

REPUBLIC BANK

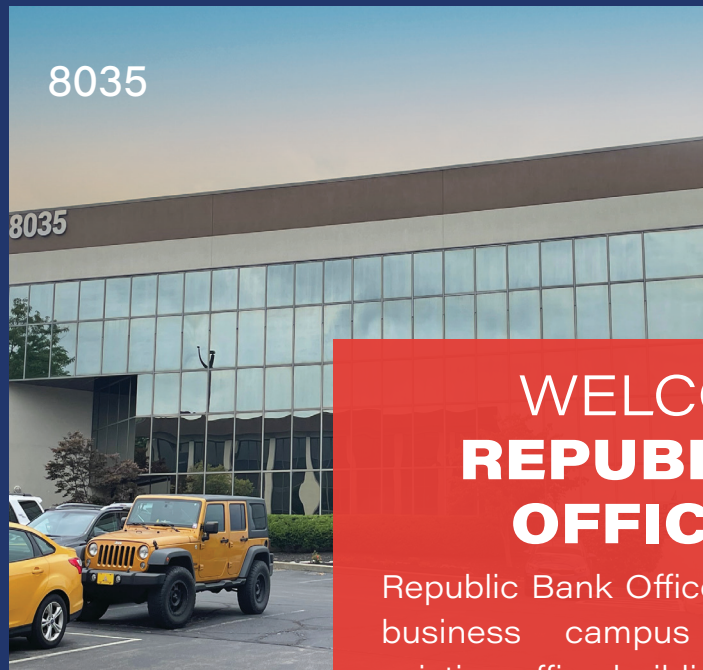
Office Park



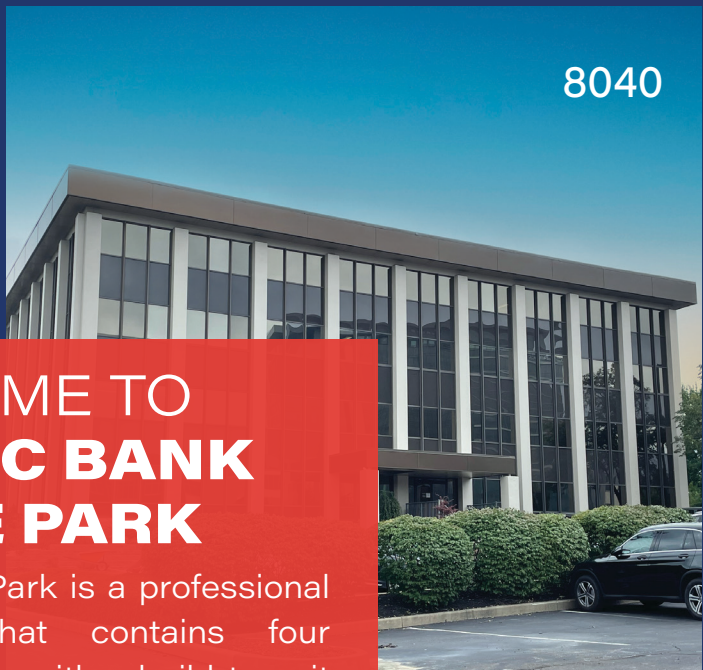
8035-8050 Hosbrook Road
Cincinnati, OH 45236



