

FOR LEASE

133 W 4th Street

Cincinnati, OH 45202

Downtown Central Business District

Ground-Floor Retail / Creative Space • Third-Floor Professional Office

Property Overview

PROPERTY TYPE	Retail, Office (+1)
SUB TYPE	Traditional Office, Creative Office
TENANCY	Multiple
BUILDING CLASS	Class C
TOTAL BUILDING SF	22,968 SF
TOTAL PARKING SPACES	0
YEAR BUILT	1881
AVAILABLE NOW	1st Floor & 3rd Floor

Position your business at the center of Downtown Cincinnati's continued transformation. Located along West Fourth Street, this renovated six-story building sits in one of the city's most connected and actively evolving districts — steps from Fountain Square, the Convention District, and The Banks.

Retail / Creative Office

First Floor

±4,200 SF

\$12 – \$16 / SF / MO

Ground-floor space with large storefront windows and exposed brick — ideal for retail, restaurant, showroom, wellness, or customer-facing office use.

Professional Office

Third Floor

±3,200 SF (full floor)

Contact broker for pricing

Open layout with five private offices, a conference room, kitchenette, and two restrooms — suited to professional services.

Retail / Creative Space

First Floor

±4,200 SF | \$12 – \$16 / SF / MO

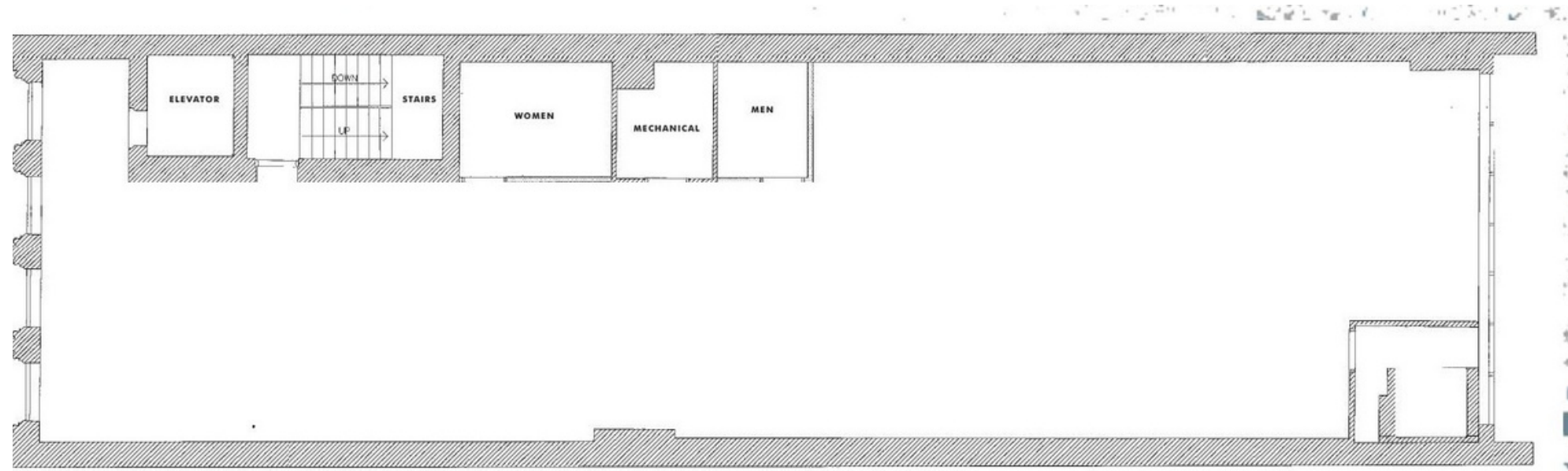
A prominent ground-floor opportunity suited to retail, restaurant, showroom, service, medical, wellness, creative, or customer-facing office use. Large front windows deliver strong street visibility, abundant natural light, and excellent signage potential, while exposed brick accents create a warm, professional atmosphere.

