

18^{9th}
WST

DOWNTOWN | OFFICE |

100% LEASED



18 W 9th ST
CINCINNATI, OH 45202

This renovated office is located between the CBD and Over-The-Rhine, just 3 blocks to the Hamilton County Courthouse, 2 blocks from the new high-rise Kroger development at Court & Walnut.

Built in 1948, the building has a lot of character with large window-lined work spaces and modern updates throughout.

Private gated parking lot with designated surface spaces available. Spectrum Business available in the building. With 15 surface parking spaces, downtown district zoning, and ever-growing Cincinnati office market, the building is 100% leased.

Easy access to public transport and parking garage opposite to the building make this space exclusive.

10,775 SF Building

100% Leased

15 Gated surface parking spaces

Bus - West 9th Street

Streetcar - Vine Street

New & flexible build-outs

Strong CBD fundamentals



HARDY WORLD LLC

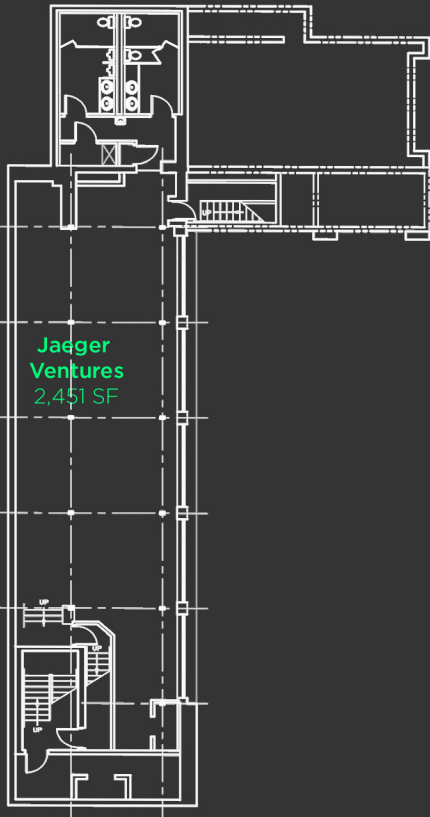
61 State Route 2044
Bentleyville, PA, 15314

hardyworldllc.com

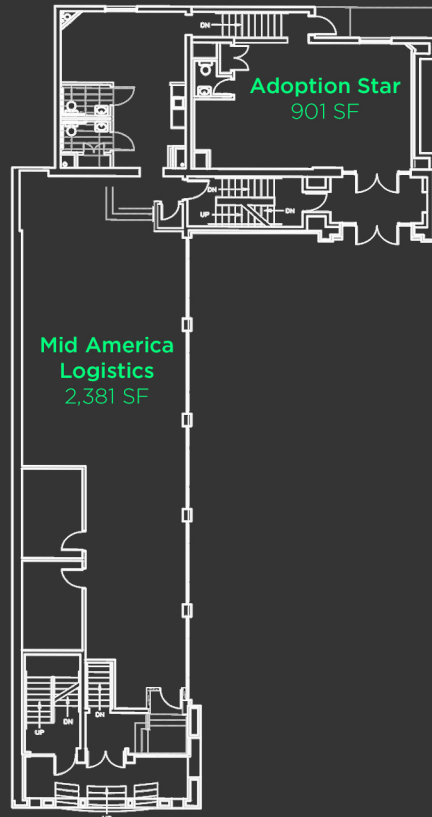
info@hardyworld.biz

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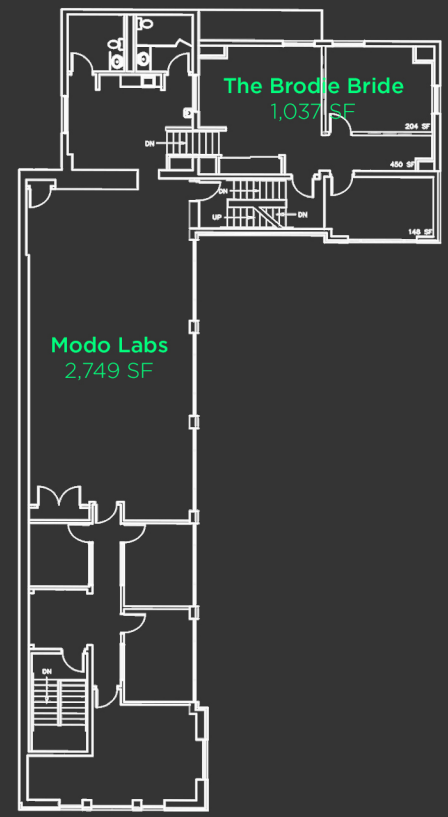




Lower Level



First Level



Second Level



Flexible, open floor plates w/ rooftop patio

Newly redone - contemporary styling

Exclusive build-outs & private entrances

Maximized window-lined workspace

Hardy World LLC with its modest portfolio, specializes in developing the best in-class spaces. With assets in various booming markets, we are pleased to offer **18th W 9th St**, our humble office building in the Downtown Cincinnati Market.

The Excitement is Building!

Contact **Hardy** World today:

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