

# FOR LEASE

2,600–4,800 SF OFFICE SUITES

**2181 VICTORY PARKWAY**  
CINCINNATI, OH 45206

## OFFERING SUMMARY

|                       |                                                                                                                                                                |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address</b>        | 2181 Victory Parkway<br>Cincinnati, OH 45206                                                                                                                   |
| <b>Asking Rate</b>    | \$18.00/SF Modified Gross + Utilities                                                                                                                          |
| <b>Square Footage</b> | Various Suites Available<br>Main Level (2nd)   4,800 SF (divisible)<br>Upper Level (3rd)   2,600 SF                                                            |
| <b>County</b>         | Hamilton County                                                                                                                                                |
| <b>Municipality</b>   | City of Cincinnati                                                                                                                                             |
| <b>Highlights</b>     | *Renovated office finishes<br>*Off-Street Parking<br>*Versatile suite sizes & layouts<br>*Private offices & conference rooms<br>*Convenient access & amenities |

## PROPERTY DETAILS

Prime central location adjacent to Eden Park, just minutes from Downtown Cincinnati, Mt. Adams, and University of Cincinnati. This location offers excellent visibility on Victory Parkway and Park Avenue. With the amenities, layout, and location geared toward growth-oriented businesses, this property offers an attractive office setting in a commuter-friendly, amenity-rich neighborhood.



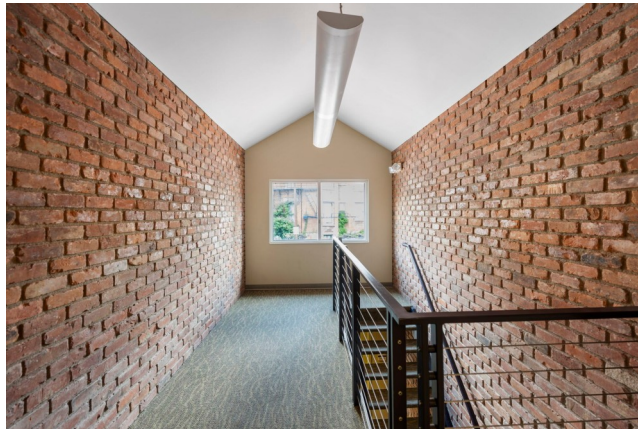
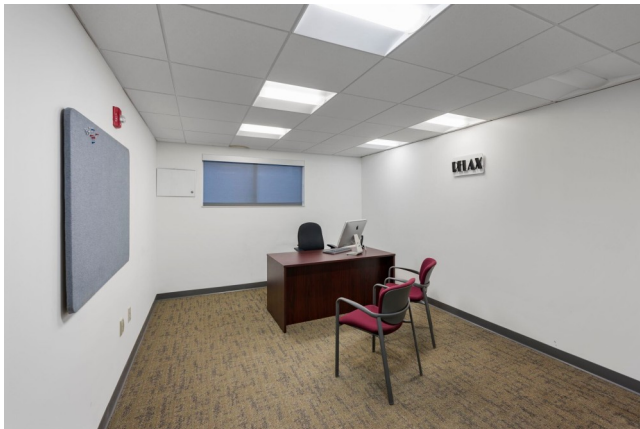
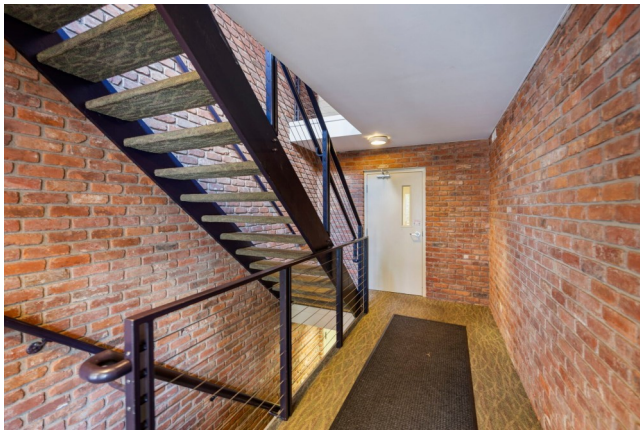
**MIKE BASTIN**

**DIRECT:** 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** [MIJBASTIN@CBCRELIANTREALTY.COM](mailto:MIJBASTIN@CBCRELIANTREALTY.COM)



