

Fully Leased Investment Opportunity



\$2,975,000 - 6.8% Cap Rate

FOR SALE - FREESTANDING OFFICE BUILDING

260 East University Avenue, Cincinnati, OH 45219

David Nianouris (937) 477 - 1106
Rob Anderson (937) 479 - 0729

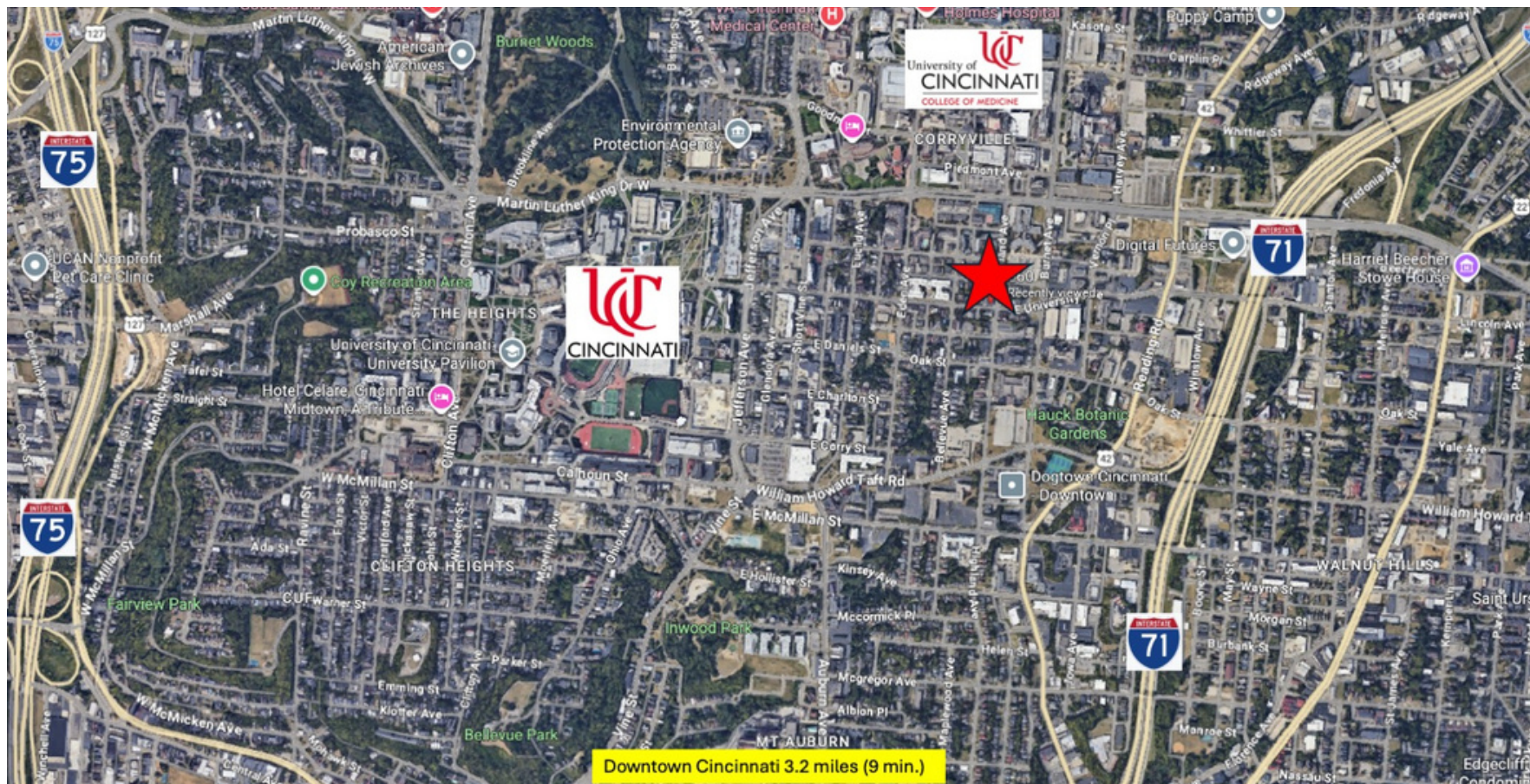


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Property Overview

The Nianouris Commercial Team is pleased to present 260 East University Avenue in Cincinnati, a freestanding, two story office building offering 12,202 square feet in the heart of Cincinnati's University Heights corridor. Situated between Interstates 71 and 75 and only 3.2 miles from downtown Cincinnati and just minutes from the University of Cincinnati main campus and UC Medical Center campus. Built in 2005 and fully renovated