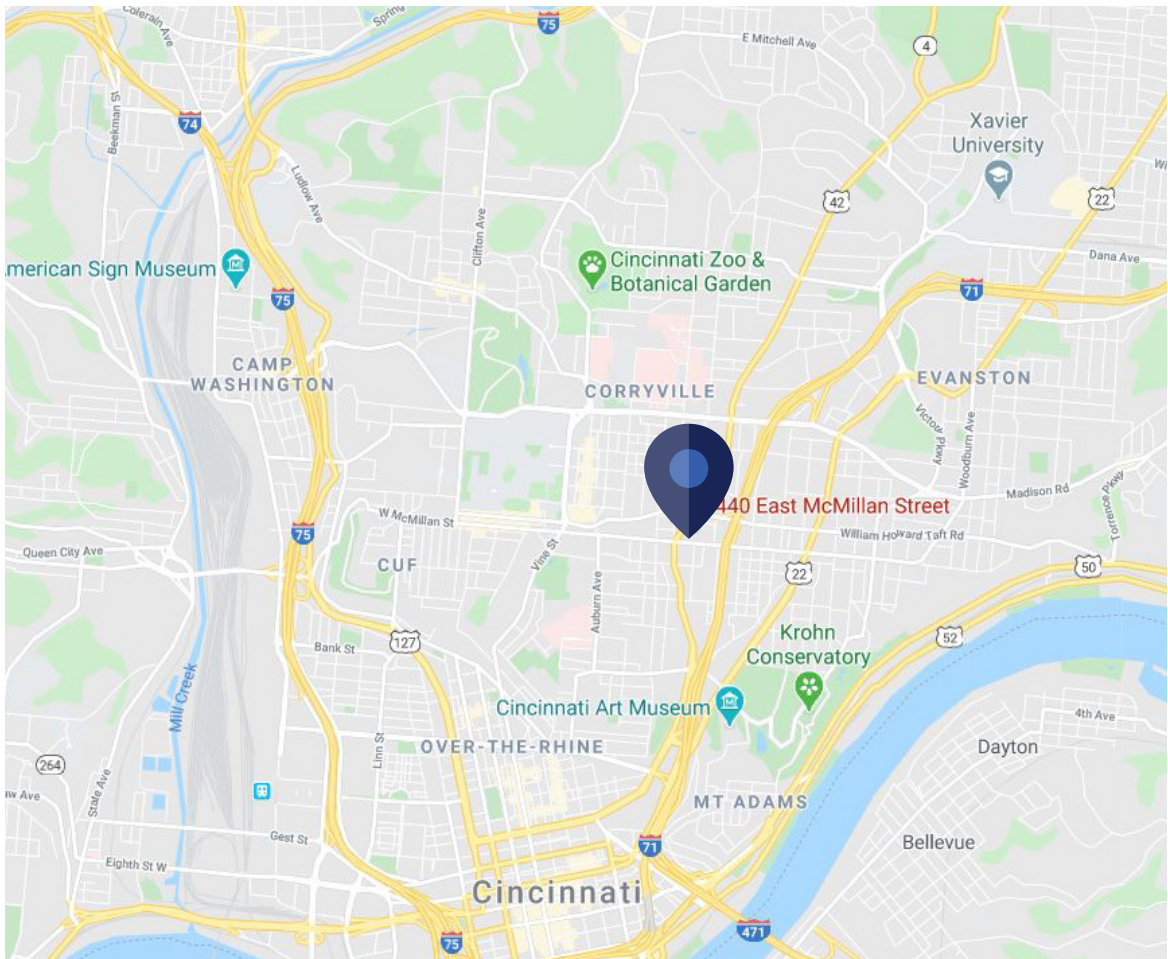
Executive Summary

Features

- Mix between hard wall offices and open space
- Large executive conference room
- Multiple meeting rooms
- Break room with kitchenette
- Two drive-in doors for deliveries