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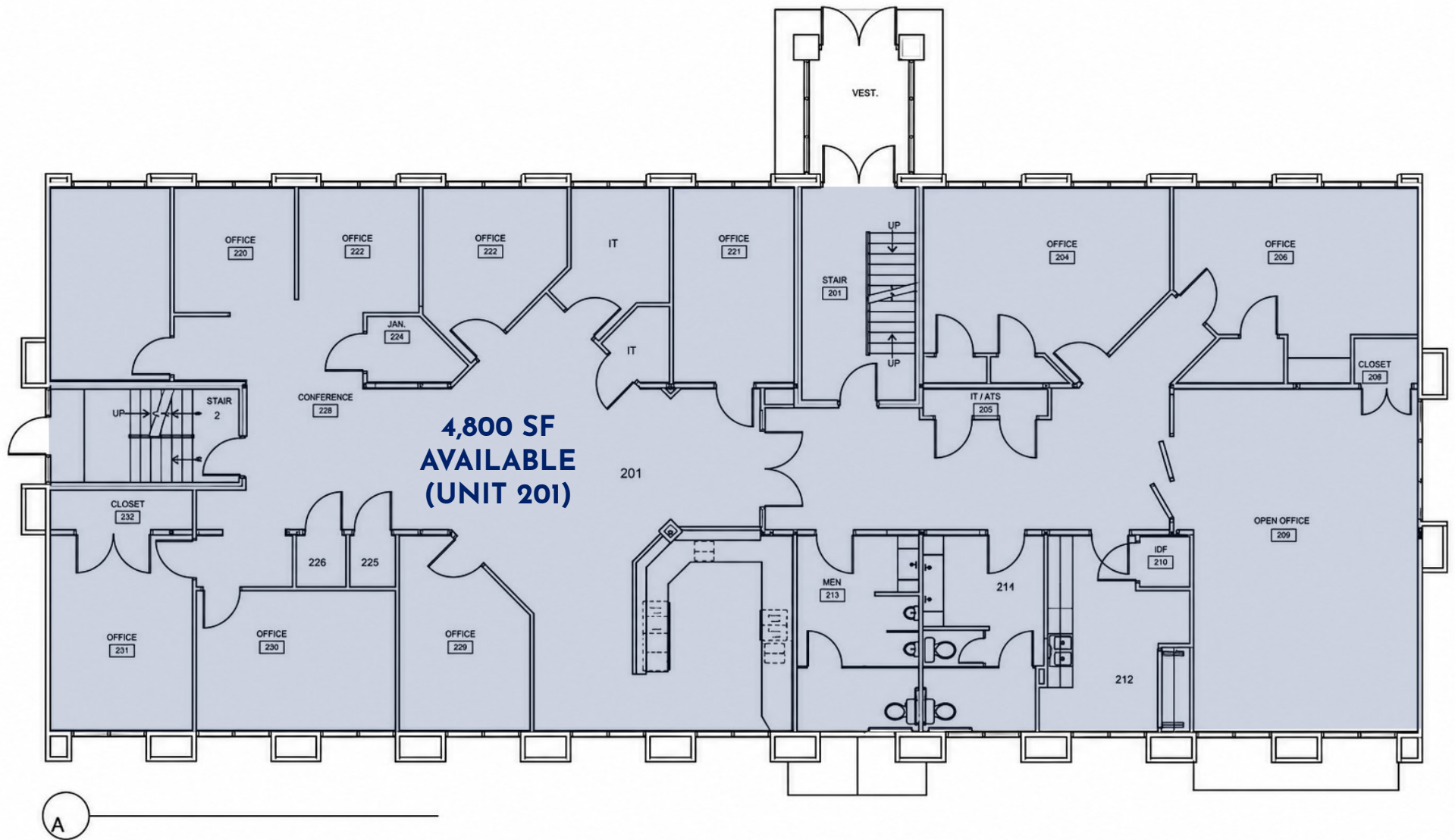
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# FLOOR PLAN | MAIN LEVEL (2nd Floor)



