

FOR LEASE

2,600–4,800 SF OFFICE SUITES

2181 VICTORY PARKWAY
CINCINNATI, OH 45206

OFFERING SUMMARY

Address	2181 Victory Parkway Cincinnati, OH 45206
Asking Rate	\$18.00/SF Modified Gross + Utilities
Square Footage	Various Suites Available Main Level (2nd) 4,800 SF (divisible) Upper Level (3rd) 2,600 SF
County	Hamilton County
Municipality	City of Cincinnati
Highlights	*Renovated office finishes *Off-Street Parking *Flexible/short terms available *Private offices & conference rooms *Turnkey delivery, move-in ready

PROPERTY DETAILS

Prime central location adjacent to Eden Park, just minutes from Downtown Cincinnati, Mt. Adams, and University of Cincinnati. This location offers excellent visibility on Victory Parkway and Park Avenue. With the amenities, layout, and location geared toward a growth-oriented business, this property offers an attractive office setting in a commuter-friendly, amenity-rich neighborhood.



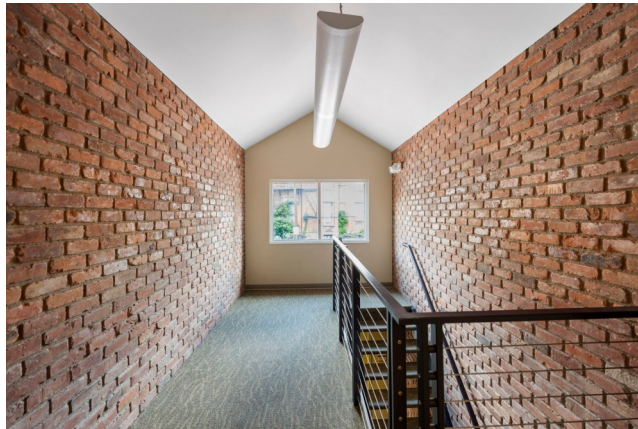
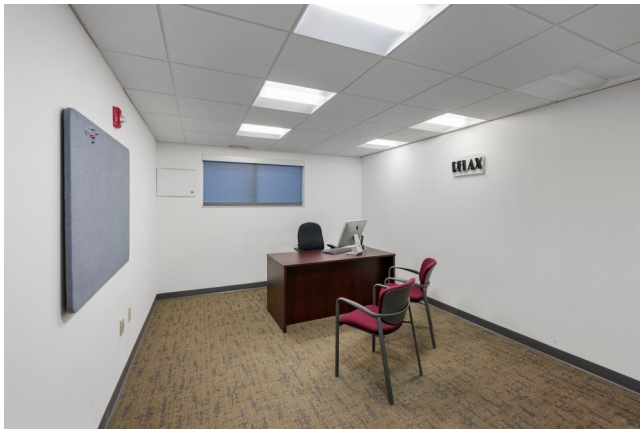
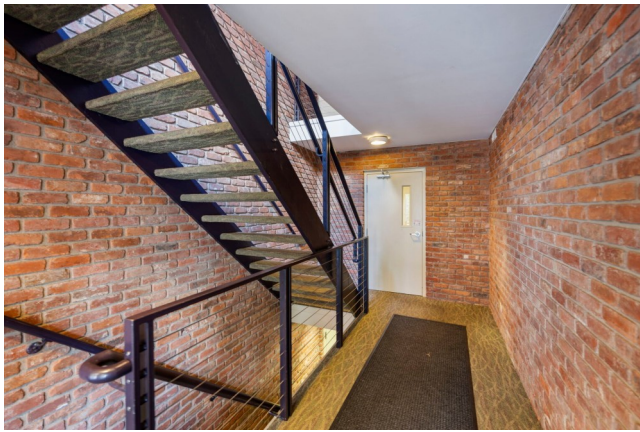
MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MIJBASTIN@CBCRELIANTREALTY.COM