- Excellent street visibility on West Fourth Street
- Large storefront windows, abundant natural light
- Exposed brick interior accents
- Strong signage potential
- Flexible for retail, restaurant, medical, wellness, or creative office
- Nearby garage and surface parking

Professional Office

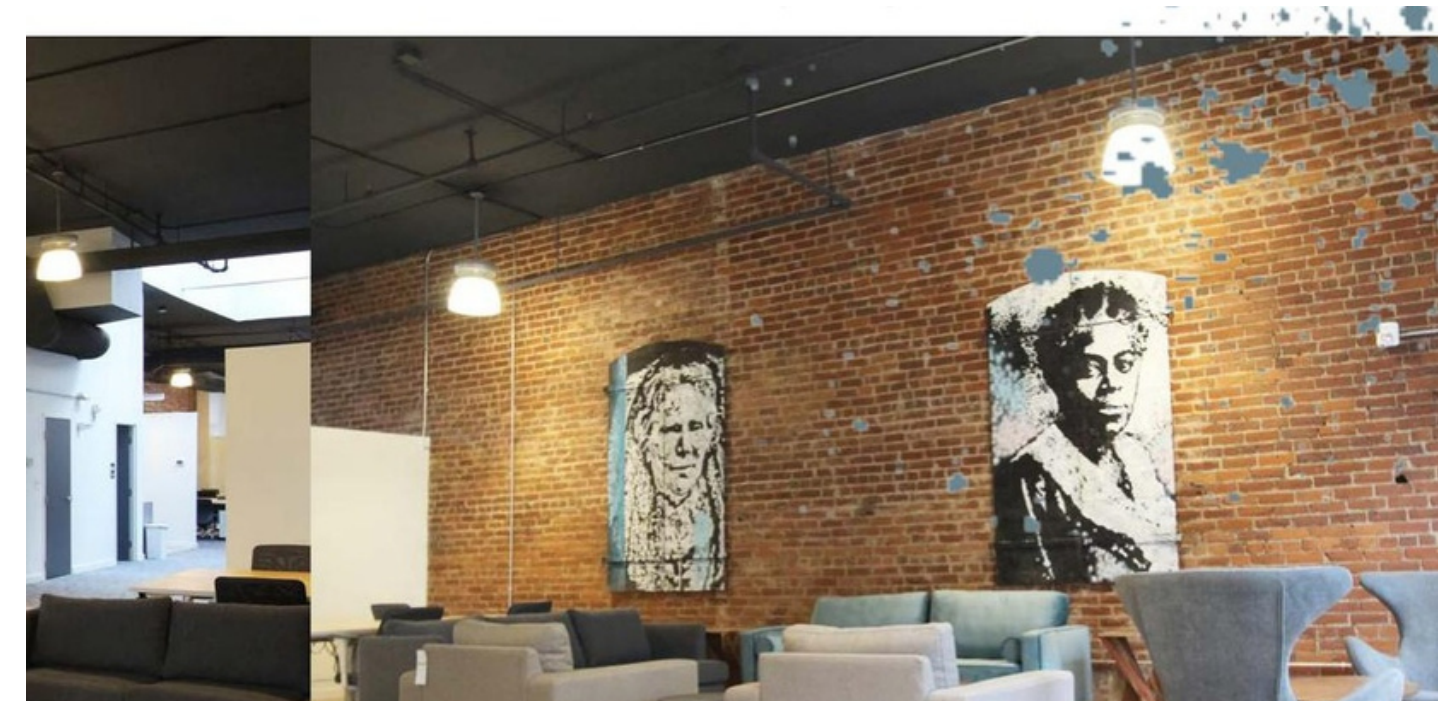
Third Floor

±3,200 SF | Full floor | Contact broker for pricing



THIRD FLOOR PLAN — ±3,320 SF AS BUILT

A full-floor office opportunity suitable for professional services. The layout includes a large open work area, five private offices, a conference room, two restrooms, and a convenient kitchenette.



• Walking-Distance Amenities



ACROSS THE STREET

- Paris Baguette bakery-café, 100 W 4th St

FOUNTAIN DISTRICT DINING

- Within 1–3 blocks: Vintage on Race (500 Race St), Maplewood Kitchen & Bar (525 Race St), and Salazar (101 W 5th St)

SHORT WALK

- Fountain Square — ±3 blocks, about a 5–6 min walk
- The Banks riverfront dining & entertainment district
- Paycor Stadium & Great American Ball Park

DOWNTOWN GROWTH NEARBY

- First Financial Center (Cincinnati's newly reopened convention center) — 2 blocks north on Elm St
- New Cincinnati Marriott Downtown headquarters hotel — broke ground July 2026, near 5th & Plum

GETTING HERE

- Cincinnati Streetcar access, nearby parking garages & surface lots, and convenient access to I-71, I-75 & I-471

133 W 4TH STREET

133 W 4th St, Cincinnati, OH 45202

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