



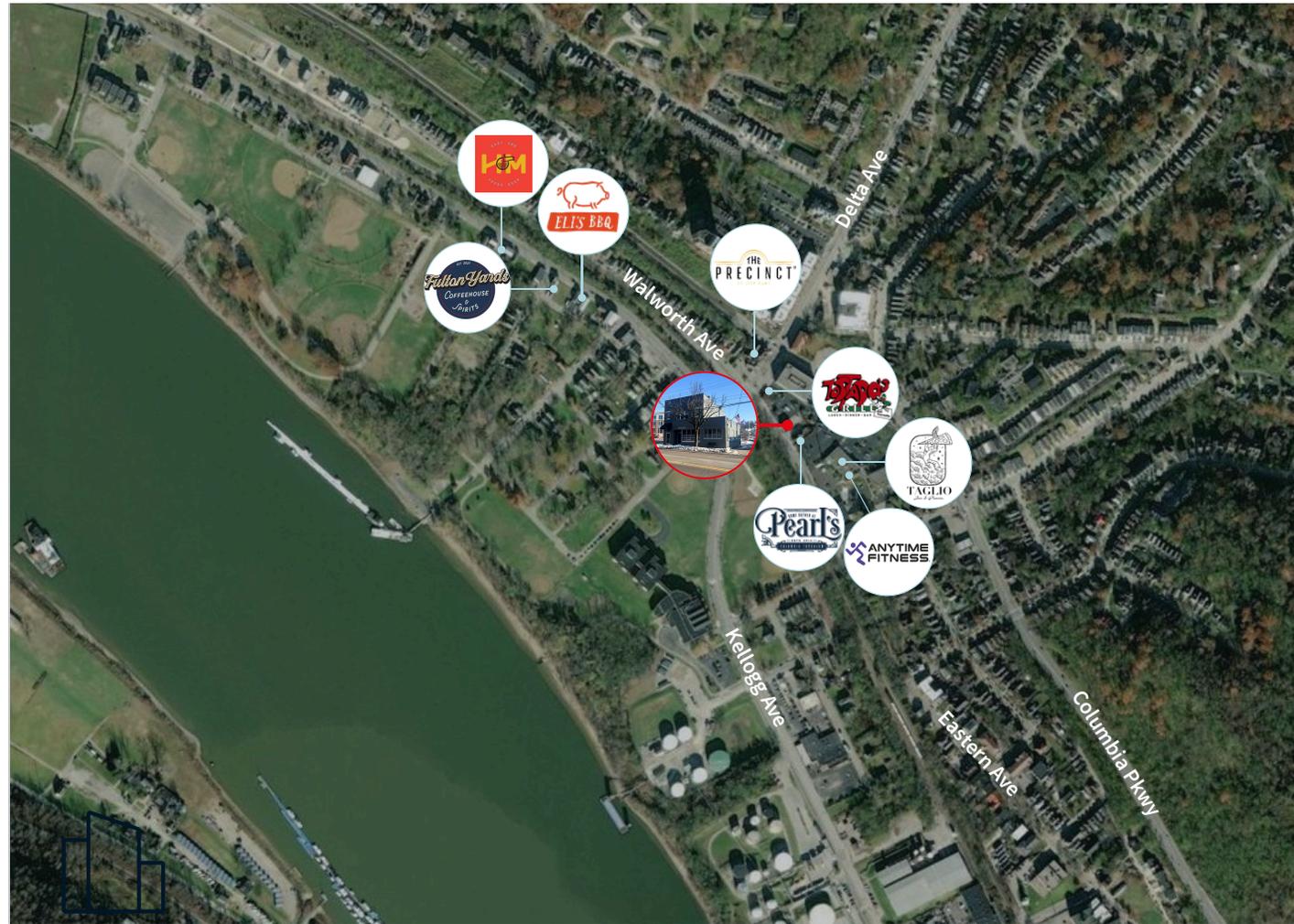
# For lease

3512 Eastern Ave  
Cincinnati, OH 45226  
1,100 RSF Available

# Columbia -Tusculum

Situated in the historic Columbia Tusculum neighborhood, just minutes from Downtown Cincinnati with convenient highway access via Columbia Parkway and I-275. This charming riverside community offers walkable proximity to diverse dining, cafés, and local boutiques, complemented by abundant on-site and nearby parking. Experience the perfect blend of urban accessibility and neighborhood character.

## Off street parking behind building



## Demographics: 3 mile radius

**89,079**

Total Population

**41,586**

Total Households

**35.6**

Median Age

# Second-Floor Office Space

## Space Highlights:



1,100 square feet



Quiet second-floor location



Excellent natural light



Flexible lease terms



Move-in ready



# Second-Floor Office Space



Office 2



Entrance Hall



Office 3



Restroom

# Thank you

## About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500<sup>®</sup> company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

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