



AN ICONIC LANDMARK

8,415 SF creative office space in the heart of OTR

1600 Central Parkway, Cincinnati, OH 45202

The Warner Brothers Pictures Building

A Historic Landmark



For nearly 75 years people driving by Liberty and Central have wondered, *"What in the world is Warner Brothers pictures doing in Over the Rhine?"* Surprisingly, Cincinnati was a thriving distribution center for Warner Brothers as well as many other film production companies in the 30s, 40s, and 50s. Film-making was very much a part of the light industry that propelled the economy of Cincinnati and Over-the-Rhine.

Built in 1940, The Warner Brothers Building is a two-story commercial brick building with modest Art Deco elements such as flat planar walls and geometric decoration. It is trapezoidal in plan; its front and south side elevations are angled along Central Parkway and Liberty Street. Grandin Properties purchased the property and restored it to its near original glory.

The property's location is exceptional. At the intersection of Liberty and Central Parkway, it sits across the street from the new FC Stadium and a \$300 million real estate development.

Building Highlights



8,415 SF creative office



2 floors



Rooftop terrace



Asking rate \$26.00/SF plus CAM



On-site parking: 20 spaces



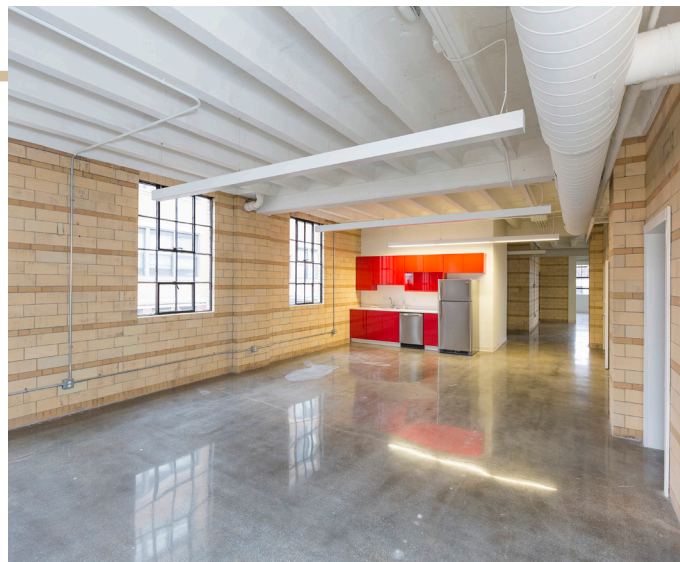
Walkable amenities including Findlay Market, FC Stadium, Washington Park, and countless cafés and restaurants.



