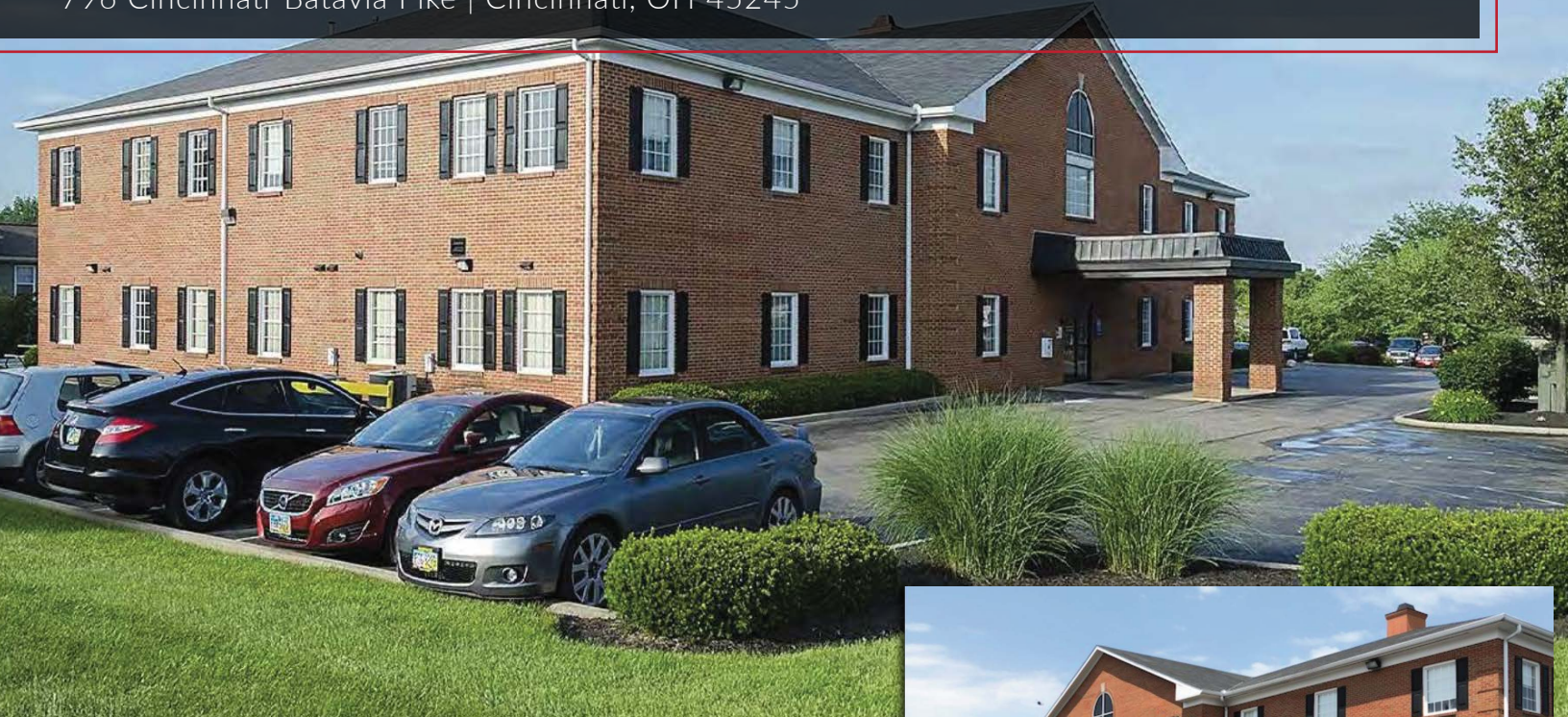


EASTGATE MEDICAL CENTER

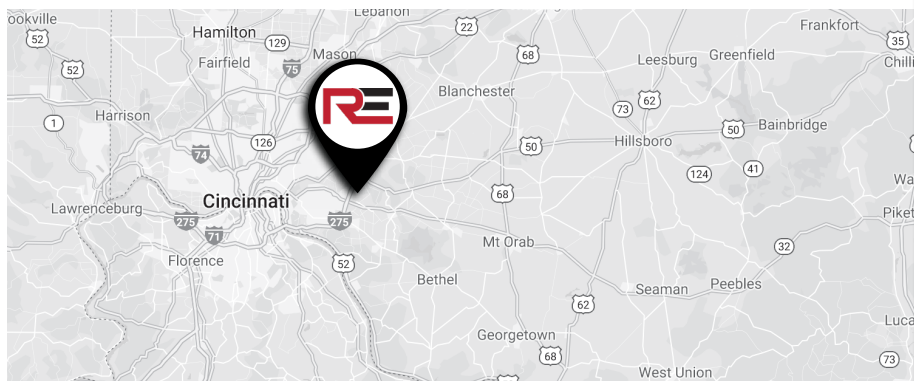
OFFICE SPACE | 4,023 SF AVAILABLE

796 Cincinnati-Batavia Pike | Cincinnati, OH 45245



LEASE RATE:
\$10.95* NNN plus CAM \$7.01

Market Rents years 2-5



PROPERTY FEATURES

- ✓ Turn-key interior suite upgrades include paint, carpet, and layout
- ✓ 4,023 SF on the first floor
- ✓ Two-Story, 21,553 SF building
- ✓ 82% Occupied
- ✓ Tenants: The Christ Hospital & Cincinnati Children's Hospital
- ✓ 4 spaces per 1,000 SF parking
- ✓ 24/7 access
- ✓ Professional owned and managed
- ✓ Monument signage available

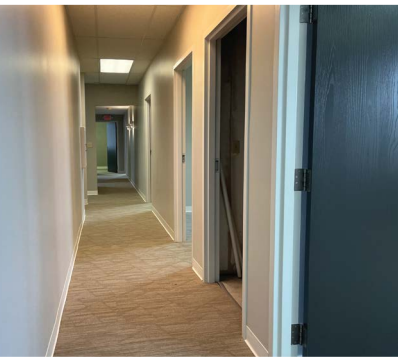
LOCATION DETAILS

- ✓ Unparalleled visibility on Old State Route 74
- ✓ Directly North of Eastgate Mall
- ✓ Immediate access to I-275
- ✓ 17,000 + Vehicles Per Day
- ✓ Excellent Visibility

ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

RE
RATH EQUITY, LTD.





LOCATION

Address	796 Cincinnati-Batavia Pike, Cincinnati, OH 45245
Rentable SF	4,023 SF
Parking	4 spaces per 1000 SF
Access	I-275 and Old St Rte 74
Property Type	Multi-Tenant Medical Office

FEATURES

Parking Surface	Asphalt
Flooring	Various
Roof	Pitched Shingle
Year Build	1995
Number of Floors	Two
Number of Suites	Three

