



RATH EQUITY, LTD.

OFFICE AND
RETAIL FOR
LEASE
DOWNTOWN
CINCINNATI

133-135 W 4TH ST
CINCINNATI, OH, 45202

RETAIL | 4,410 SF | \$17NNN

OFFICE | 3,320 SF |
\$16 MODIFIED GROSS



PROPERTY OVERVIEW

133–135 W 4th Street is a prominently positioned mixed use property located in the heart of Downtown Cincinnati's Central Business District. The building benefits from strong street presence along West 4th Street, a highly trafficked downtown corridor with consistent pedestrian and vehicular activity.

The property is located within walking distance of Fountain Square, major employment centers, dining, retail, hotels, public transit, and civic amenities, making it highly accessible and appealing to a broad tenant base.

The building offers both street level retail space and upper floor office space, allowing flexibility for a variety of users including restaurant, boutique retail, service, professional office, creative, and general office tenants. Ownership is open to working with qualified tenants on lease structure and build out, creating an attractive opportunity for users seeking downtown space at competitive rates relative to new construction.

LEASE RATE

Retail | \$17/SF NNN
Office | \$16/SF Mod. Gross

AVAILABLE SF

4,410 Retail
3,320 Office

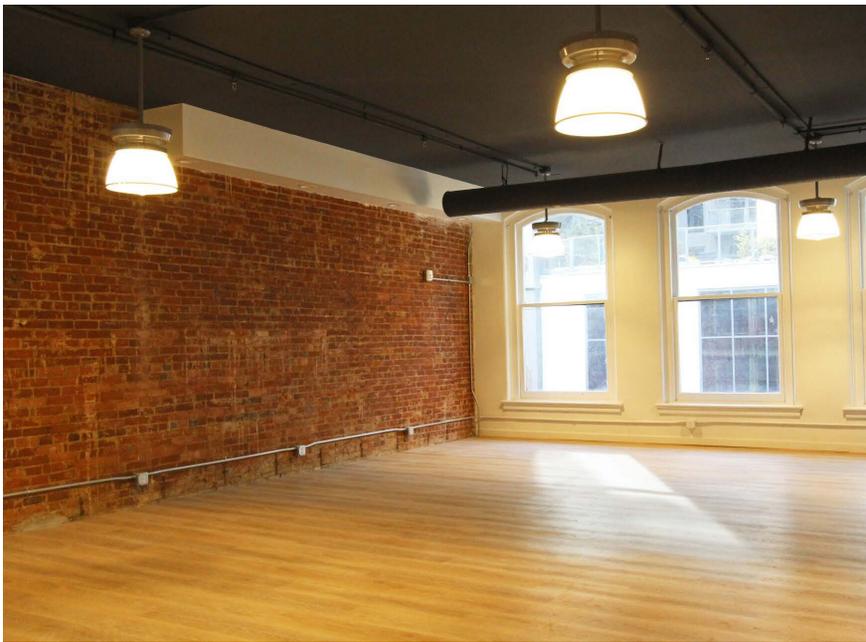
USE

Office and Retail

PROPERTY HIGHLIGHTS

- >> Located in the heart of Cincinnati's Central Business District
- >> Walkable to Fountain Square, shops, and restaurants
- >> Close proximity to Atrium One and Atrium Two
- >> Immediate access to the Scripps Center and surrounding office core
- >> Street level retail and upper floor office available
- >> Flexible suite sizes and layouts
- >> Competitive downtown rental rate

