



For sale or lease

3734 Eastern Ave, Cincinnati, OH 45226

 **JLL** SEE A BRIGHTER WAY

Property Overview



4,800 SF Office Building

Two story property ideal for small businesses or professional services firms.



Strategic Location in Cincinnati's East Corridor

Community feel with exceptional walkability and amenities.



Historic Charm and On-site Parking

Built in 1930 with 15 surface parking spaces, combining character and convenience.



Class A Interior

Professional design with many updates.



Offering:

Sale Price

\$1,080,000

Lease Rate

\$26.00/SF MG

Tenant pays utilities and janitorial

Columbia - Tusculum

Experience the unique advantage of a Columbia-Tusculum address. This prime location offers the best of Cincinnati, combining the vibrant character of a historic, riverside neighborhood with the convenience of being just minutes from downtown. With immediate access to Columbia Parkway and I-71, your commute is simplified. The area provides a wealth of walkable amenities—from acclaimed restaurants to cozy cafés and shops—all supported by generous on-site and neighborhood parking, creating an unmatched and accessible business setting.

**Just minutes from
Downtown, Cincinnati**



Interior Photos



The floor plan illustrates the layout of the first floor, including the following rooms and features:

- Break room**: Located in the top left, with a 360° camera icon.
- Conference Room**: Located in the top center, with a 360° camera icon.
- Bath**: Located in the top right, with a 360° camera icon.
- Office**: Located in the middle left, with a 360° camera icon.
- Office**: Located in the middle center, with a 360° camera icon.
- Hall**: Located in the middle right, with a 360° camera icon.
- Bar**: Located in the bottom left, with a 360° camera icon.
- Storage**: Located in the bottom left, adjacent to the bar.
- Conference room**: Located in the bottom center, with a 360° camera icon.
- Reception Area**: Located in the bottom left, with a 360° camera icon.
- Office**: Located in the bottom right, with a 360° camera icon.

Additional features and labels include:

- Existing ramp**: Indicated by an arrow pointing up in the top left.
- Existing stair (Basement egress)**: Located in the top center.
- DN**: Down stairs, located near the existing stair and bar.
- UP**: Up stairs, located near the bar.
- Port cochere**: Located on the right side of the plan.
- Front porch**: Located at the bottom of the plan.

This floor plan shows a house with the following layout:

- Break room:** Located at the top left, featuring a window with a small square icon.
- Office:** There are three offices. One is in the middle left, another is in the middle right, and a third is at the bottom center.
- Closet:** There are three closets. One is in the middle left, another is in the middle right, and a third is in the bottom right.
- Bath:** Located in the middle right, containing a toilet, a sink, and a bathtub.
- Storage:** Located in the bottom right, containing a window with a small square icon.
- Patio:** Located at the top right.
- Stairs:** A set of stairs is located in the bottom left corner.

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