



FACTORY 52

OFFICE SPACE FOR LEASE

4590 Beech St, Cincinnati, OH - 45212



THIS IS FACTORY 52

VARIOUS OFFICES SPACES AVAILABLE

PROPERTY HIGHLIGHTS



Nearly 21 acres of mixed-use redevelopment (residential, retail, and office uses, as well as community gathering spaces)



Historical site in Cincinnati's growing Midtown market



Walkable entertainment district

- ♠ PLK Factory 52 Overview
- ♠ PLK Factory 52 About the Clock Tower

FACTORY 52



WELCOME TO NORWOOD, OHIO

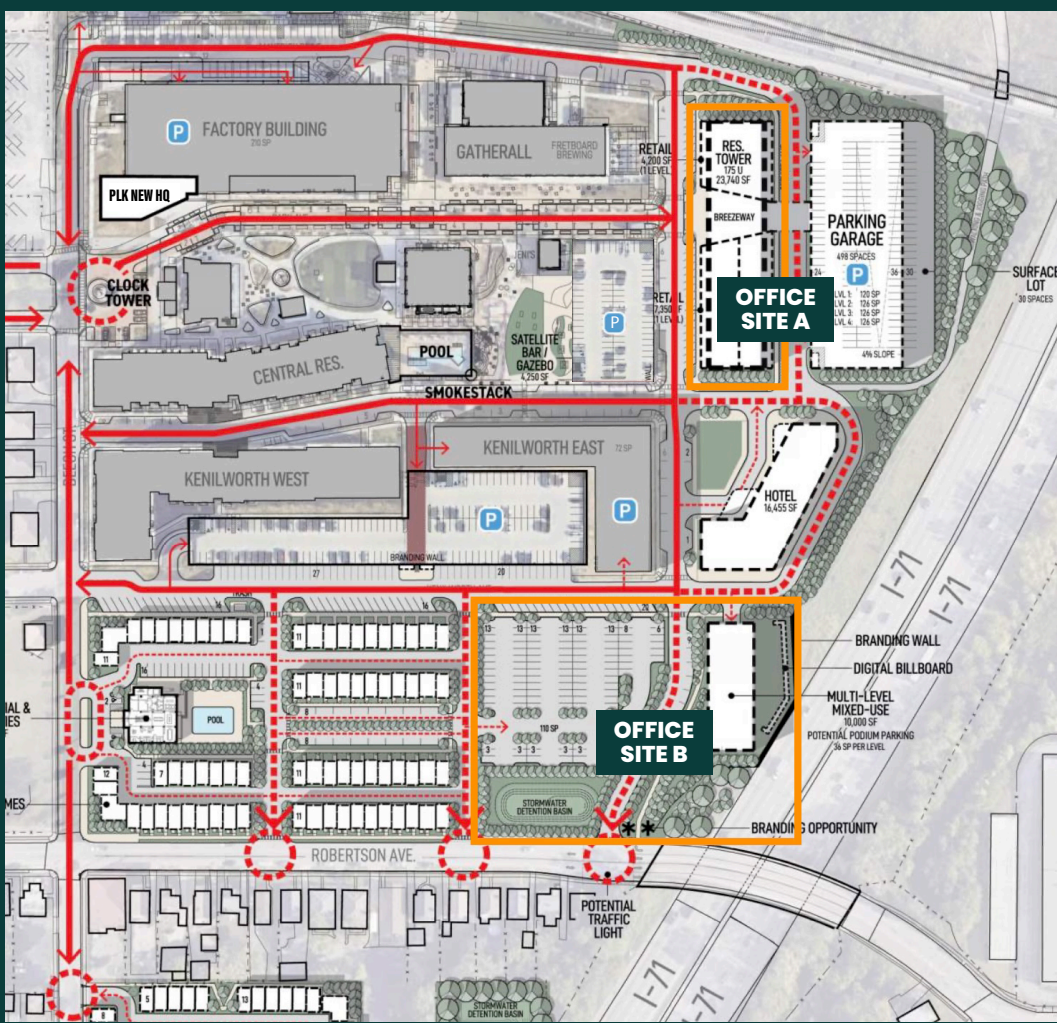
AROUND THE NEIGHBORHOOD

Nestled in the heart of the greater Cincinnati metropolitan area. Norwood has excellent transportation accessibility. Accessible by I-75 to the West and I-71 to the East. The Norwood Lateral runs through the center of the city. Neighbors with Oakley, there is an abundance of retail, office and industrial locations. Norwood is located just 9.8 miles from Downtown Cincinnati.



