



RATH EQUITY, LTD.

**OFFICE AND
RETAIL SPACE
FOR LEASE
DOWNTOWN
CINCINNATI**

114 E 8TH ST
CINCINNATI, OH, 45202

GREAT OPPORTUNITY FOR A
FITNESS USER, INCLUDING PILATES,
YOGA, OR BOXING

7,000 SF, DIVISIBLE TO 3,000 SF

**\$16 P/SF MG
+ UTILITIES**



PROPERTY OVERVIEW

Position your business in the heart of Downtown Cincinnati at 114 E 8th Street, just two blocks from the Hamilton County Courthouse. This centrally located property offers 7,000 square feet of flexible office space, divisible to 3,000 SF, making it ideal for legal, professional, or service-oriented users seeking proximity to the city's core.

The building benefits from excellent walkability and immediate access to government offices, dining, retail, and public transportation. Its strategic downtown address provides strong visibility and convenience for employees and clients alike.

LEASE RATE

\$16 P/SF MG + utilities

AVAILABLE SF

7,000

USE

Office/Retail

PROPERTY HIGHLIGHTS

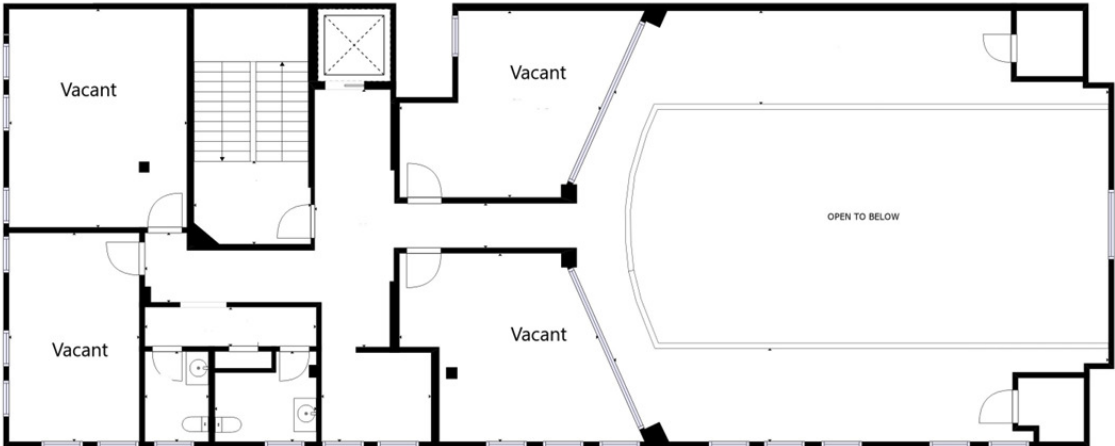
- >> Prime Downtown Cincinnati location
- >> Two blocks from the Hamilton County Courthouse
- >> 7,000 SF available | Divisible to 3,000 SF
- >> Ideal for professional and office users