PROPERTY PHOTOS





Paycor STADIUM

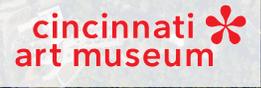
SECOND ST W

RACE ST

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



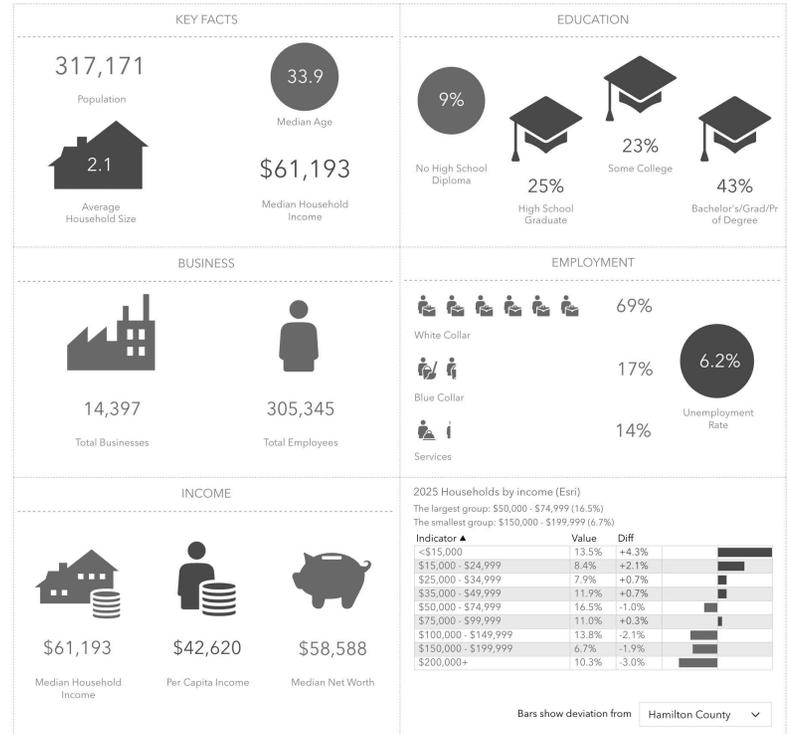
317,171
5-Mile
Population



\$61,193
5-Mile Median
Household Income

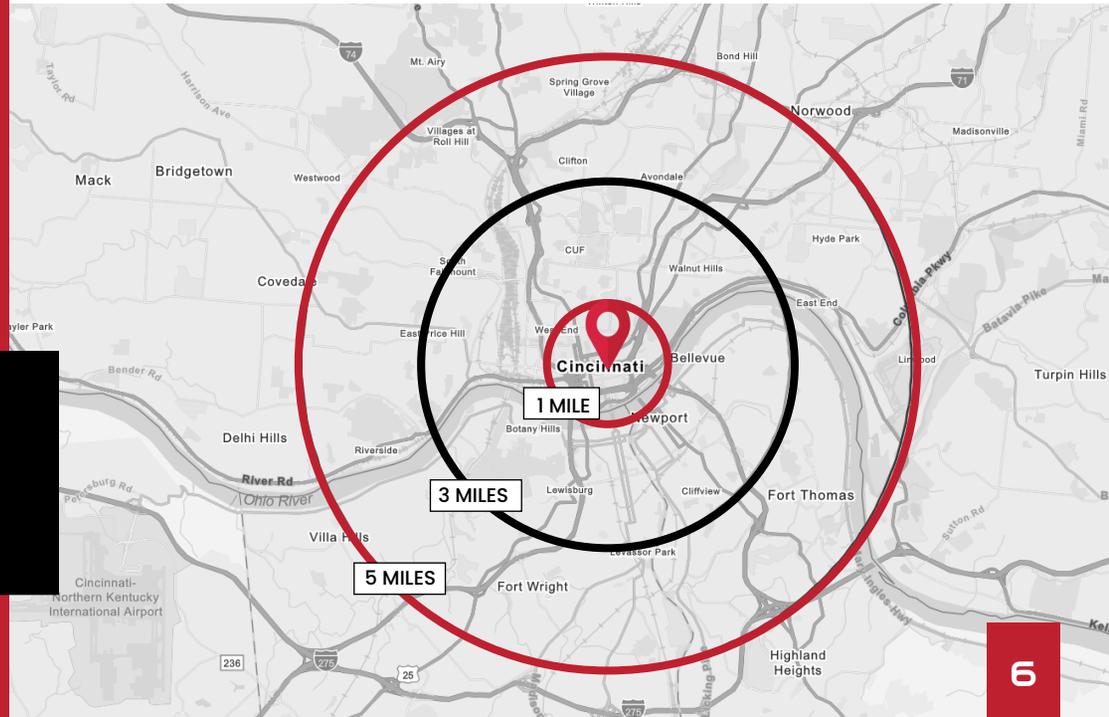


140,438
5-Mile
Households



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

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