

AVAILABLE FOR LEASE

15,000 SF

TOTAL OFFICE / MEETING SPACE
(2nd - 4th Floors)

RESIDENTIAL KITCHEN
WITH ABUNDANT SEATING
(4th Floor)

ROOFTOP PATIO
WITH COMFORTABLE SEATING
AND SWEEPING VIEWS OF REVITALIZED OTR
AND CENTRAL BUSINESS DISTRICT



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Are you ready for the ultimate office space that is just steps away from the hub of Kroger Headquarters? With a fully renovated exterior and new windows, this building is the ultimate blank canvas for your custom interior finishes.

This historic building will boast 15,000 SF of office/meeting space on the 2nd-4th floors, allowing for ample space to bring your vision to life. What's more, we envision a full residential kitchen awaiting you on the 4th floor, complete with abundant counter seating for easy food preparation and presentation. We have approval for a rooftop patio. This space will offer the tenant the ability to present sample products to Kroger buyers that involve grilling and summer picnic orientation. This will also offer a great venue to entertain buyers during a Friday happy hour.

Don't miss out on this rare opportunity to have a prime location just steps away from Kroger Headquarters. Contact us today to schedule a tour!

HIGHLIGHTS

Located one block southwest of Kroger HQ.



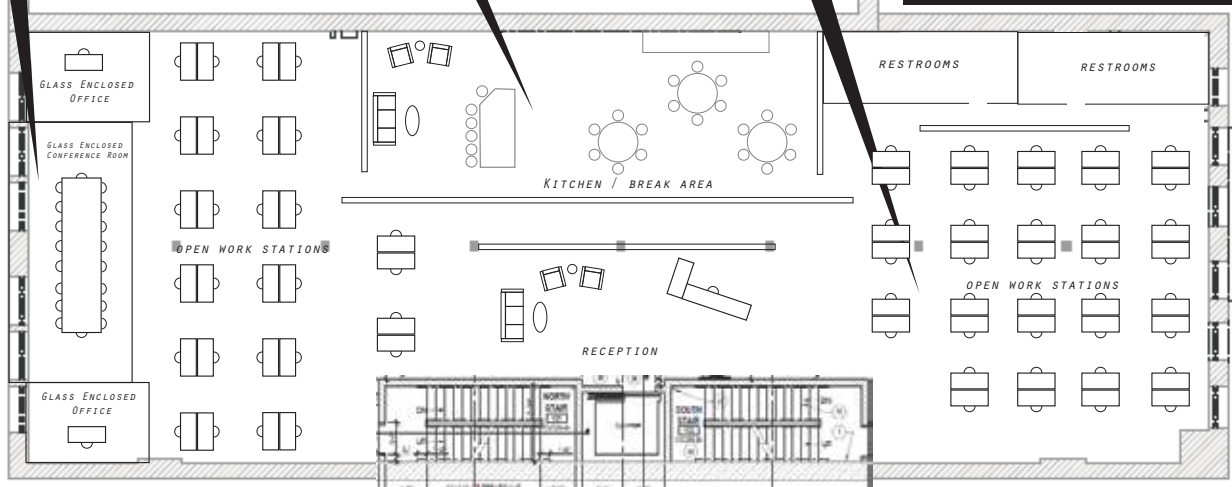
Renovations to include a 6 stop elevator with access to basement and rooftop.



Abundant parking located nearby in addition to access to The Cincinnati Bell Connector, Metro and RedBike stations.



OFFICE SPACE



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The goal of the open office space concept will be a creative space with modern amenities that also preserves and pays homage to the history of the area. The building will feature elevator access to all floors including the basement and rooftop allowing for additional available SF. There is opportunity in the basement area for merchandise display and shelving set-up for real-life visual impact.

One of the standout features of this space will be the full residential kitchen located on the 4th floor for easy food preparation and presentation. An open meeting space on the same floor will be available for a seamless transition to group discussion and viewing of digital presentations.



MEETING SPACE



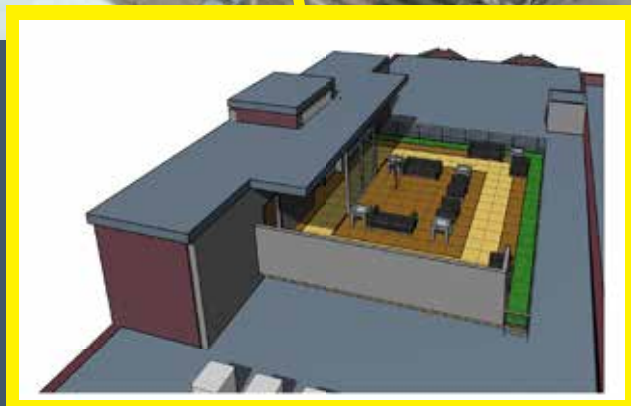
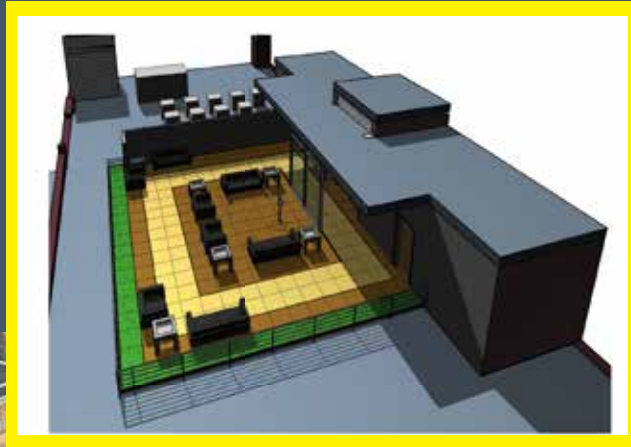
RESIDENTIAL KITCHEN

Imagine a relaxed and trendy space to host client meetings and employee happy hours from the easily accessible rooftop patio.

The rooftop kitchen would include a propane grill, sink and a small refrigerator for easy and convenient food preparation and presentation. The rooftop also offers sweeping views of revitalized OTR, Mt. Auburn and Clifton Heights to the North and the bustling Central Business District to the South.

This opportunity is in the shadow of the Kroger corporate headquarters giving a significant advantage to real life presentation of food preparation, cleaning, household items and other offerings to the world's largest grocer.

23 Court Street rooftop view from Kroger HQ.



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