Recent Capital Improvements

- Boiler (2012)
- New trim and paint on building exterior
- New gutters and downspouts
- Three new exterior doors
- New roof on tower
- All parking lot lights updated to LED
- All exterior building security lights updated to LED
- New HVAC 70-ton Condensing Unit on rooftop
- New domestic hot water heater
- New exhaust fan
- Parking lot wall was reinforcement
- Annual preventative maintenance conducted on roof
- Elevator was refurbished



Floor Plan: 1st Floor



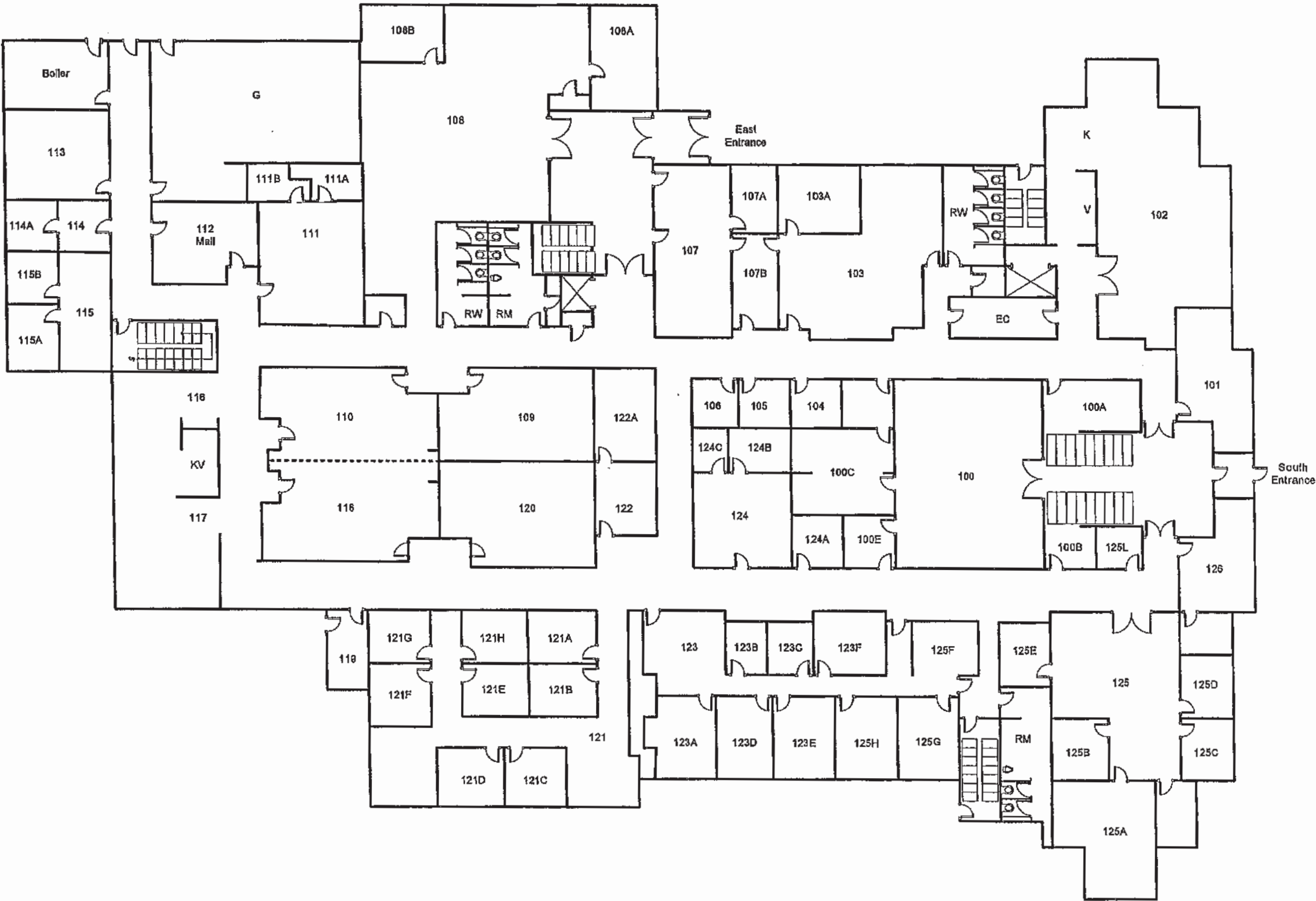
Main Lobby



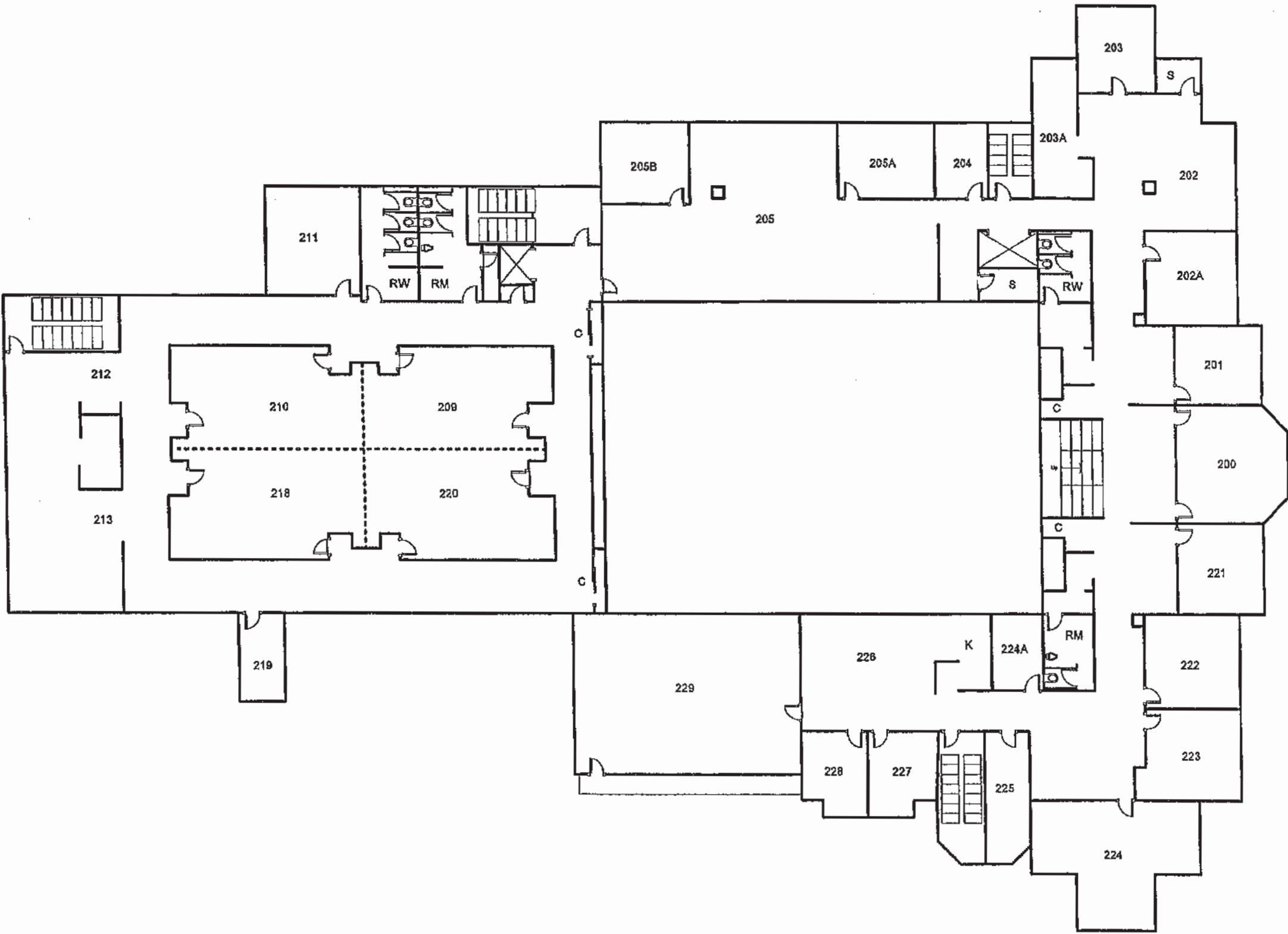
Rear Lobby



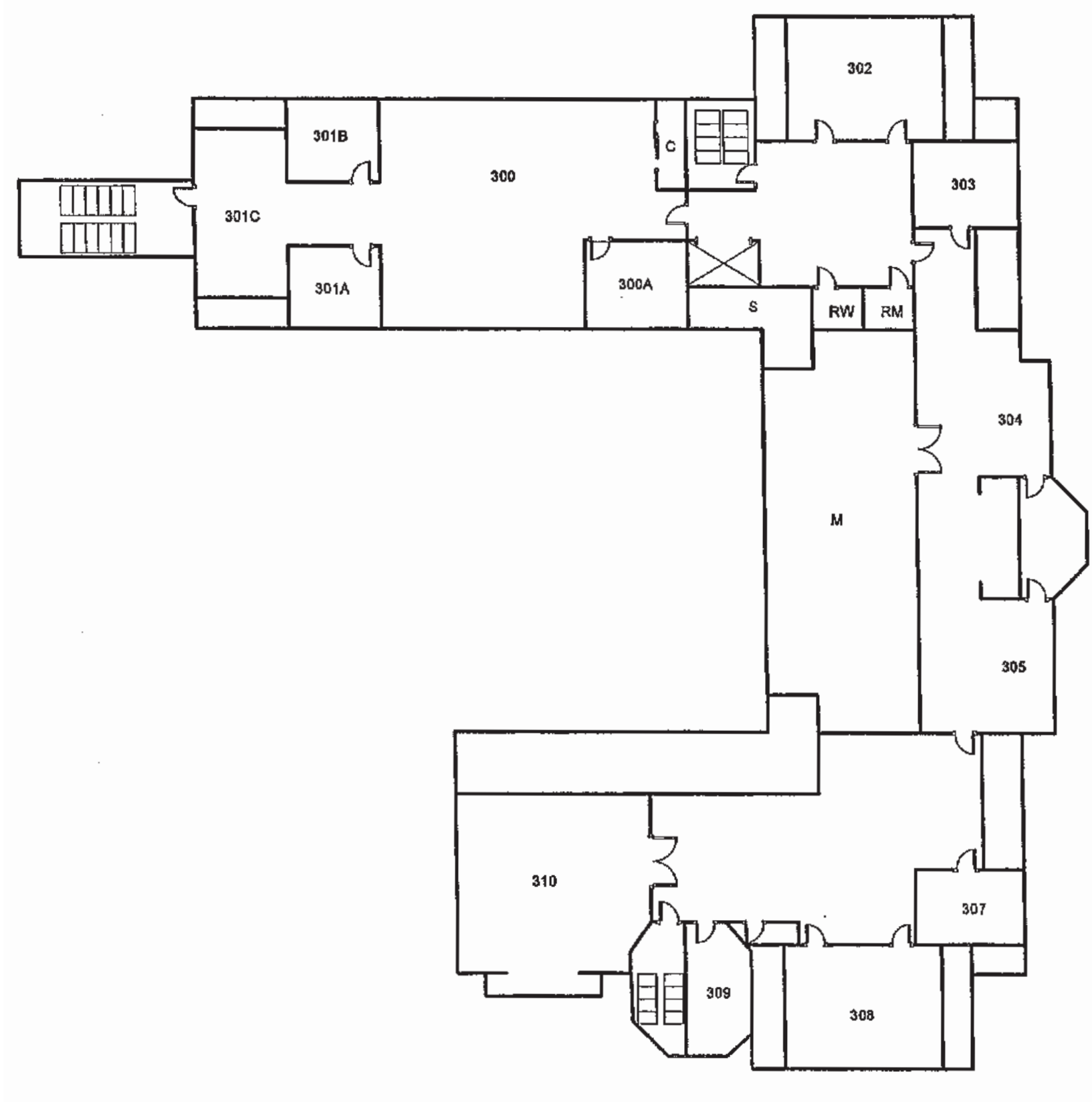
Kitchen



Floor Plan: 2nd Floor



Floor Plan: 3rd Floor





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