

FOR LEASE · ANDERSON TOWNSHIP, OHIO

The Hunter Building

6600 Clough Pike · Anderson Township, OH 45244

2,260 SF
AVAILABLE SUITE

\$18.00/SF
MODIFIED GROSS



REPUBLIC
COMMERCIAL REAL ESTATE

Premier Office Suite in Anderson Township's Most Sought-After Corridor

2,575 SF

AVAILABLE SUITE

\$18.00/SF

MODIFIED GROSS

15,408 SF

TOTAL BUILDING

60 Spaces

PARKING (3.9/1,000 SF)

2.15 Acres

SITE AREA

1979

YEAR BUILT

- Distinctive two-story red brick colonial-style architecture on 2.15 acres
- 60-space surface parking lot with generous parking ratio of 3.9/1,000 SF
- Highly visible corner location at Clough Pike and Royal Green Drive
- Immediate access to I-275 and the Eastern Cincinnati corridor



Available Suite — Floor Plan

2,575 SF
RENTABLE
SF

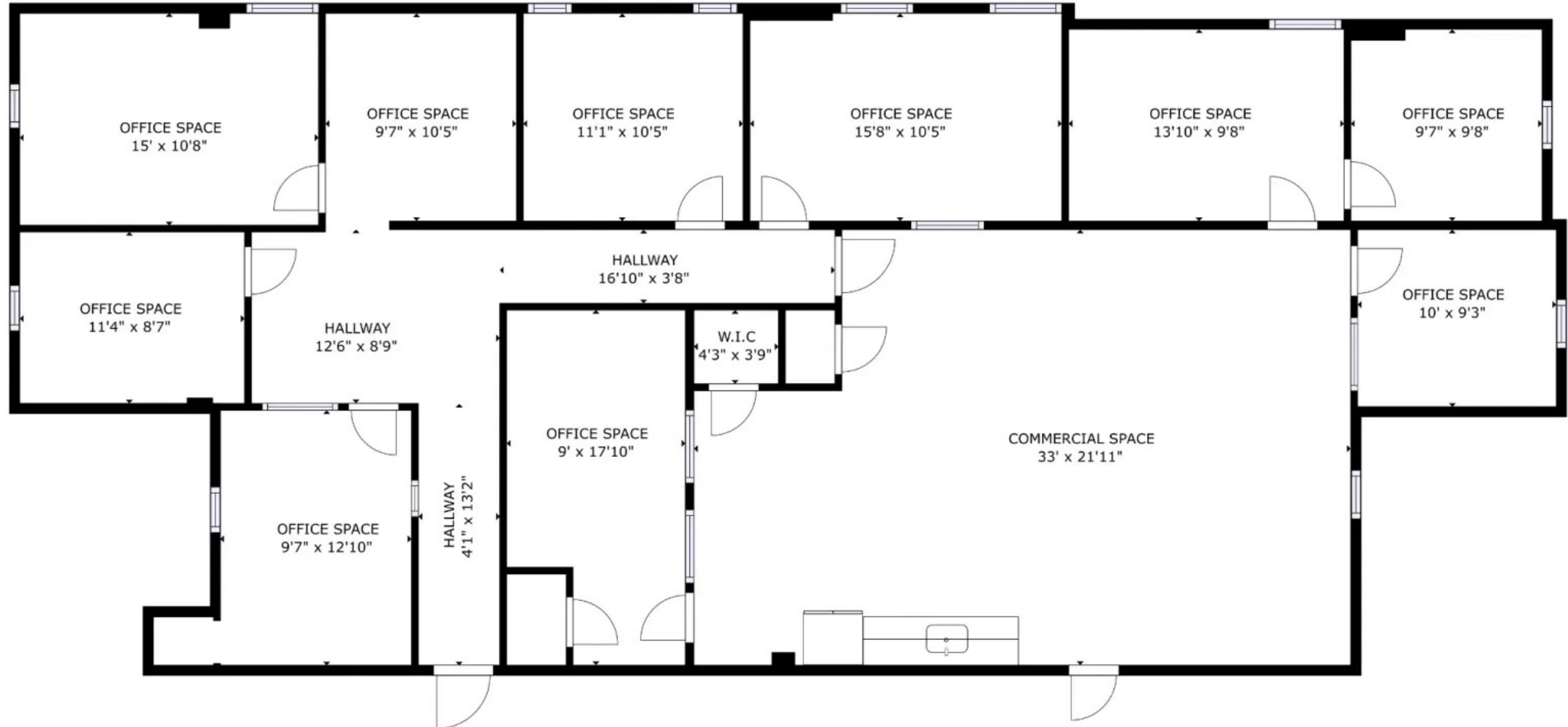
2,240
SF
USABLE SF

15%
LOAD
FACTOR

\$18.00/SF
MODIFIED
GROSS

Available
Now
OCCUPANCY

▶ 3D Virtual
Tour



The Hunter Building — Exterior



The Hunter Building — Exterior



Interior — Available Suite



2,260 SF of professionally finished office space in a well-maintained Class B building

Prominent Clough Pike Corner Location



Positioned at the signalized intersection of Clough Pike and Royal Green Drive — one of Anderson Township's most visible and accessible office addresses.

