THE MARKETER

15 E. Fourteenth St., Cincinnati, OH 45202 | Over-the-Rhine

Income-Producing Creative Office & Coworking Platform — For Sale

ASKING PRICE	$9,300,000 ($142.60 / SF)

THE OPPORTUNITY

A rare chance to acquire one of Cincinnati's most distinctive creative office assets — new construction (2017), LEED Silver certified, in the heart of OTR just north of P&G and Kroger HQ. The building carries two distinct income streams — a traditional long-term lease and a growing coworking platform (The Marketer Collab) — giving the buyer full flexibility: continue and expand the coworking business into more of the building, deliver space vacant for owner-occupancy, or acquire the real estate and operating business together.

BUILDING BASICS

Building Size	65,219 SF across 4 floors
Year Built / Certification	2017 | LEED Silver
Parking	250+ spaces at adjacent Mercer Garage

INCOME STREAM 1 — TRADITIONAL LEASE (4TH FLOOR)

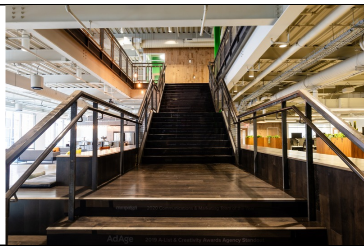
Tenant / Suite	Matthews International Corp. ("Equator"), Suite 400 — 12,880 RSF
Current Rent (Jun '26–May '27)	$22,447/month ($269,366/year) + electric & janitorial
Lease Term	Through May 31, 2028, with one 5-year renewal option; rent escalates annually
Termination Option	Tenant's one-time early-exit right lapsed unexercised (deadline was Nov. 2025) — lease is now locked through 2028

INCOME STREAM 2 — THE MARKETER COLLAB (COWORKING, FLOORS 1–3)

Platform	themarketercollab.com — dedicated desks, private offices, event & meeting space
Actual Run-Rate	~$34,700/month (~$500,000/year current recurring revenue)
Potential Run-Rate at Full Lease-Up	~$76,600/month (~$920,000/year)

PROPERTY HIGHLIGHTS

- Floor-to-ceiling windows, open middle stairwell designed for a collaborative work environment
- Furniture, IT, and A/V infrastructure included in sale — move-in ready
- 3 large event spaces, 12 conference rooms, 26 private offices, 170+ workstations
- Located in vibrant OTR, immediately north of Procter & Gamble and Kroger HQ

STRUCTURED FOR YOUR STRATEGY

INVESTOR Acquire two in-place income streams with upside from lease-up of remaining coworking desks and offices.	OWNER-OPERATOR Occupy all or part of the building; keep or expand coworking revenue as an income offset while you grow into the space.	FLEX/COWORKING OPERATOR Acquire the real estate and The Marketer Collab operating business together, with room to expand it building-wide.

OWNER	**REPRESENTATION**
Jim Price 513.236.4101 jim@brandlabventures.com	Joe Janszen, Cushman & Wakefield 513.549.3011 joe.janszen@cushwake.com

Figures provided by ownership and unaudited; prospective buyers should perform independent due diligence.