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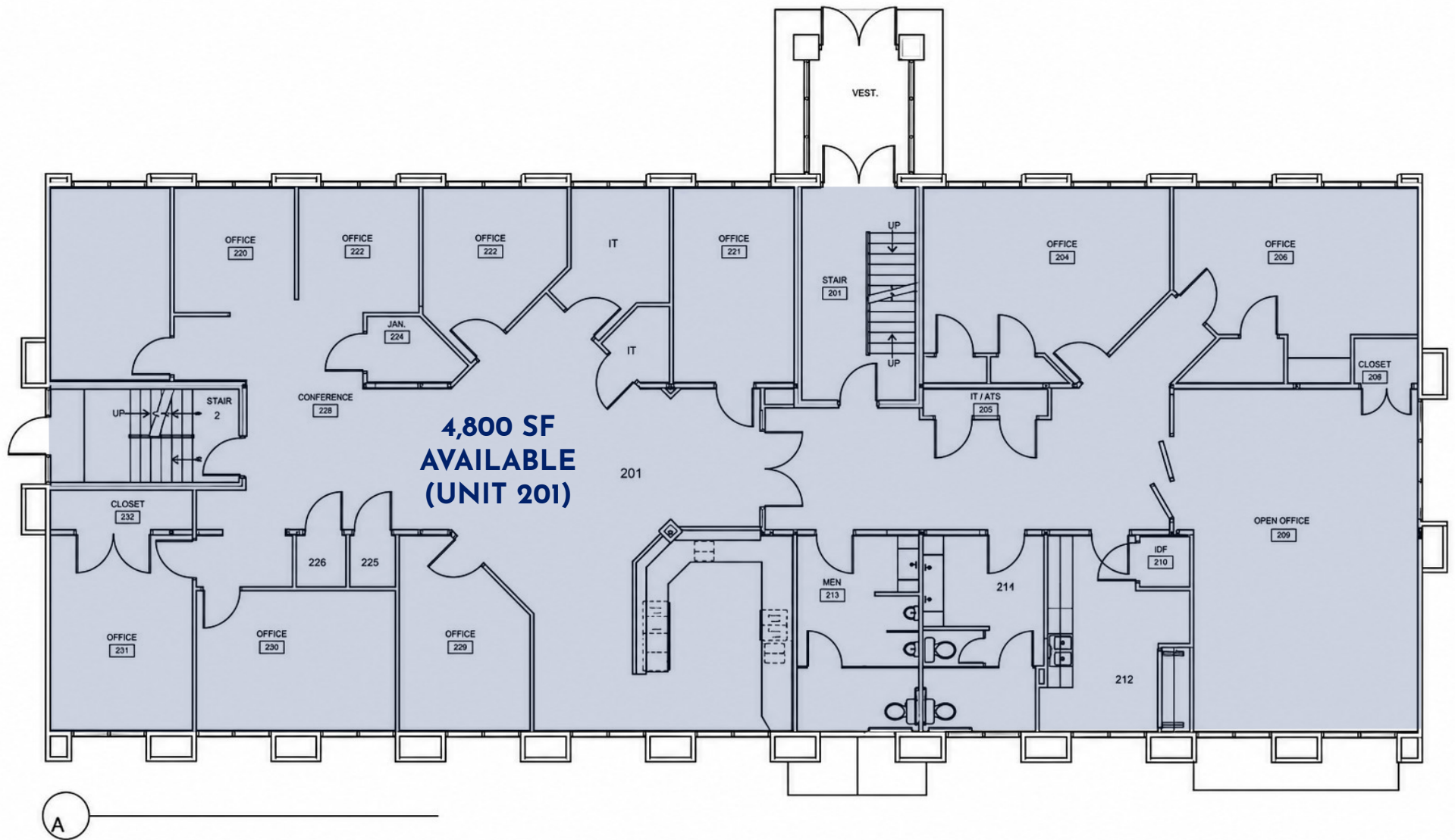
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FLOOR PLAN | MAIN LEVEL (2nd Floor)