8035



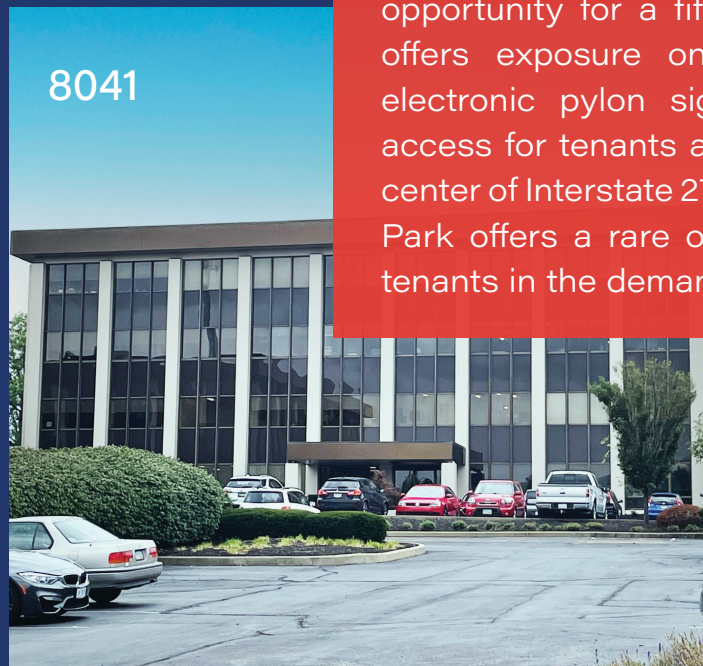
8040



WELCOME TO REPUBLIC BANK OFFICE PARK

Republic Bank Office Park is a professional business campus that contains four existing office buildings, with a build-to-suit opportunity for a fifth building. Its location offers exposure on Interstate 71 via an electronic pylon sign and provides easy access for tenants and visitors being in the center of Interstate 275. Republic Bank Office Park offers a rare opportunity for potential tenants in the demanding Kenwood market.

8041



8050



AVAILABLE OFFICE SPACE IN AN UNMATCHED LOCATION

Multi-million-dollar renovations recently completed



HIGH 4:1,000
PARKING RATIO



150,000 S.F.
TOTAL



UP TO
25,000 S.F.
AVAILABLE



UNINTERRUPTED
VIEWS



ON-SITE
MANAGEMENT
AND OWNERSHIP



POTENTIAL BTS
OPPORTUNITY

RENOVATIONS

- New common area hallway finishes
- Updated restrooms
- Upgraded security camera and access card system
- Each building exterior is repainted
- New parking lot
- Upgrade on exterior soffit and fascia
- New roofs on all buildings
- Lobby renovation for building 8035
- Building Conference room available
- New building access system added in 2025
- New entrance pylon sign
- Efficient solar tint on windows
- Landscape upgrades and enhancements