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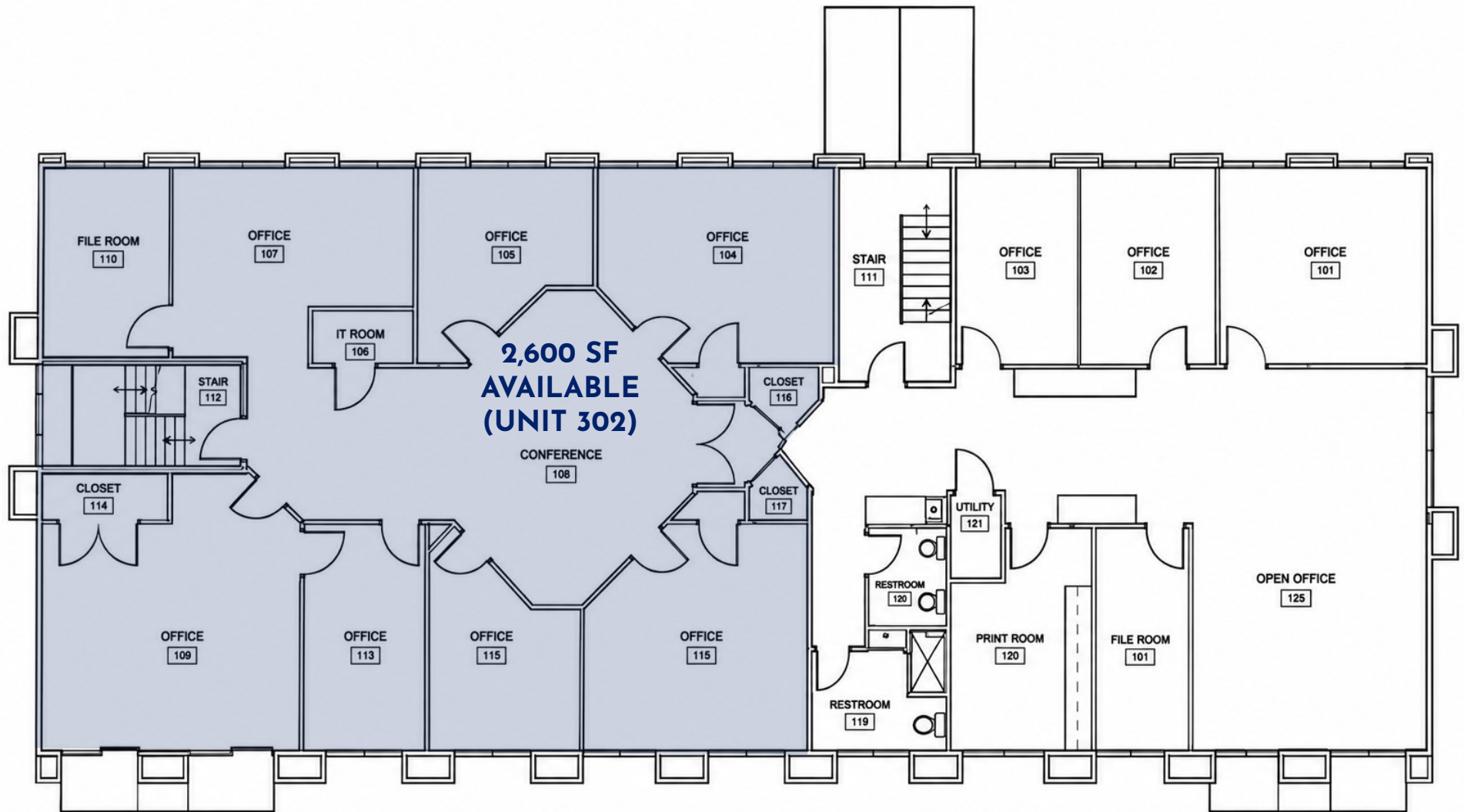
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# FLOOR PLAN | UPPER LEVEL (3rd Floor)