Exceptional Anderson Township Location

Location Highlights

- Signalized intersection at Clough Pike & Royal Green Drive
- 1 mile to I-275 interchange (Exit 65)
- 15 minutes to downtown Cincinnati
- 10 minutes to CVG International Airport
- Adjacent to Lunken Airport business corridor
- Forest Hills Local School District

Nearby Amenities

DINING & COFFEE

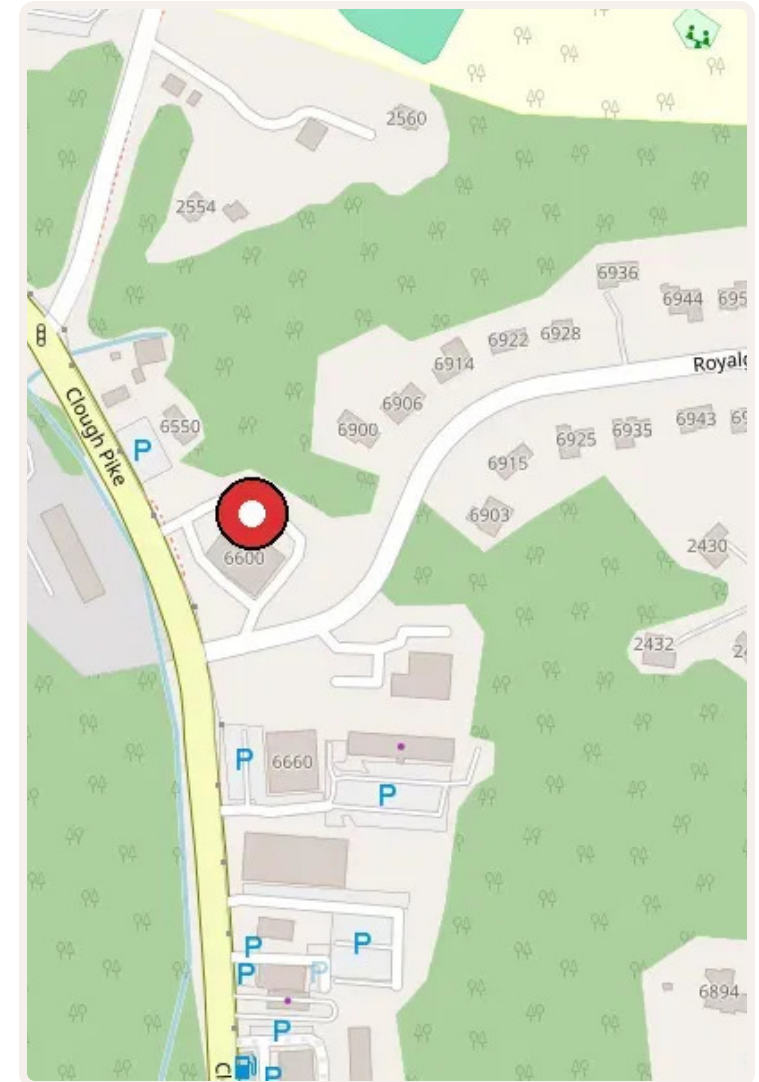
- Dunkin' (0.3 mi)
- Skyline Chili (0.5 mi)
- Roosters (0.8 mi)
- Bonefish Grill (1.2 mi)
- First Watch (1.4 mi)

RETAIL & SERVICES

- Kroger (0.6 mi)
- CVS Pharmacy (0.4 mi)
- Anderson Towne Center (1.0 mi)
- Fifth Third Bank (0.3 mi)

HEALTHCARE

- Mercy Health Anderson (1.5 mi)
- UC Health Anderson (1.2 mi)



Anderson Township Delivers One of Cincinnati's Tightest Office Markets

Cincinnati East Submarket

5.07%

VACANCY RATE (2024)

\$26.50/SF

AVG. ASKING RENT (2024)

Market	Vacancy	Avg. Asking Rent
Cincinnati East Submarket	5.07%	\$26.50/SF
Cincinnati Metro Overall	22.41%	\$20.48/SF
Cincinnati Class B Avg.	—	\$18.70/SF

Anderson Township Demographics

\$121,661

MEDIAN HOUSEHOLD INCOME

1.5x the Hamilton County average

43,867

TOTAL POPULATION

59%

BACHELOR'S DEGREE OR HIGHER

Highly educated workforce




REPUBLIC
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