

FOR LEASE · MOUNT AUBURN · CINCINNATI, OHIO

Bavarian Motors Building

1635 Reading Road · Cincinnati, Ohio 45202

8,170 SF

TOTAL AVAILABLE

\$16.00/SF NNN

ASKING RATE

2 Floors

AVAILABLE NOW



An Iconic Corner Building Ready for Your Brand

8,170 SF of fully improved office/flex space at the gateway to Mount Auburn — one of Cincinnati's most connected urban neighborhoods.

8,170 SF

TOTAL AVAILABLE

\$16.00/SF

NNN ASKING RATE

4,085 SF

PER FLOOR

2

FLOORS

CC-A-T

ZONING

0.80 Acres

LOT SIZE

- NW Corner of Reading Road & Elsinore Avenue — maximum visibility
- Improved & expanded adjacent surface parking lot
- Immediate access to I-71 via Reading Road
- Prominent building signage facing Reading & Elsinore
- Drive-in door on the first floor — rare urban flex capability
- Separately metered utilities
- Exceptional drive-by traffic count on Reading Road
- Matterport 3D virtual tour available



Fully Improved Two-Story Urban Office/Flex

| Specification | Details |
|-------------------|------------------------------------|
| Total Building SF | 8,170 SF |
| Floor 1 SF | 4,085 SF |
| Floor 2 SF | 4,085 SF |
| Lease Type | NNN |
| Asking Rate | \$16.00/SF NNN + OpEx + Utilities |
| Zoning | CC-A-T |
| Lot Size | 34,790 SF |
| Drive-In Door | Yes – First Floor |
| Utilities | Separately Metered |
| Parking | Improved Adjacent Surface Lot |
| Signage | Facing Reading Road & Elsinore Ave |
| I-71 Access | Immediate via Reading Road |

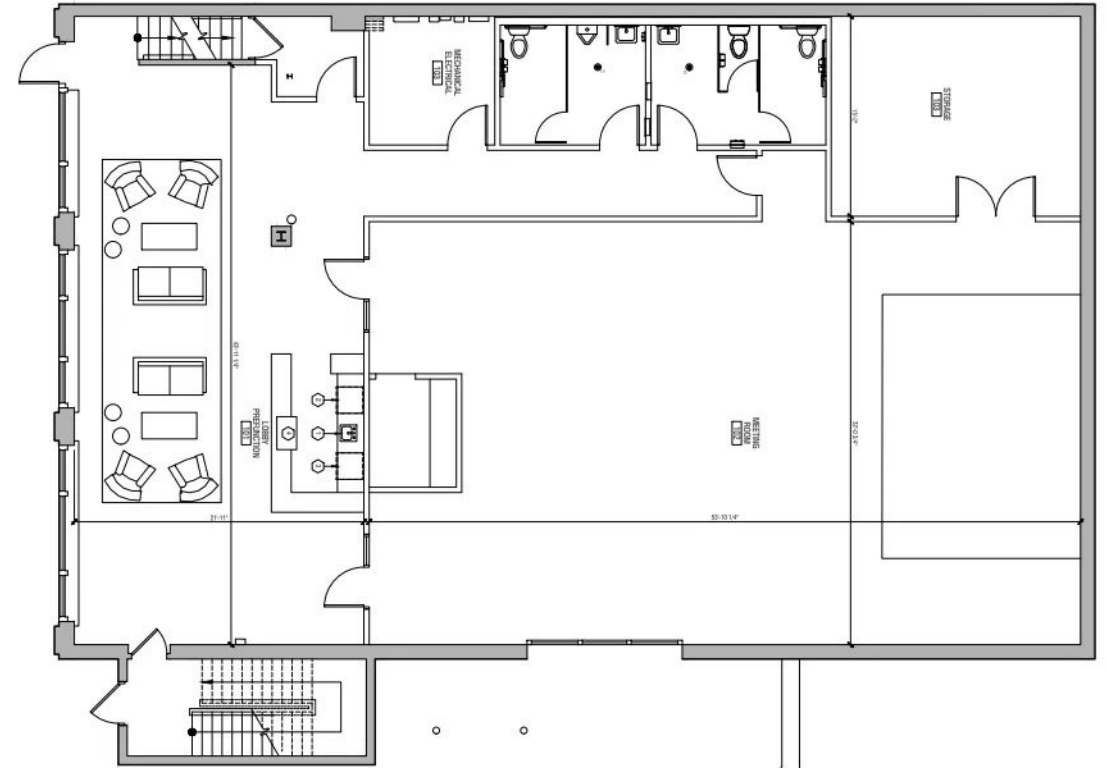


FLOOR 1 • 4,085 SF

First Floor — Flexible Open Layout with Drive-In Access

4,085 SF

- Lobby / Reception
- Lounge / Waiting Area
- Open Kitchen
- Small Conference Room
- Podcasting Suite
- Video Editing Room
- Private Office (8' Clearance)
- Restrooms
- Electrical / Mechanical Closet
- Drive-In Door Access



