

The Annex
— OF OAKLEY —

CREATIVE SPACE FOR LEASE



3235 Enyart Ave., Cincinnati, OH 45209



4,700 SF creative space
in stand-alone building



Open concept floor plan
with abundant
natural lighting



Prime location in the
heart of Oakley, Ohio



Complimentary
onsite parking

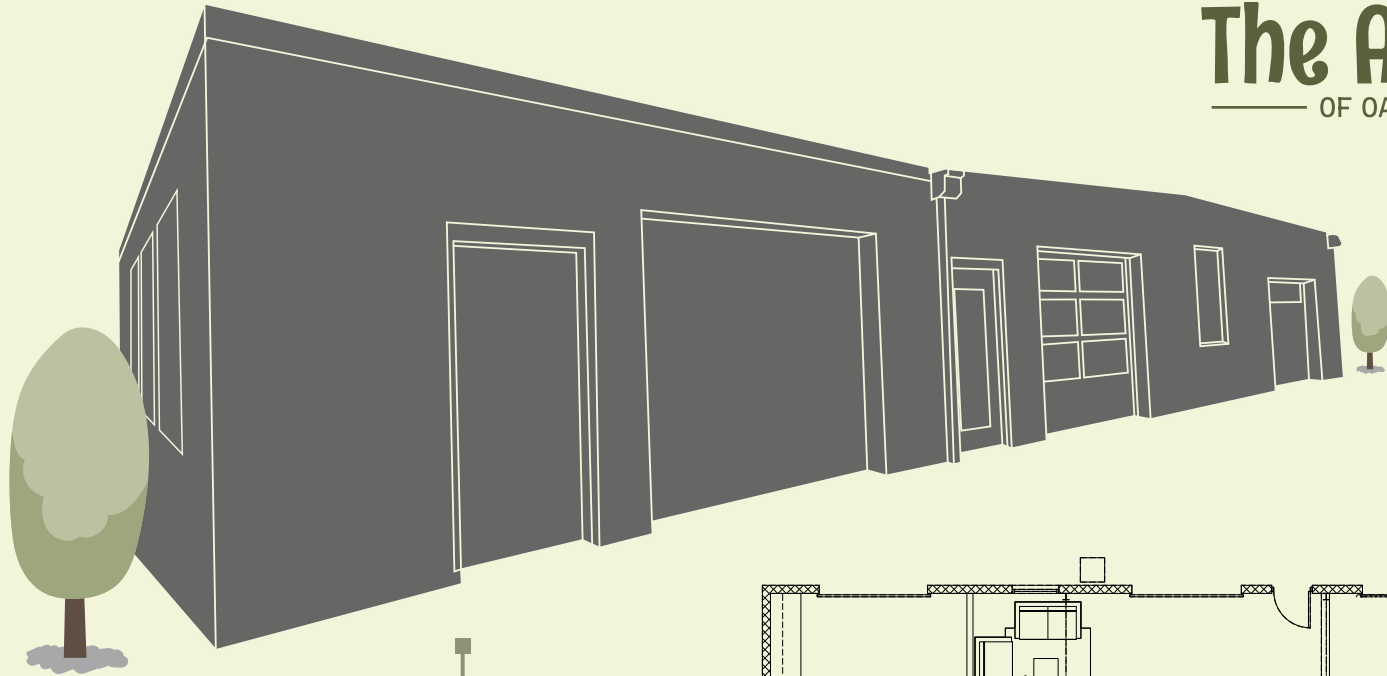


\$15.00/SF MG lease rate
(tenant responsible
for utilities)

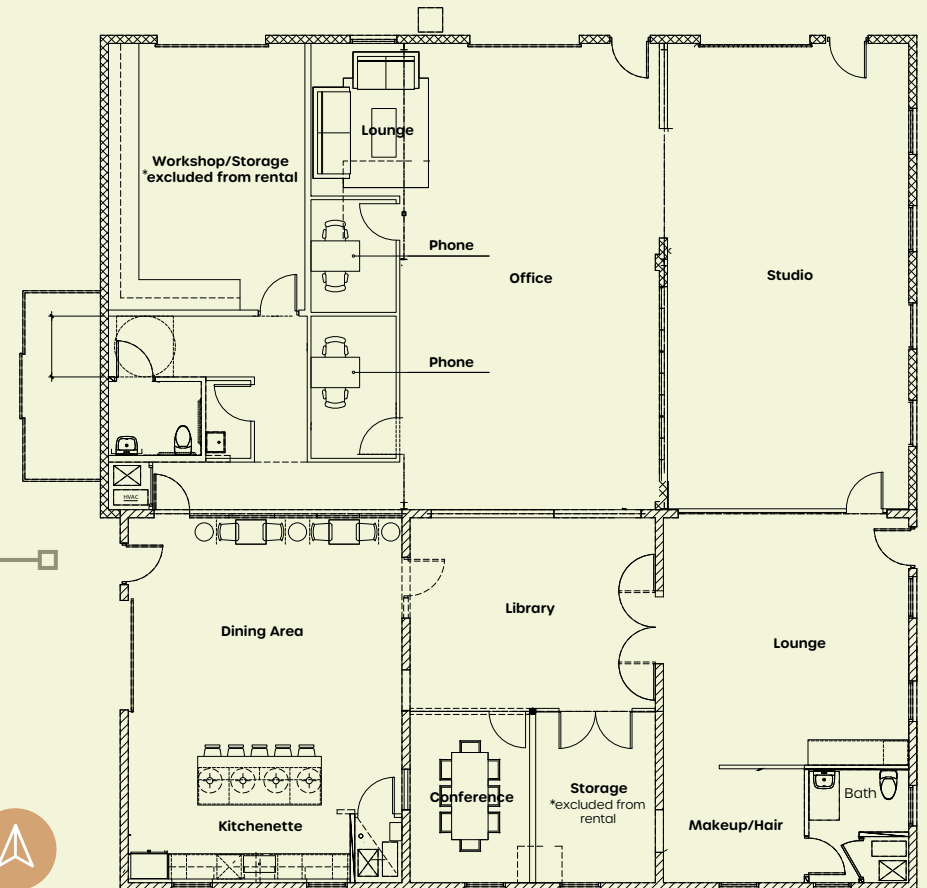
The Property

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Floorplan



The Location

Oakley stands out as one of Cincinnati's most vibrant neighborhoods, consistently ranked among the **top 5** places to live in the city, offering an ideal urban-suburban blend. Located just **four miles** north of the Ohio River and adjacent to **Hyde Park**, Oakley is known for being an **entertainment and lifestyle destination** centered around the bustling Oakley Square. The neighborhood boasts exceptional walkability with **well-maintained** sidewalks, parks, and the Wasson Way Trail connecting residents to an impressive array of amenities. Visitors and locals enjoy the diverse selection of **restaurants, coffee shops, bars**, and both local and chain retail options, all while maintaining peaceful residential areas. This evolving, affluent community combines the energy of city life with neighborhood charm, making it a coveted location for **businesses seeking** a creative and dynamic environment.



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