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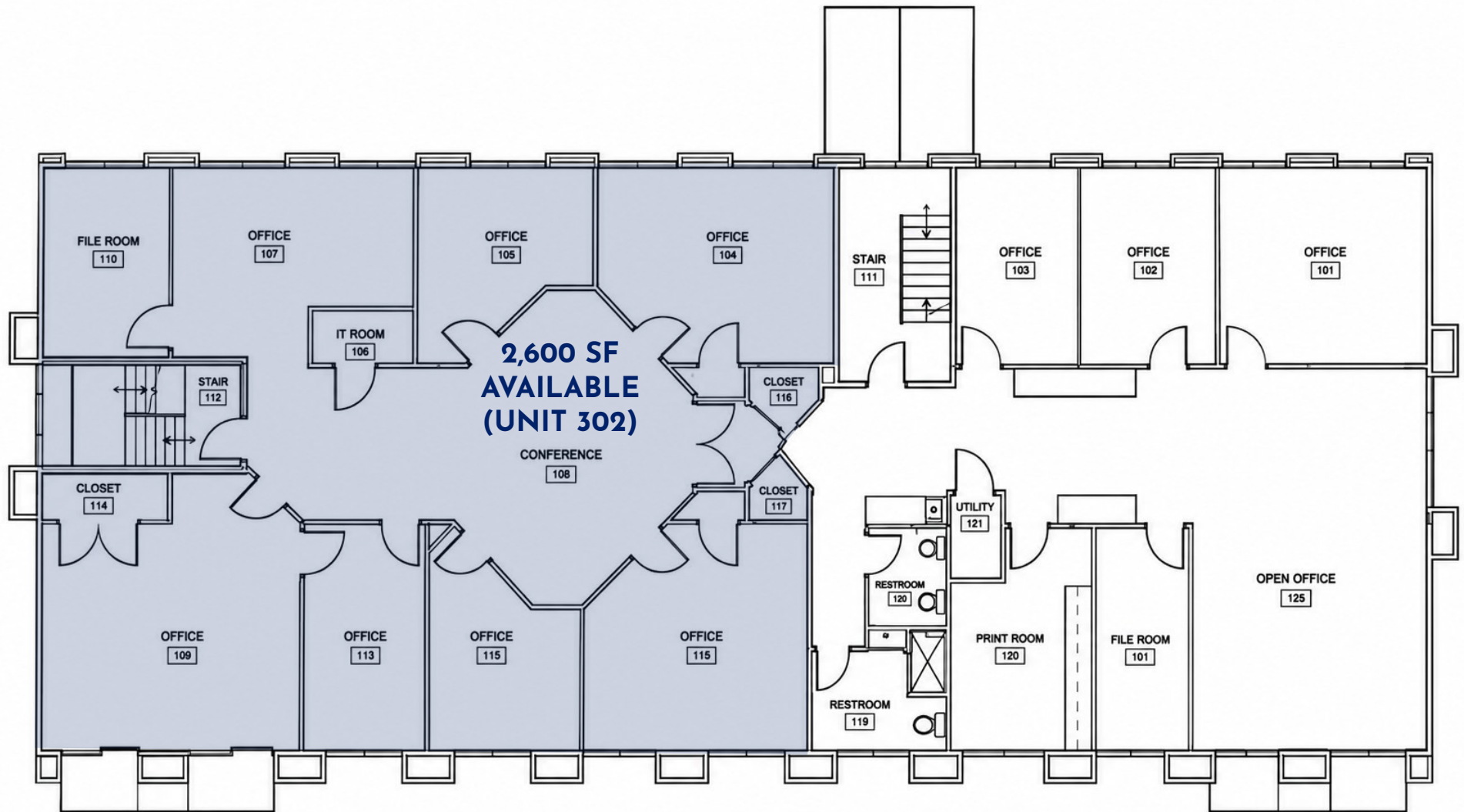
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FLOOR PLAN | UPPER LEVEL (3rd Floor)