Easy access to I-75 and I-71

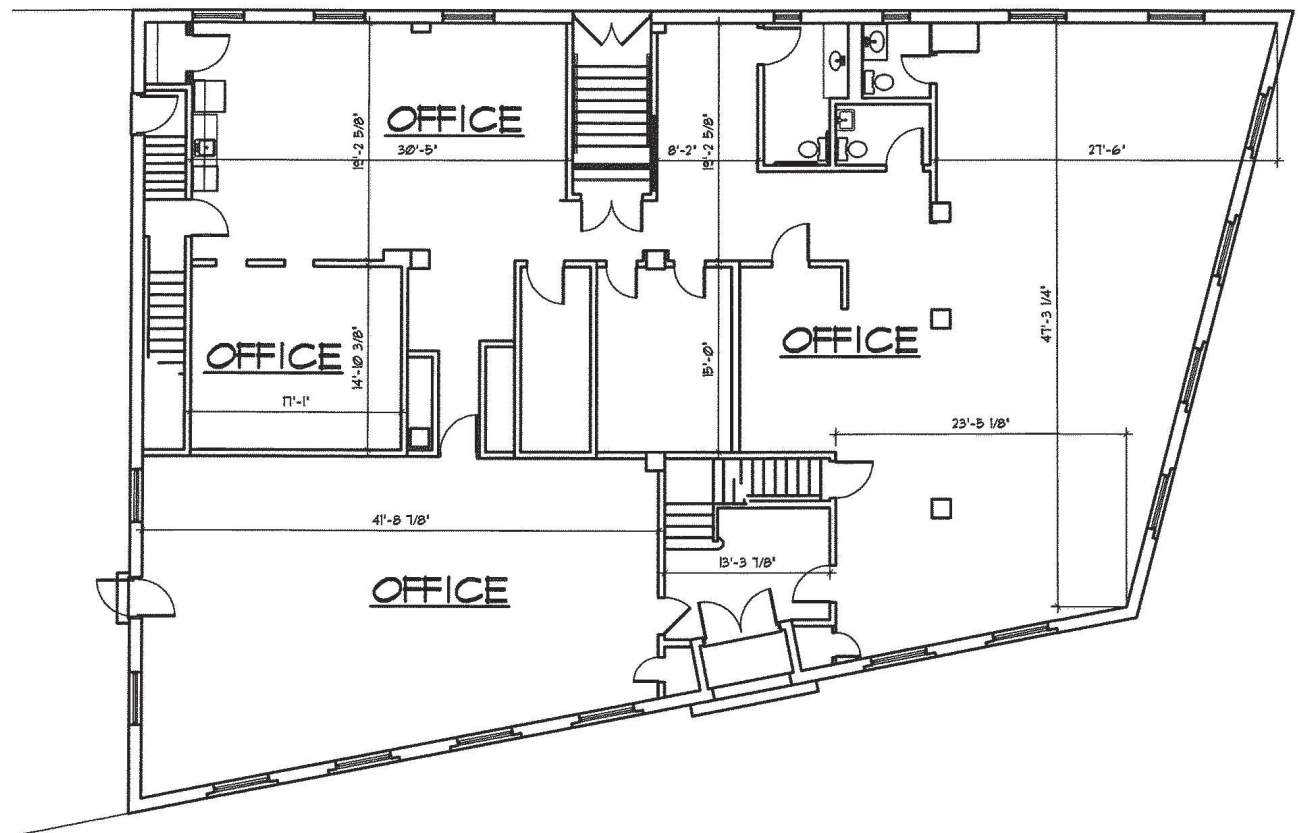


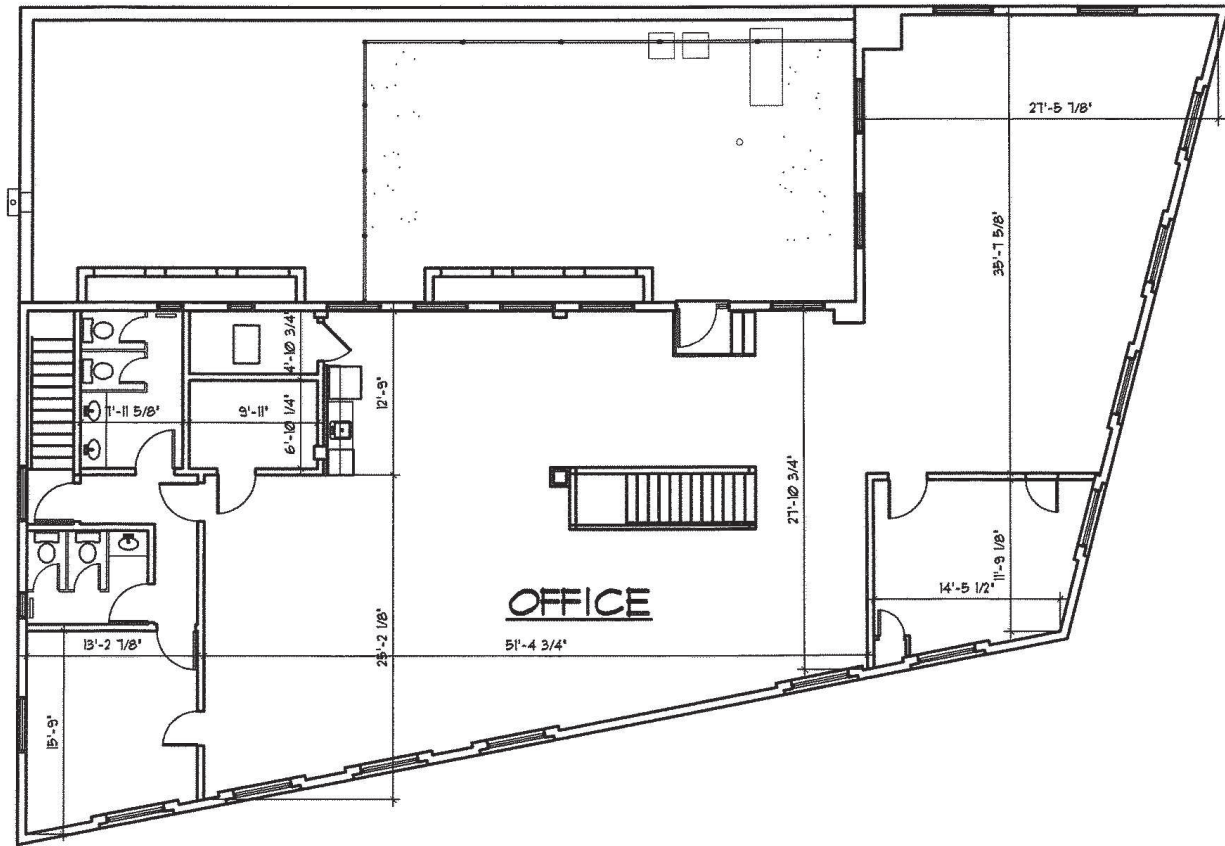
Located in the heart of the Central Parkway transformation into Cincinnati's Champs-Élysées



AVAILABILITY

Floor 1
4,952 SF





Floor 2
3,463 SF

Over-the-Rhine

The Warner Brothers Building is ideally located in the heart of Cincinnati's popular Over-the-Rhine neighborhood. With the best view of TQL Stadium and its new development, close proximity to Cincinnati Music Hall, and steps from Vine Street restaurants, bars, and cafés - this is the ultimate live, work, play destination for businesses to grow and thrive.

Legend



DINING/BARS



POINTS OF INTEREST

Cincinnati's Champs-Élysées

A major transformation is underway for Cincinnati's historic Over-The-Rhine neighborhood. The City of Cincinnati Department of Transportation & Engineering is in the preliminary phase of a project to transform Central Parkway between Plum and Liberty Streets. The reimagined Central Parkway would prioritize pedestrians, reconnect OTR and the West End neighborhoods, and attract mixed-use development.

Potential enhancements include widened sidewalks, improved pedestrian crossings, bike lanes, landscaping, streetscape amenities, and public art.





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NORTHERN ROW BREWERY & DISTILLERY

DUNLAP CAFE

THE SKELETON ROOT

PHO LANG THANG

DEEPER ROOTS COFFEE

FINDLAY MARKET

THE AREPA PLACE

PARKING

TQL STADIUM

PARKING

MAIZE

CINCINNATI MUSIC HALL

PARKING

MEMORIAL HALL OTR

WASHINGTON PARK

CINCINNATI FIRE MUSEUM

W 9TH ST

W 7TH ST

CINCINNATI CITY HALL

ELM ST

CINCINNATI

W CENTRAL PKWY

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