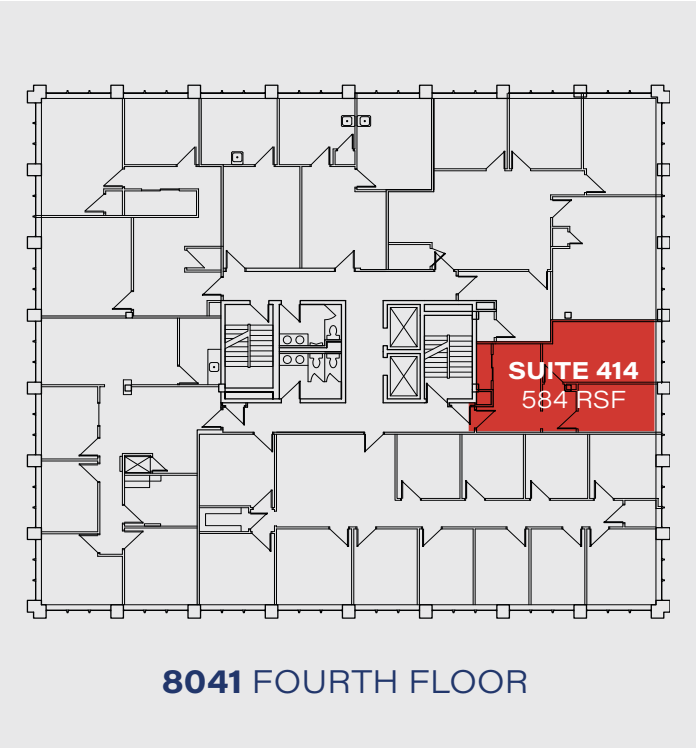
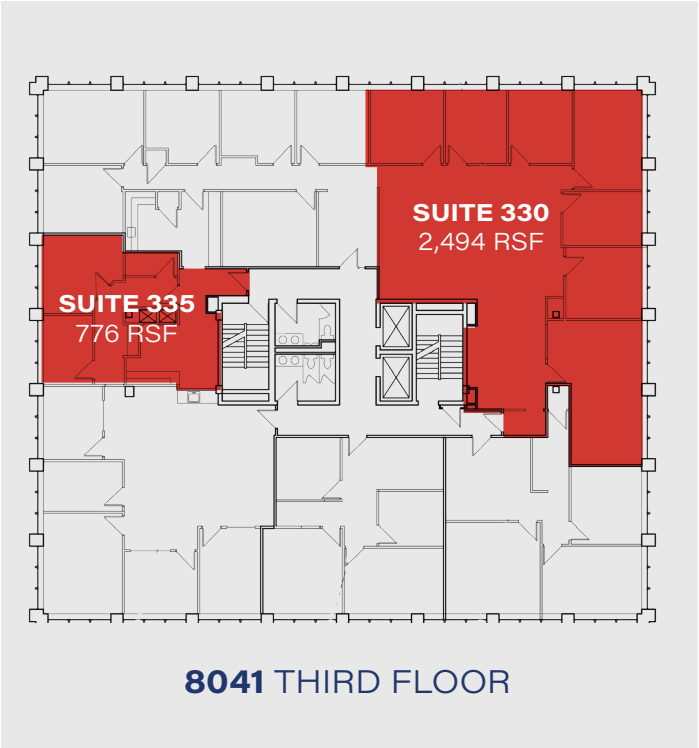
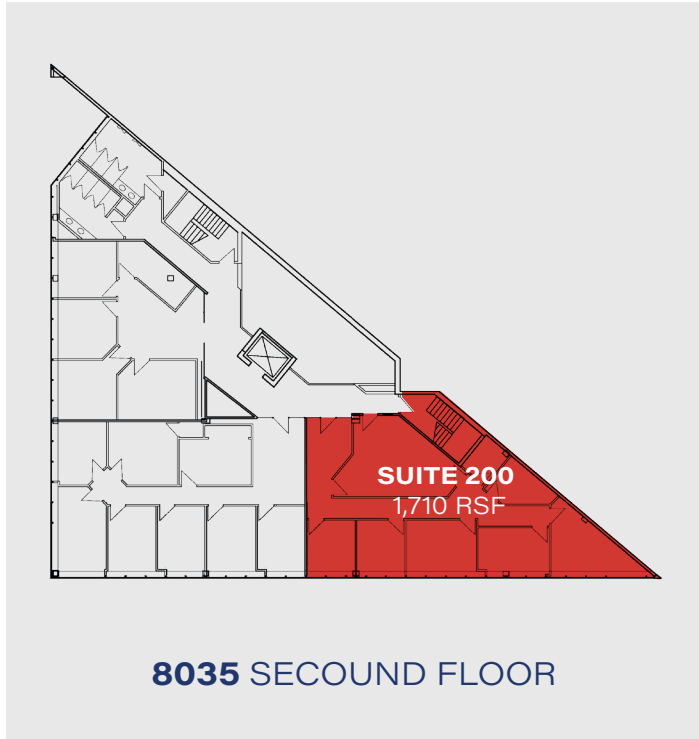
SITE PLAN