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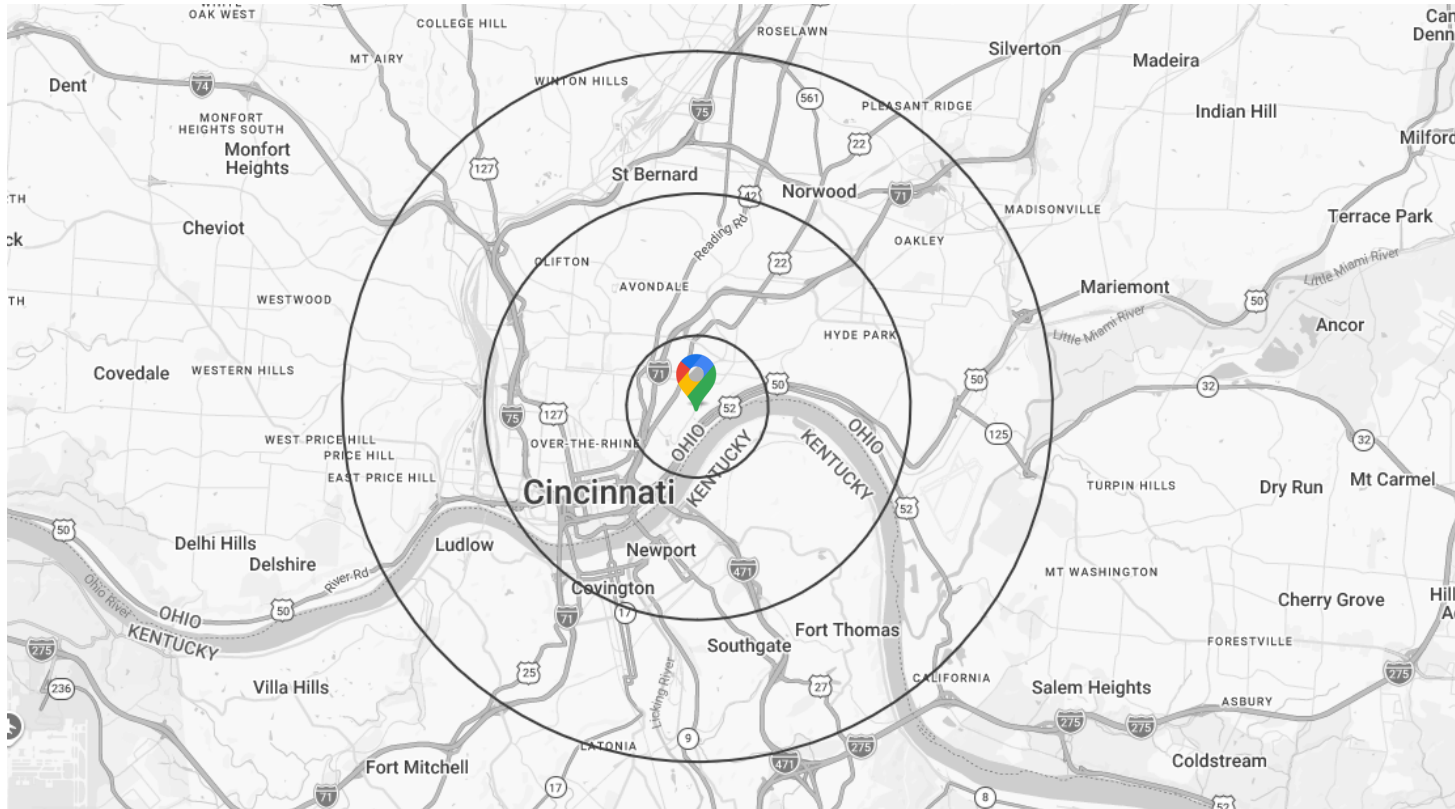
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DEMOGRAPHICS



Description	1 mile	3 mile	5 mile
Population Summary			
2020 Population	15,526	148,083	300,877
2025 Population	17,365	162,918	320,210
2030 Population Proj	17,928	167,471	327,728
Household Summary			
2020 Households	8,181	67,248	135,754
2025 Households	9,027	73,994	144,150
2030 Households Proj	9,301	76,244	147,691
Household Occupancy			
Owner Occ Households	3,229	24,766	56,379
Renter Occ Households	6,072	51,478	91,312
Avg Household Size	1.8	1.9	2.0

Description	1 mile	3 mile	5 mile
Household Income			
Average	\$85,786	\$91,066	\$89,245
Median	\$57,594	\$60,185	\$60,727
Median Home Info			
Value	\$272,705	\$329,051	\$276,710
Year built	1948	1948	1948
Employment Summary			
Employees	24,182	243,597	317,844
Businesses	1,827	18,974	26,318
Employees per Business	13	13	12
Median Age			
2025 Median	37.7	33.7	35

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