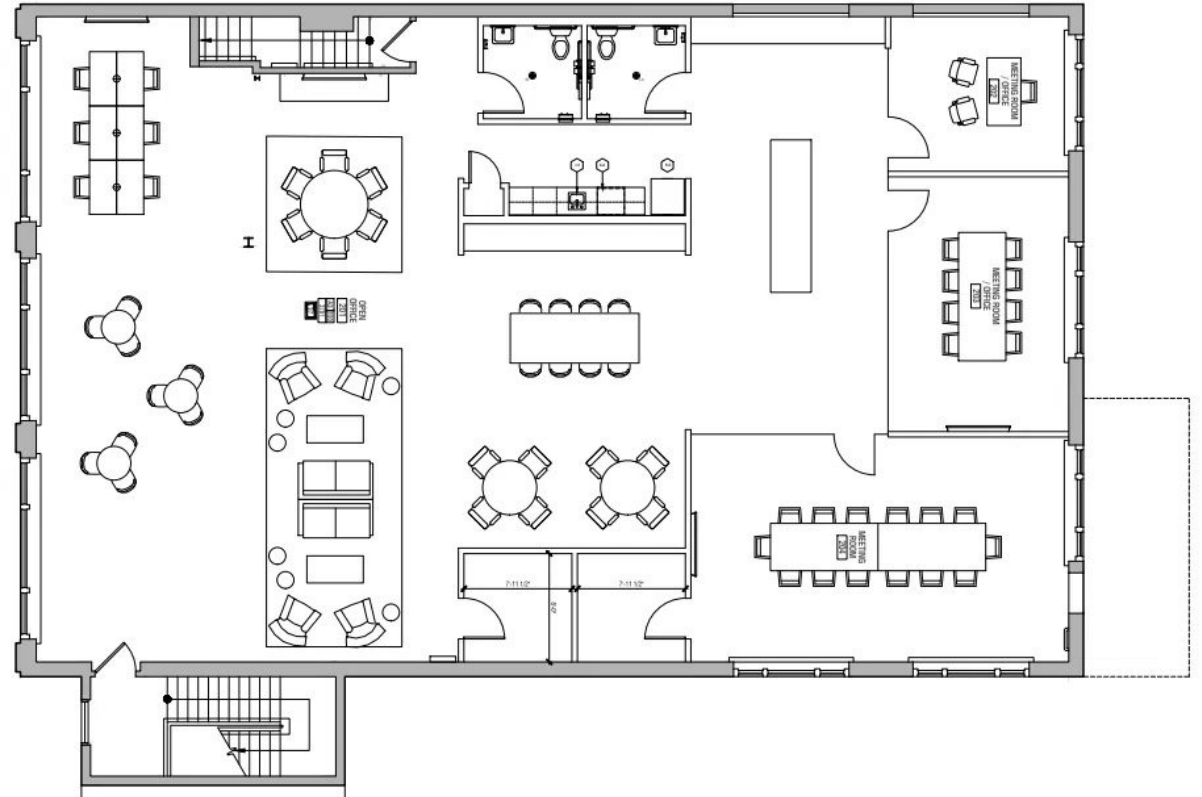
[View 3D Tour ↗](#)