THE RIGHT
LOCATION



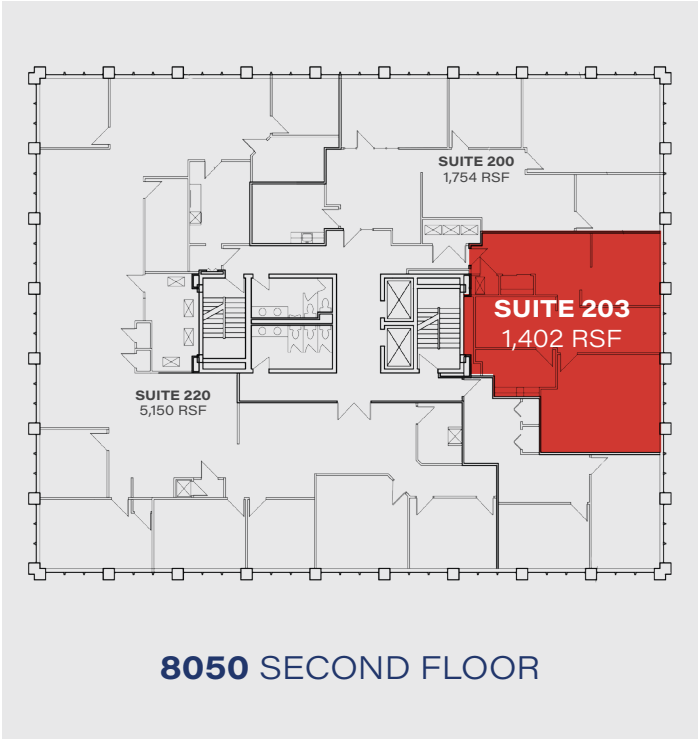
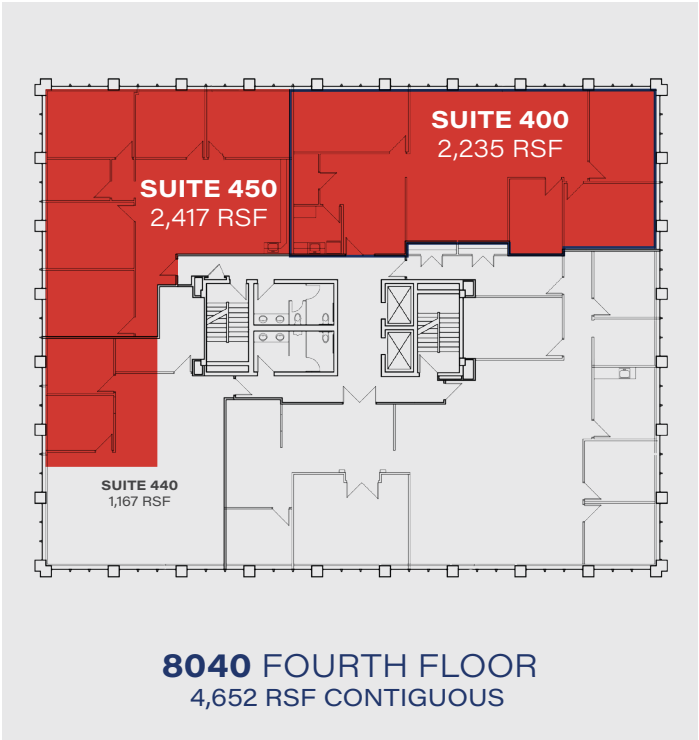
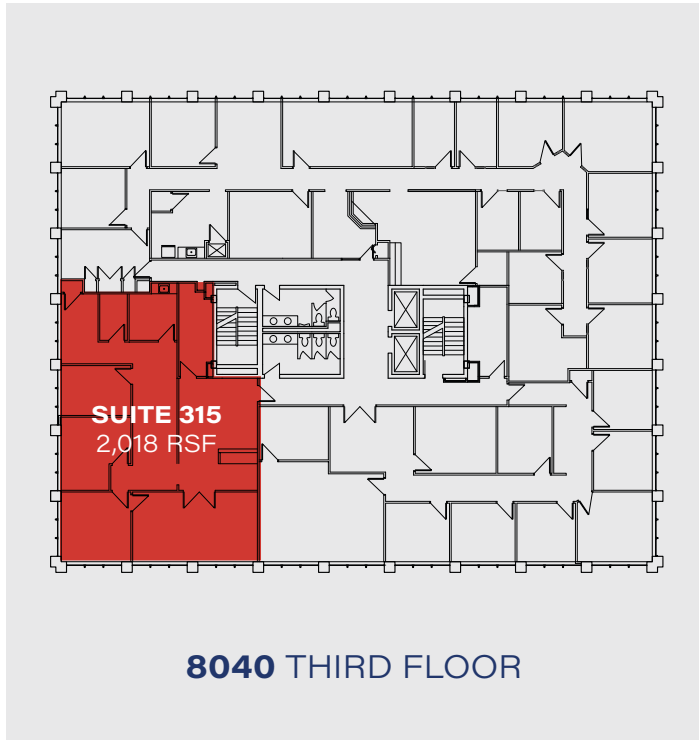
8035 AVAILABLE SPACES

8041 AVAILABLE SPACES



8040 AVAILABLE SPACES

8050 AVAILABLE SPACES





REPUBLIC BANK

Office Park

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