UTILITIES

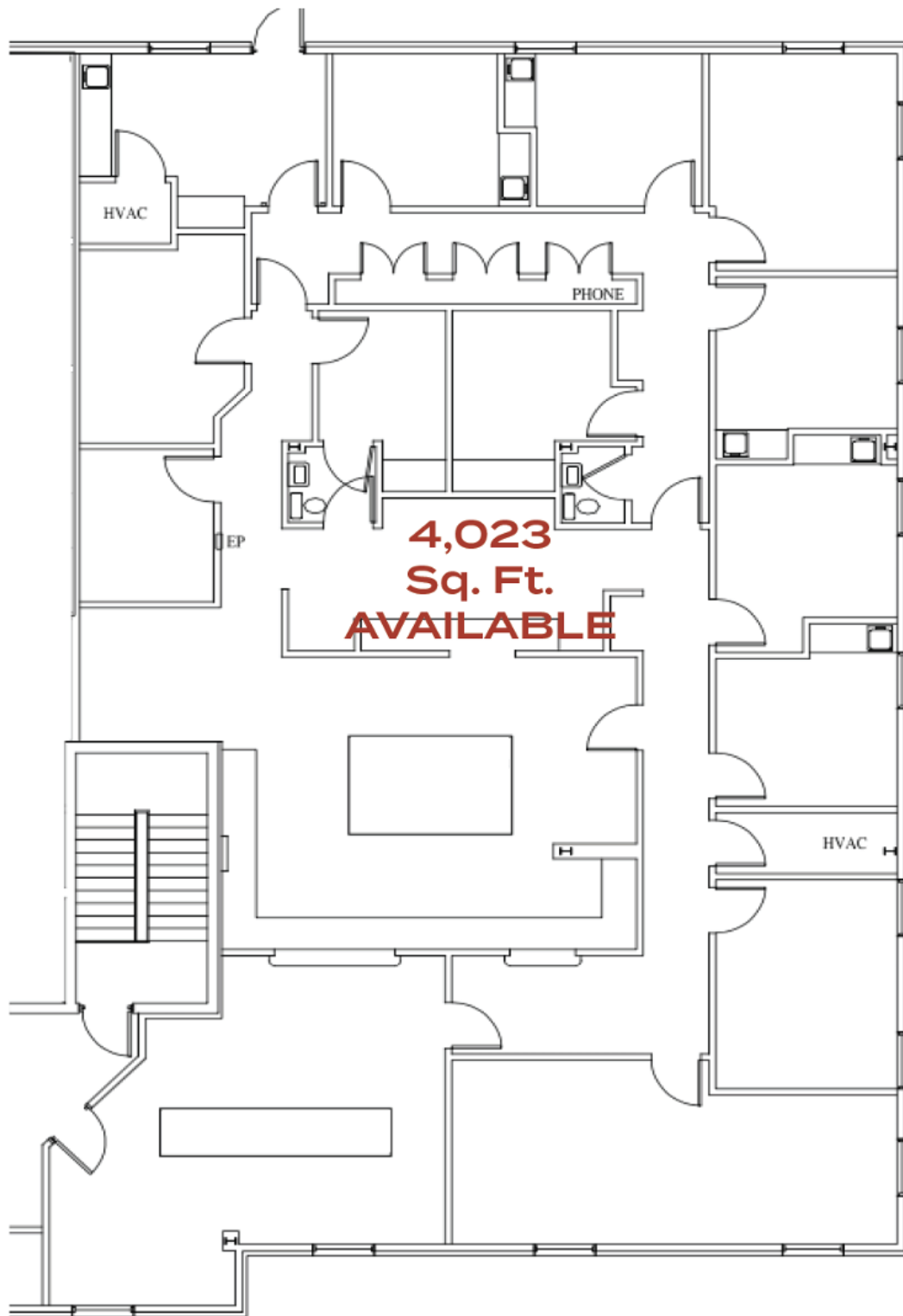
Electric	Duke Energy
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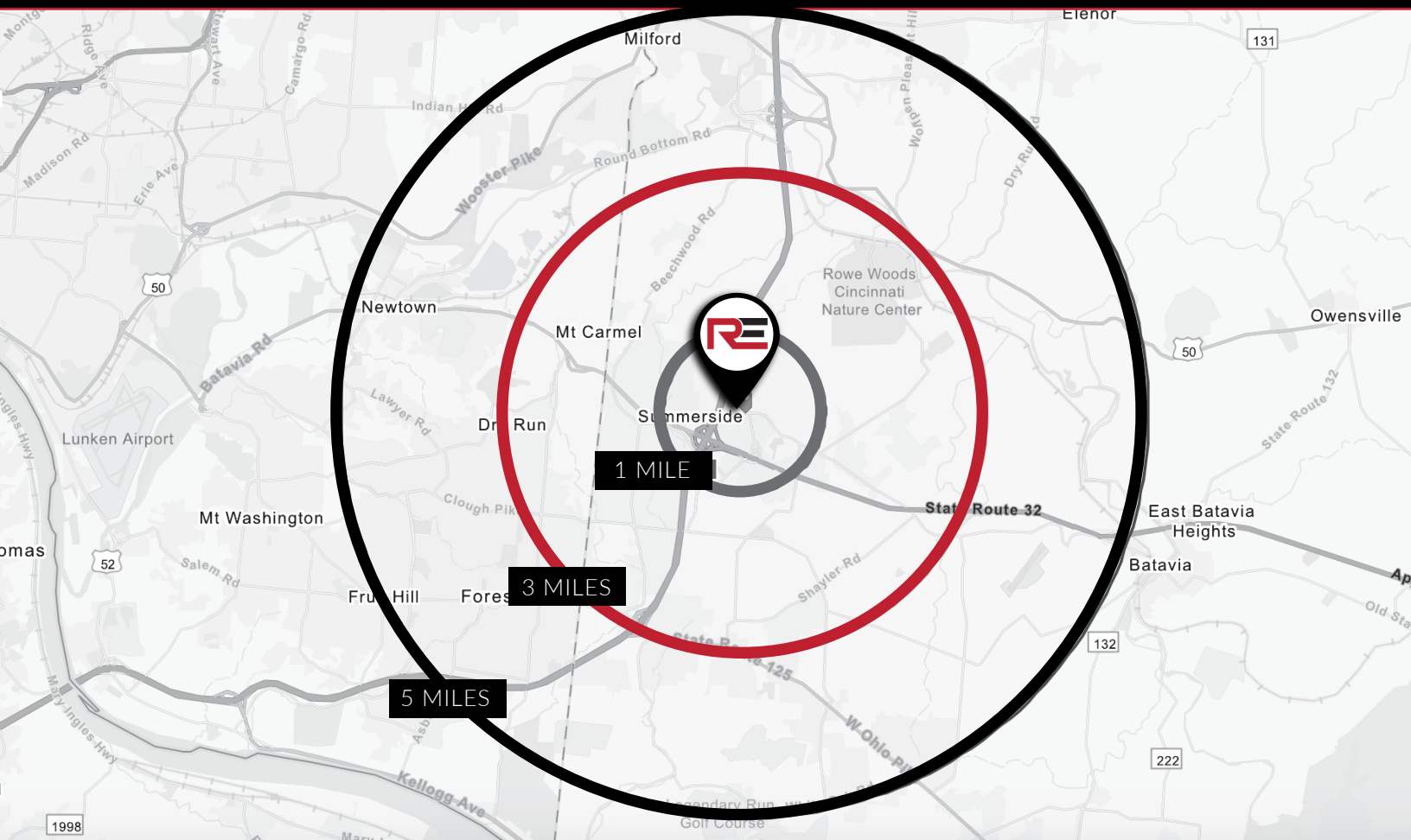
ZONING

Permitted Use	Commercial / Medical
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BUILDING SYSTEMS

HVAC	11 Gas-Fired Furnaces and 11 2-Ton Air Handlers
Elevator	One 3,200lb-Capacity Cab Elevator
Fire Protection	Fully Sprinkled





2020 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,222	48,626	106,731
Households	2,189	19,110	42,051
Families	1,440	12,827	28,673
Average Household Size	2.39	2.54	2.52
Owner Occupied Housing Units	1,365	12,525	28,845
Renter Occupied Housing Units	824	6,585	13,206
Median Age	39.4	38.3	39.8
Median Household Income	\$62,823	\$68,060	\$73,812
Average Household Income	\$79,027	\$88,362	\$99,536

2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,360	50,601	109,303
Households	2,257	19,958	43,238
Families	1,474	13,252	29,240
Average Household Size	2.37	2.53	2.51
Owner Occupied Housing Units	1,403	12,903	29,422
Renter Occupied Housing Units	854	7,055	13,816
Median Age	40.8	38.9	40.4
Median Household Income	\$64,871	\$71,009	\$77,260
Average Household Income	\$83,752	\$95,077	\$108,035