FLOOR 2 • 4,085 SF

Second Floor — Executive Suite with Multiple Conference Rooms

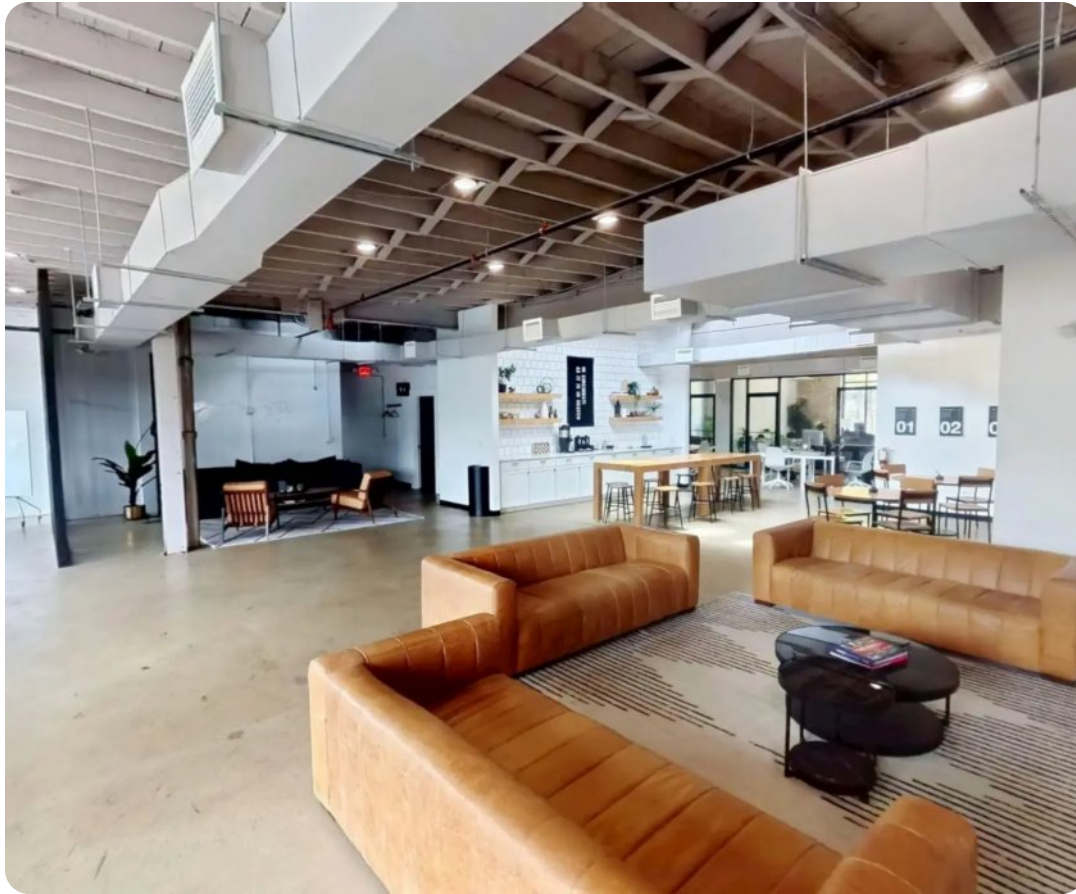
4,085 SF

- Large Conference Room
- Lounge / Collaboration Area
- Print / Office Storage Station
- Executive Office (8' Clearance)
- Private Office (8' Clearance)
- CEO Suite with Private Restroom & Shower
- CEO Huddle Room
- Restrooms
- Stair Access



[View 3D Tour ↗](#)

Interior Gallery — First Floor



Open Lounge and Collaborative Workspace



Open Kitchen with Subway Tile

Interior Gallery — First Floor (continued)



Open Floor Plan with Exposed Brick



Conference and Training Room

Interior Gallery — First Floor (continued)