in 2025, the property combines a modern building infrastructure within an established, high visibility corner location.

The property is being offered at \$2,975,000, reflecting a 6.8% cap rate, and is fully leased to two established tenants, providing an investor with immediate, consistent income from day one. Its location along East University Avenue puts it directly in the path of daily traffic and foot traffic tied to the university and medical district, making it a strong fit for an investor seeking a stabilized, income producing asset in one of Cincinnati's most consistently active corridors. The NOI for this property is \$202,339.



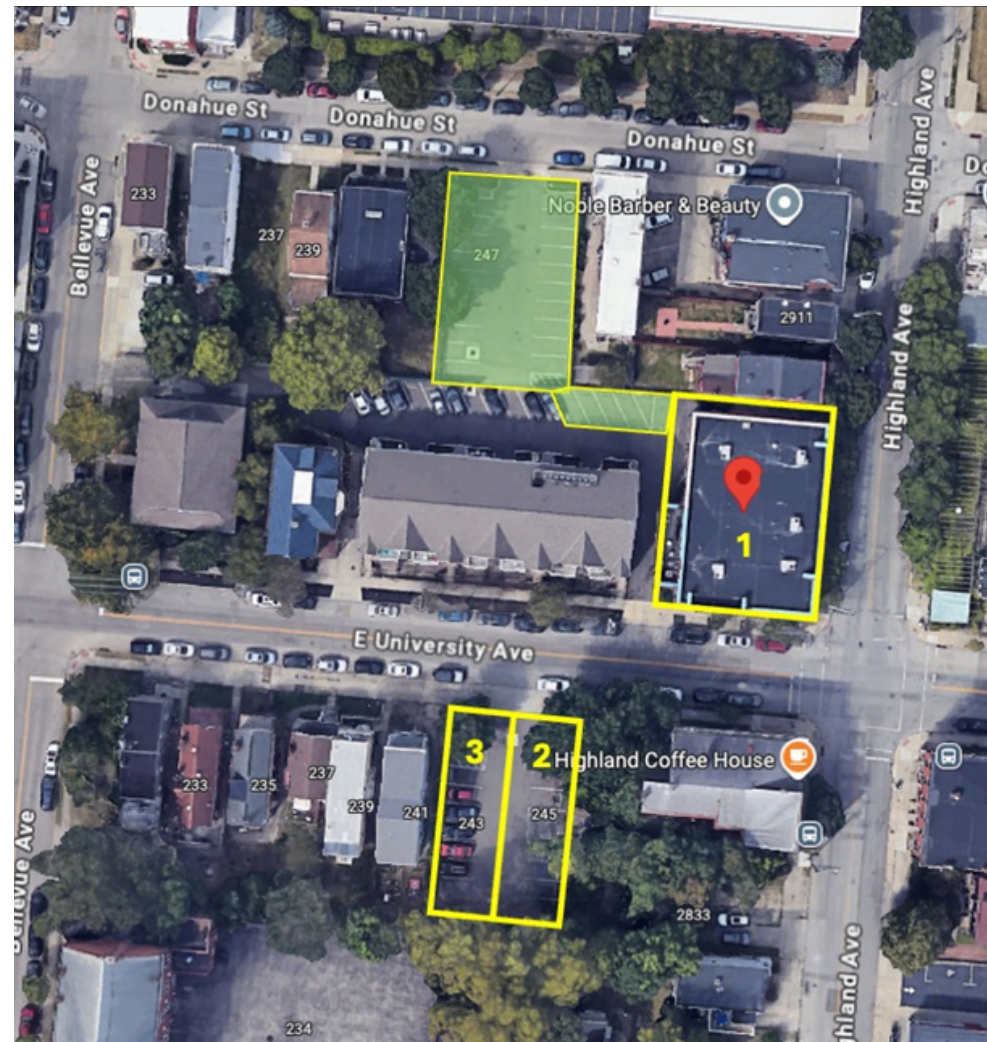
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Property Highlights