FLOOR PLAN - OFFICE

1st Floor



2nd Floor

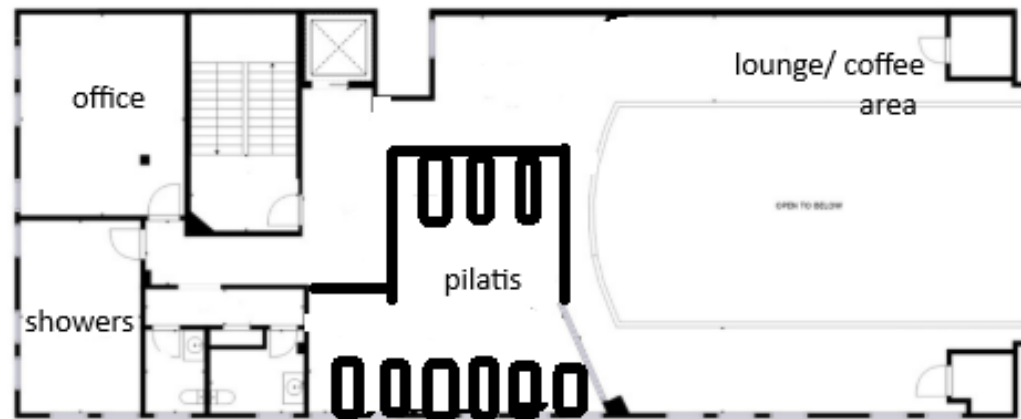


FLOOR PLAN - RETAIL

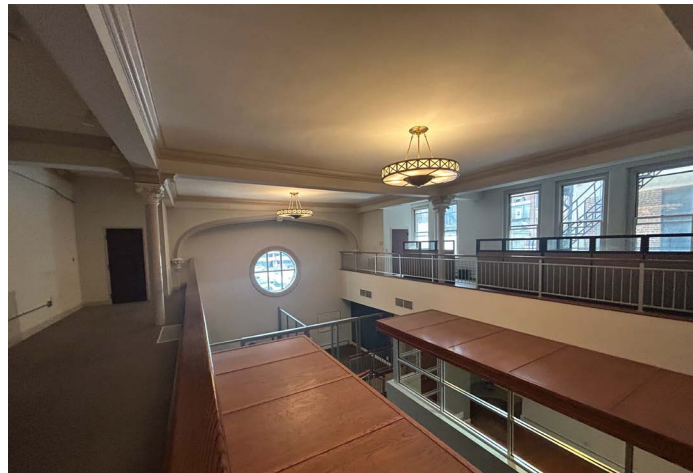
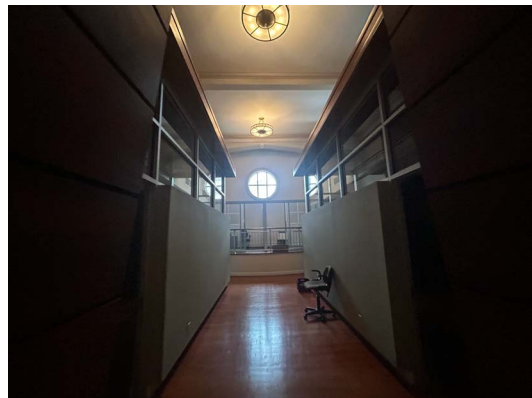
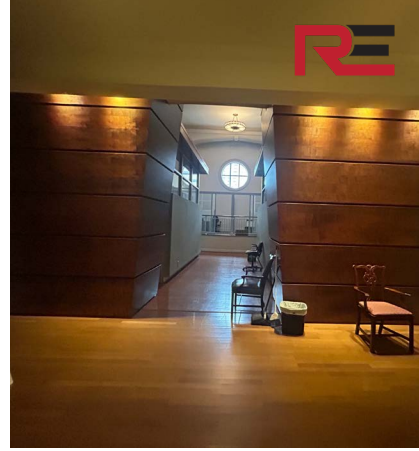
1st Floor



2nd Floor



PROPERTY PHOTOS

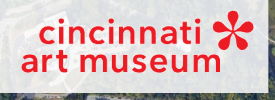




NEARBY AMENITIES



E LIBERTY ST | 16,980 VPD



W 6TH ST | 40,900 VPD



5 MILE KEY FACTS

DEMOGRAPHICS

2025 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	23,854	149,264	317,171
Households	12,768	68,644	140,438
Families	3,672	25,485	62,608
Average Household Size	1.72	1.99	2.14
Owner Occupied Housing Units	2,386	22,193	57,191
Renter Occupied Housing Units	10,382	46,451	83,247
Median Age	33.5	32.4	33.9
Median Household Income	\$80,915	\$58,100	\$61,193
Average Household Income	\$125,353	\$90,630	\$95,861

2030 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	26,106	153,678	321,866
Households	14,121	71,408	143,478
Families	3,920	25,859	62,665
Average Household Size	1.72	1.98	2.12
Owner Occupied Housing Units	2,547	23,143	59,242
Renter Occupied Housing Units	11,573	48,266	84,236
Median Age	34.4	33.3	35.0
Median Household Income	\$92,380	\$64,490	\$68,040
Average Household Income	\$141,627	\$100,583	\$106,644