Private Office Suite with Glass Wall Corridor



Drive-In Bay with Production Lighting

Interior Gallery — Second Floor

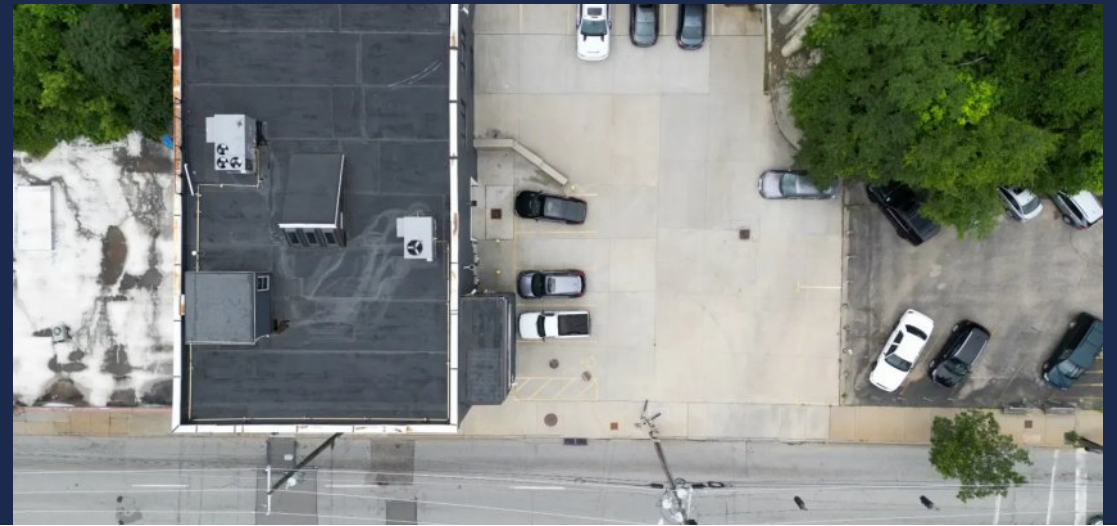


Second Floor Lobby and Cafe



Street-Facing Cafe with Reading Road Views

Exterior Gallery

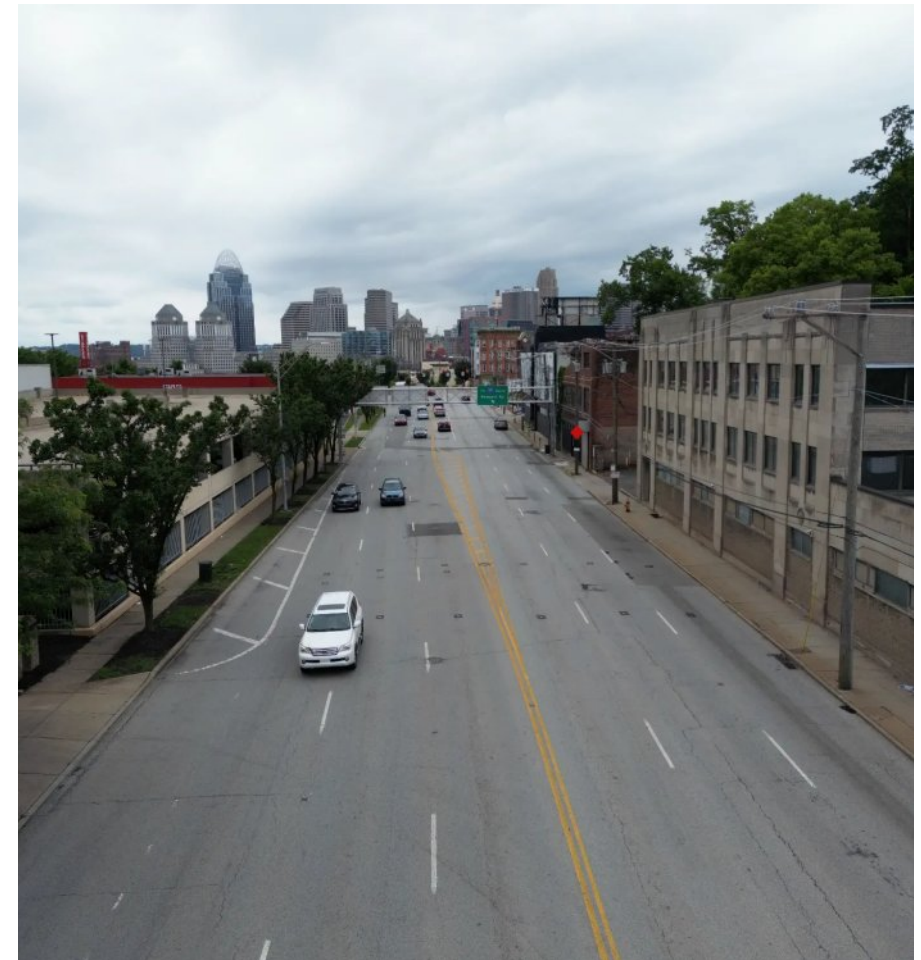


Prime Urban Location — Minutes from Downtown Cincinnati

1635 Reading Road sits at the gateway to Mount Auburn, one of Cincinnati's most walkable and connected urban neighborhoods, with direct I-71 access and exceptional visibility from one of the city's highest-traffic corridors.