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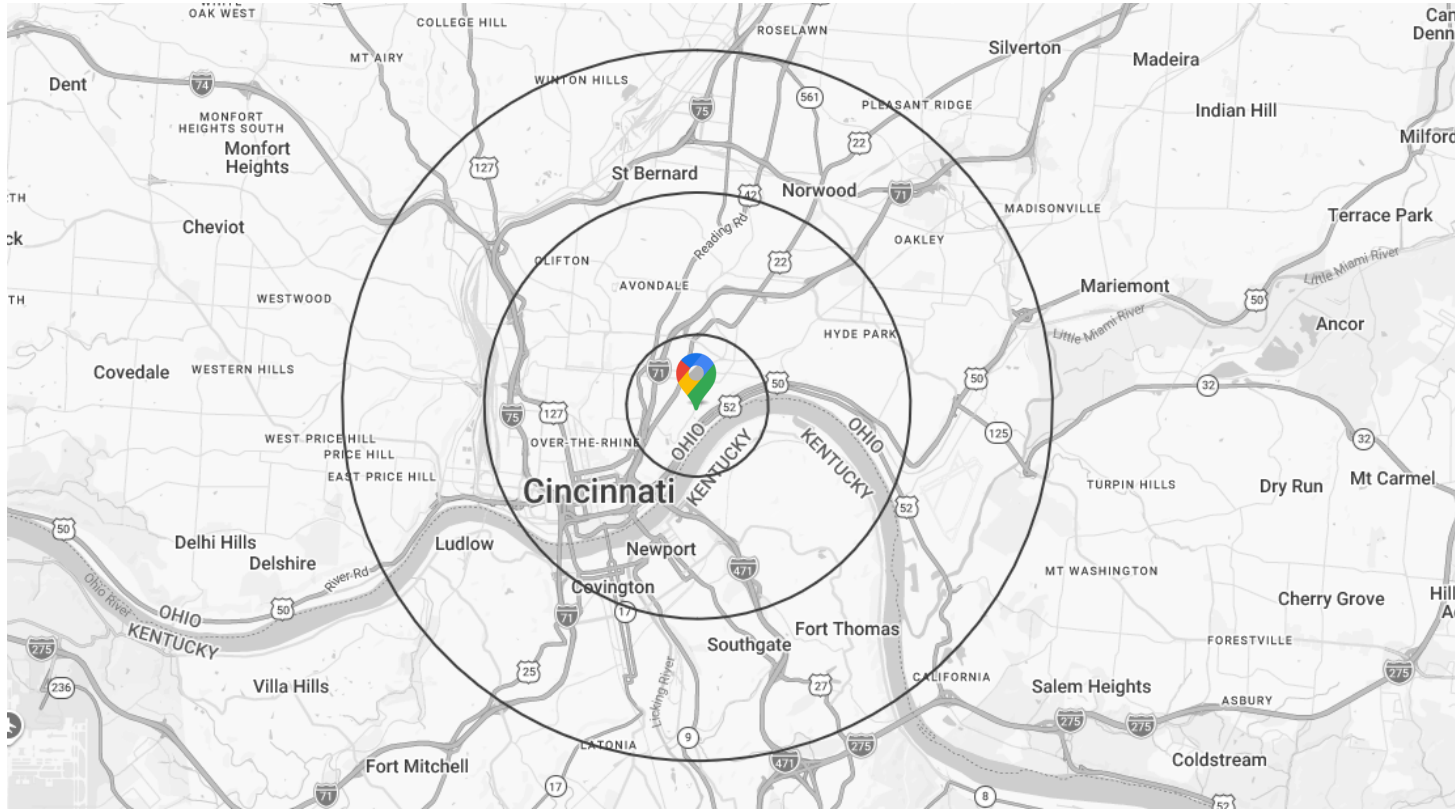
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# DEMOGRAPHICS



| Description                | 1 mile | 3 mile  | 5 mile  |
|----------------------------|--------|---------|---------|
| <b>Population Summary</b>  |        |         |         |
| 2020 Population            | 15,526 | 148,083 | 300,877 |
| 2025 Population            | 17,365 | 162,918 | 320,210 |
| 2030 Population Proj       | 17,928 | 167,471 | 327,728 |
| <b>Household Summary</b>   |        |         |         |
| 2020 Households            | 8,181  | 67,248  | 135,754 |
| 2025 Households            | 9,027  | 73,994  | 144,150 |
| 2030 Households Proj       | 9,301  | 76,244  | 147,691 |
| <b>Household Occupancy</b> |        |         |         |
| Owner Occ Households       | 3,229  | 24,766  | 56,379  |
| Renter Occ Households      | 6,072  | 51,478  | 91,312  |
| Avg Household Size         | 1.8    | 1.9     | 2.0     |

| Description               | 1 mile    | 3 mile    | 5 mile    |
|---------------------------|-----------|-----------|-----------|
| <b>Household Income</b>   |           |           |           |
| Average                   | \$85,786  | \$91,066  | \$89,245  |
| Median                    | \$57,594  | \$60,185  | \$60,727  |
| <b>Median Home Info</b>   |           |           |           |
| Value                     | \$272,705 | \$329,051 | \$276,710 |
| Year built                | 1948      | 1948      | 1948      |
| <b>Employment Summary</b> |           |           |           |
| Employees                 | 24,182    | 243,597   | 317,844   |
| Businesses                | 1,827     | 18,974    | 26,318    |
| Employees per Business    | 13        | 13        | 12        |
| <b>Median Age</b>         |           |           |           |
| 2025 Median               | 37.7      | 33.7      | 35        |

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