317,171

5-Mile Population



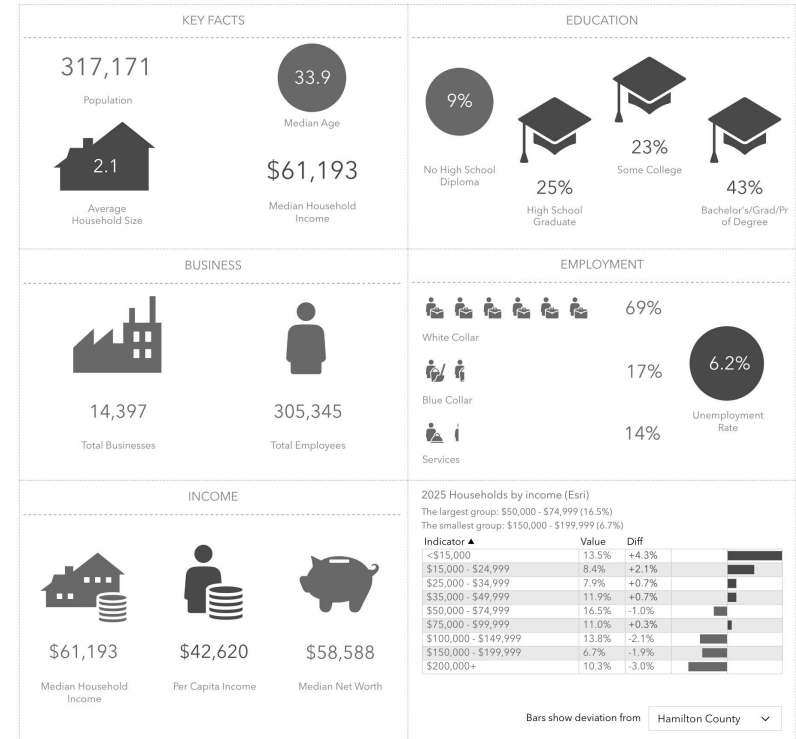
\$61,193

5-Mile Median Household Income



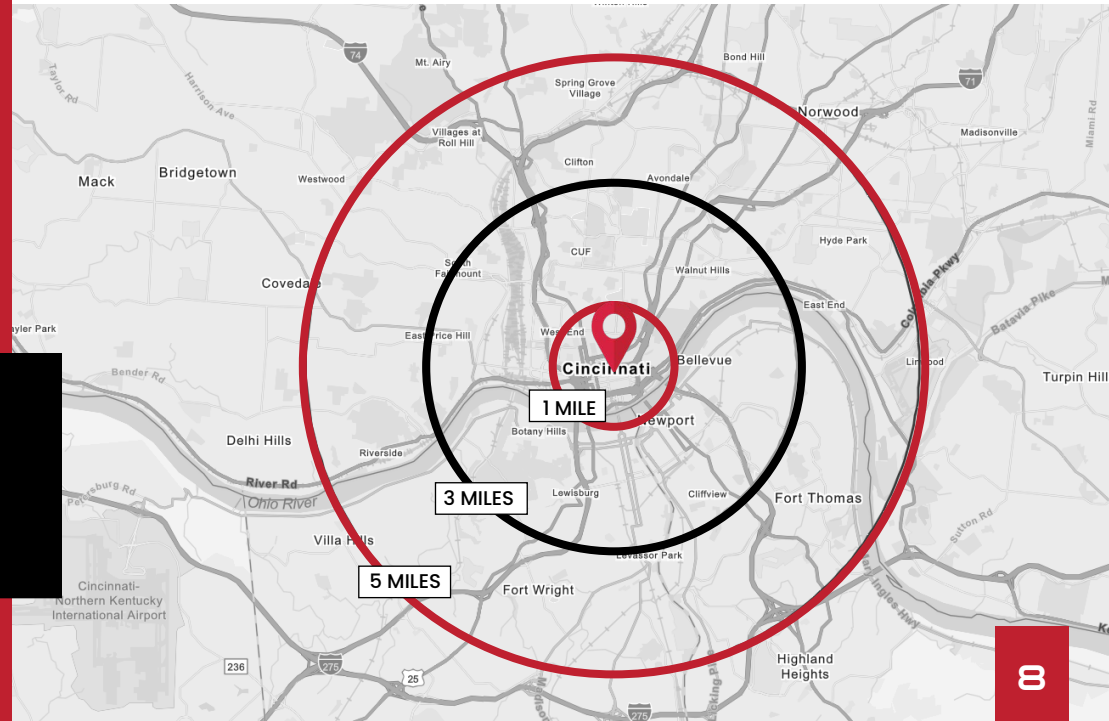
140,438

5-Mile Households



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2025 Esri



CONFIDENTIALITY DISCLAIMER

PRESENTED
EXCLUSIVELY BY:



DAVID ARNOW | ASSOCIATE
david@rathequity.com
513.814.0595
rathequity.com



ADAM RATH | BROKER
adam@rathequity.com
513.888.8669
rathequity.com

All materials and information received or derived from Rath Equity, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Rath Equity, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Rath Equity will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Rath Equity makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Rath Equity does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Rath Equity in compliance with all applicable fair housing and equal opportunity laws.