DEMOGRAPHICS

	1 mile	3 miles
2020 businesses	923	4,195
2020 population	16,230	120,438
2020 average HH income	\$86,647	\$82,716
2025 average HH income	\$97,033	\$91,483
2020 average value of owner occ. housing units	\$223,287	\$258,533



EDUCATION

- Xavier University - 7,000 students
- University of Cincinnati - 46,798 students



TOP EMPLOYERS

- Tri Health - 12,000 Employees
- dunnhumby Inc - 500 Employees
- Siemens Energy Inc - 365 Employees
- Passport USA - 300 Employees



NEW DEVELOPMENTS IN THE AREA

- The Graphite, \$40MM/360 units
- Three Oaks, \$200MM/600 units

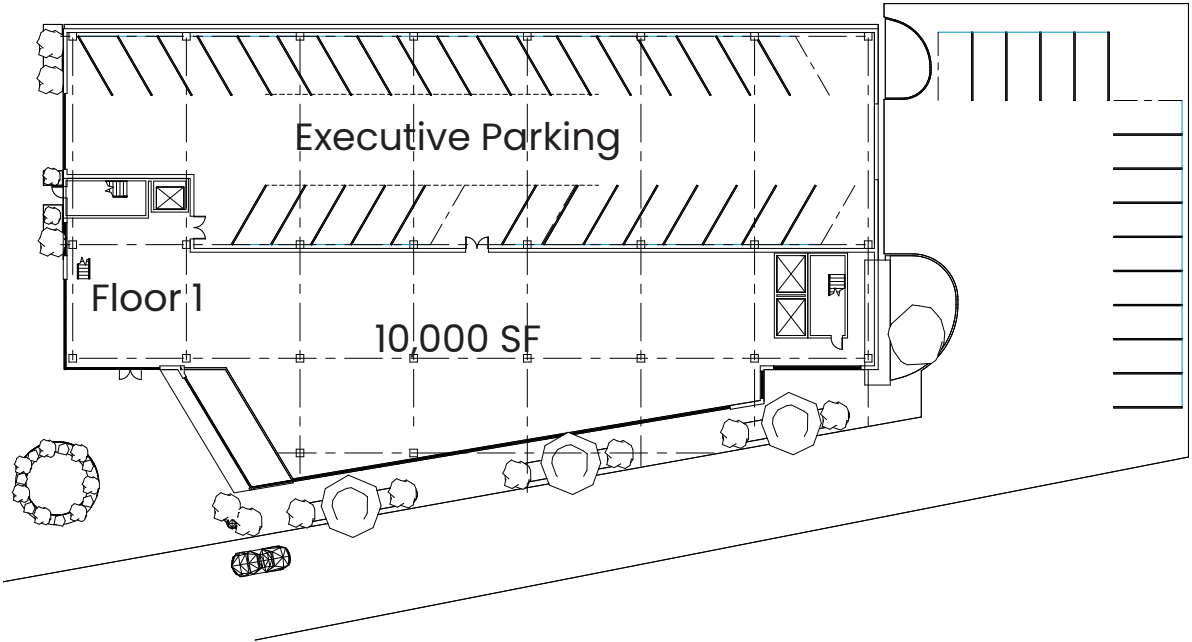


OFFICE RENDERING (CONCEPTUAL)