- NW Corner of Reading Road & Elsinore Avenue, Mount Auburn
- Immediate I-71 on/off access via Reading Road
- 1.2 miles to Downtown Cincinnati CBD
- Adjacent to The Christ Hospital Health Network campus
- Minutes from University of Cincinnati
- Easy access to I-71, I-75, and I-471

| Category | Nearby |
|------------------|--|
| Healthcare | The Christ Hospital, UC Health |
| Higher Education | University of Cincinnati, Xavier University |
| Dining & Retail | Over-the-Rhine, Downtown Cincinnati |
| Recreation | Eden Park, Cincinnati Art Museum, Sawyer Point |
| Transit | Metro Bus Routes on Reading Road |



Cincinnati's Urban Office Market Offers Compelling Value

The Greater Cincinnati office market continues to attract tenants seeking urban character, walkability, and brand identity. Mount Auburn's Reading Road corridor provides a rare combination of historic architecture, modern infrastructure, and direct freeway access — at a fraction of the cost of CBD Class A space.

~\$16–22/SF

CBD CLASS A AVG. ASKING RATE

\$16.00/SF

1635 READING ROAD NNN RATE

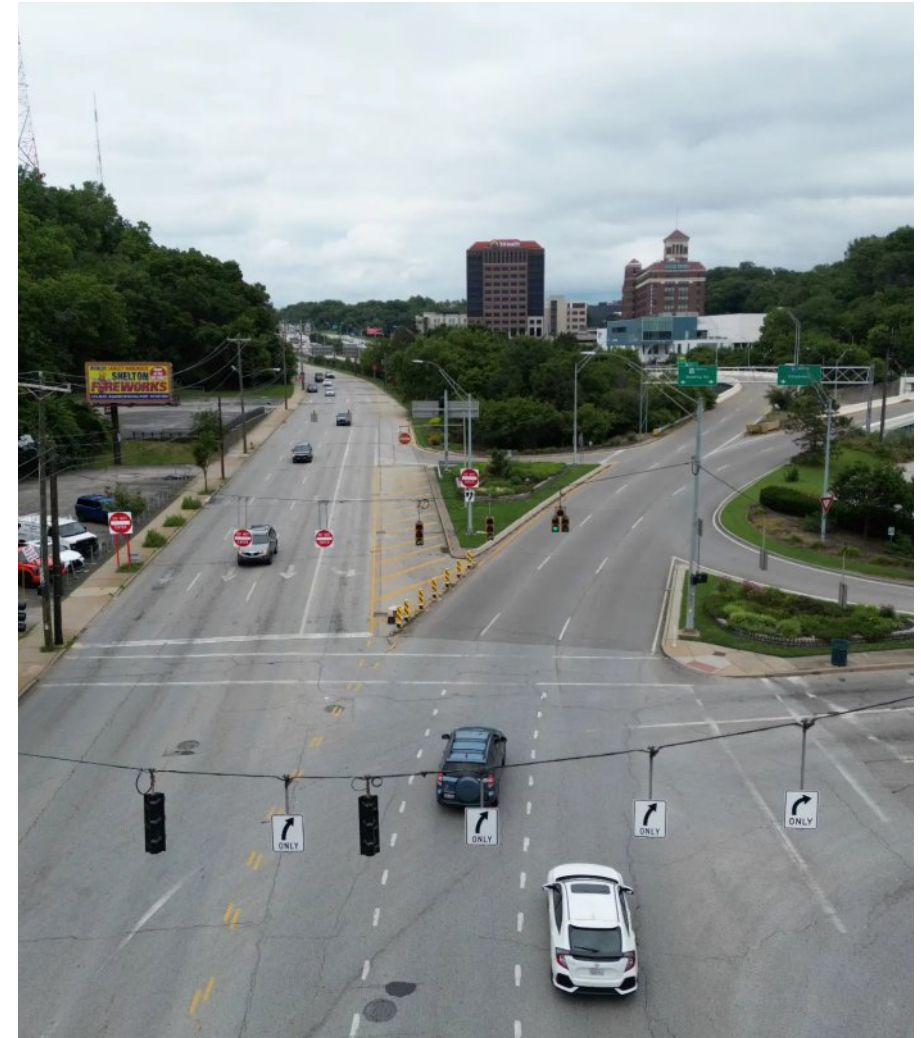
I-71

DIRECT FREEWAY ACCESS

34,790 SF

TOTAL LOT – PARKING + EXPANSION

- Significant cost savings vs. Downtown Class A
- Prominent corner signage — unmatched brand visibility
- Flexible CC-A-T zoning supports office, medical, creative, and flex uses
- Drive-in door enables light industrial / production use on Floor 1





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