Address:	260 East University Avenue Cincinnati, OH 45219
Parcel Numbers:	092-0004-0148-00 (1) 092-0004-0155-00 (2) 092-0004-0156-00 (3)
Price:	\$2,975,000
County:	Hamilton
City:	Cincinnati
Building Size:	12,202 SF
Lot Size:	0.18 AC
Year Built:	2005 (Renovated in 2025)
Zoning:	CN-P-T, City of Cincinnati
Parking Spaces:	14 - First Floor Parking Garage 40 - Surface Parking Spaces
Roof:	EPMD
HVAC:	5 rooftop units - Gas
Electric:	3-phase, 800 amps
Restrooms:	Men's and Women's Restrooms on each floor
Taxes:	Approx. \$33,995.54



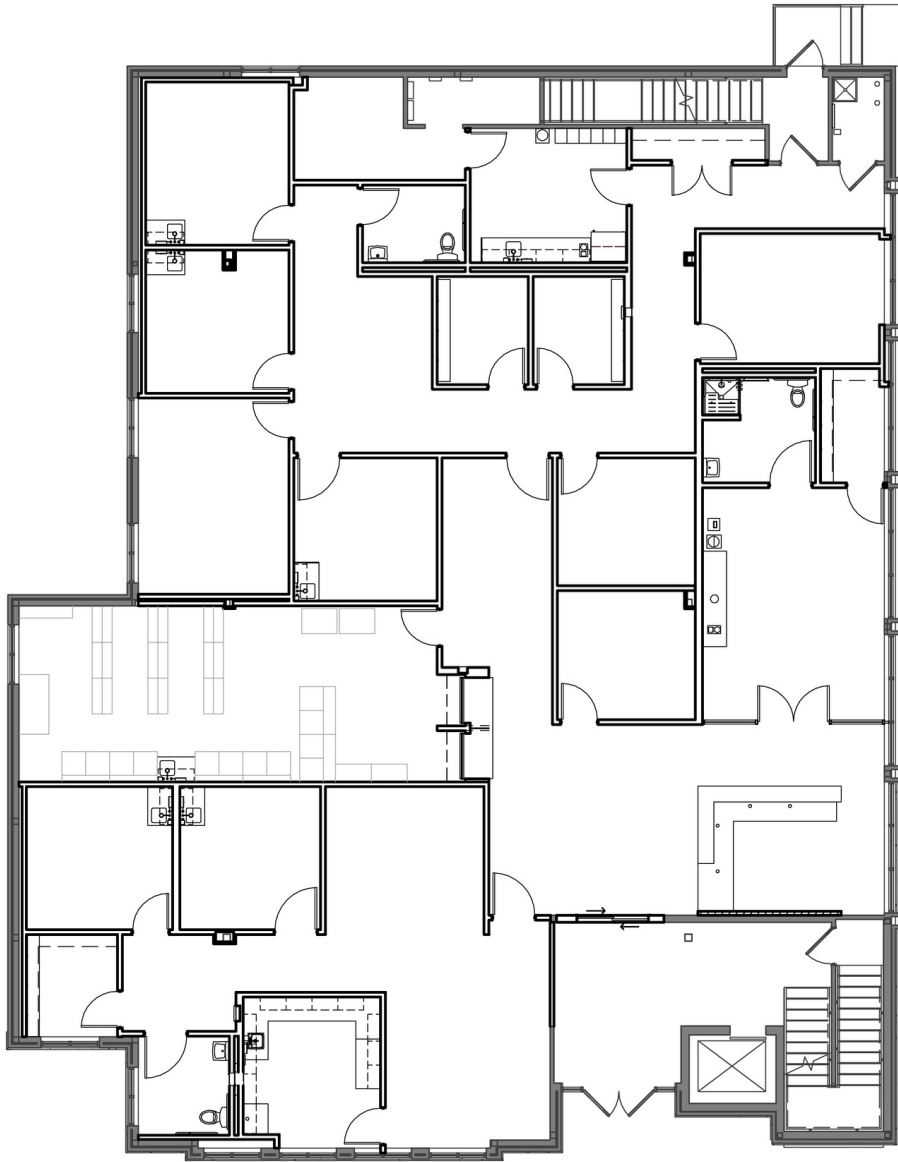
 Parking Easement Agreement

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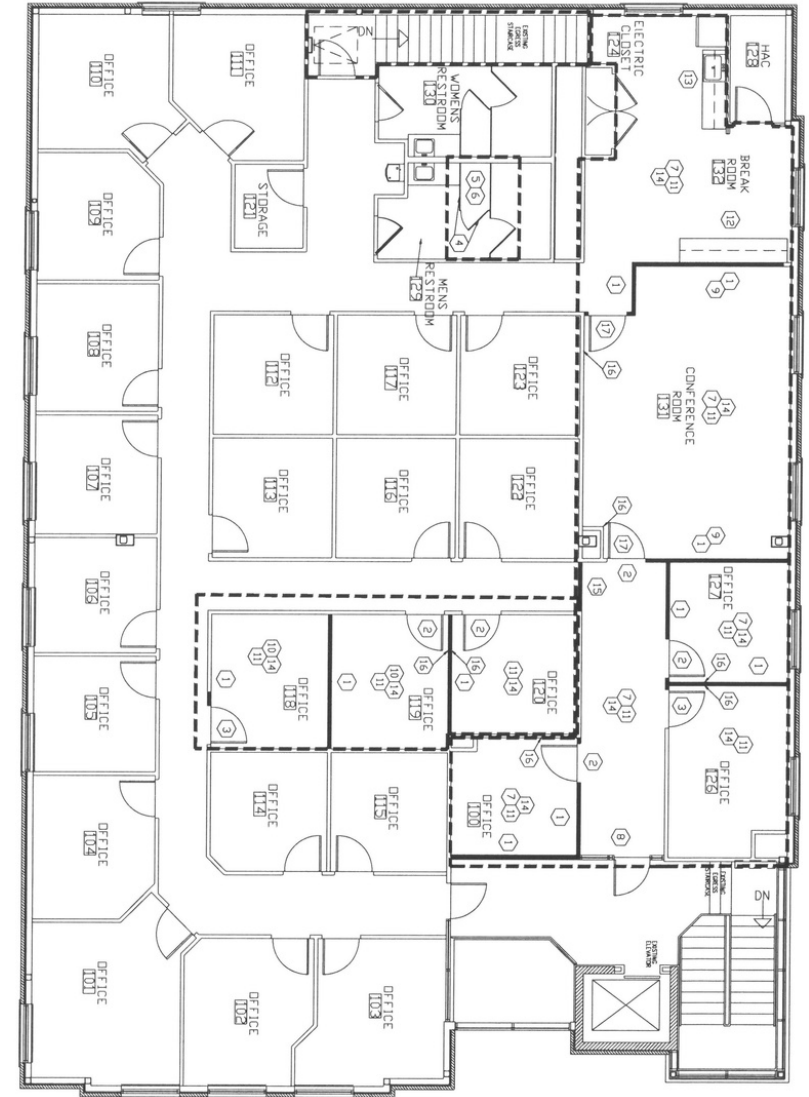


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Floor Plans



First Floor Plan



Second Floor Plan

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Property Photos



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