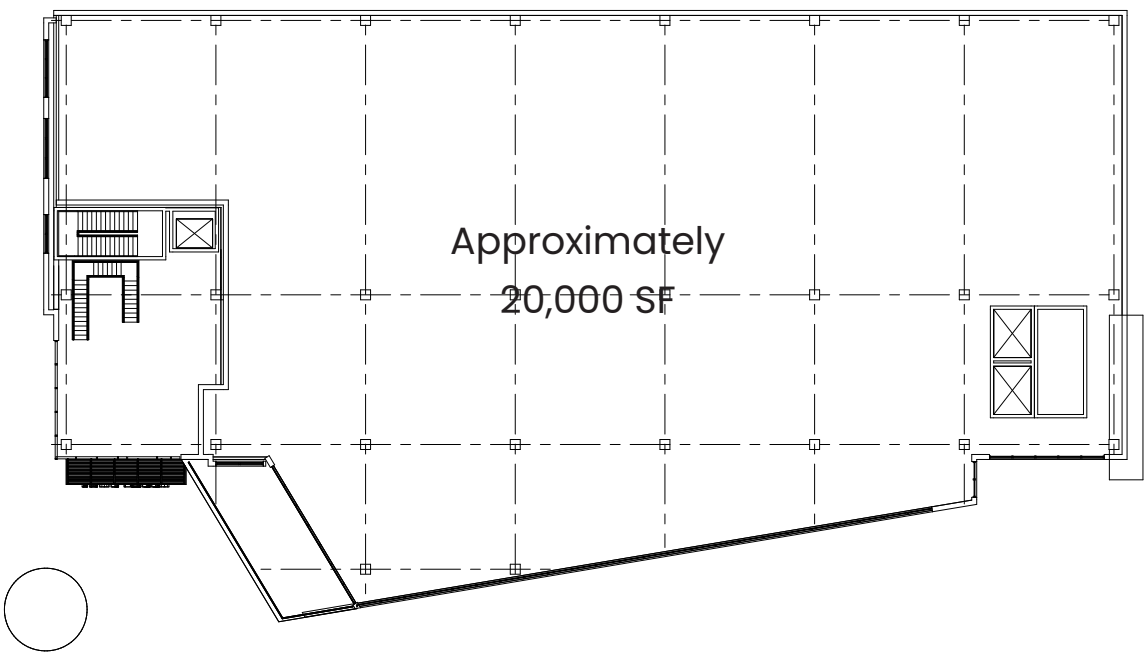
FLOORPLATE APPROXIMATELY 20,000 SF



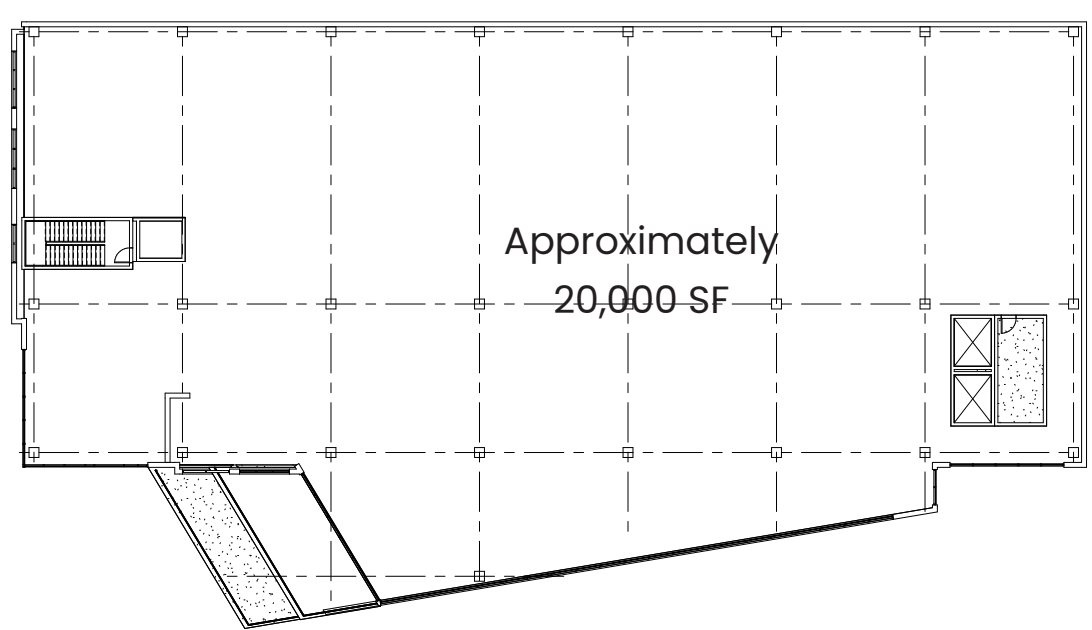
OFFICE RENDERING 1 (CONCEPTUAL)



OFFICE RENDERING 2 (CONCEPTUAL)



OFFICE RENDERING 3 (CONCEPTUAL)





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