

# 4148 Webster Avenue

## Cincinnati, OH 45212

Webster Avenue/Hopkins Avenue

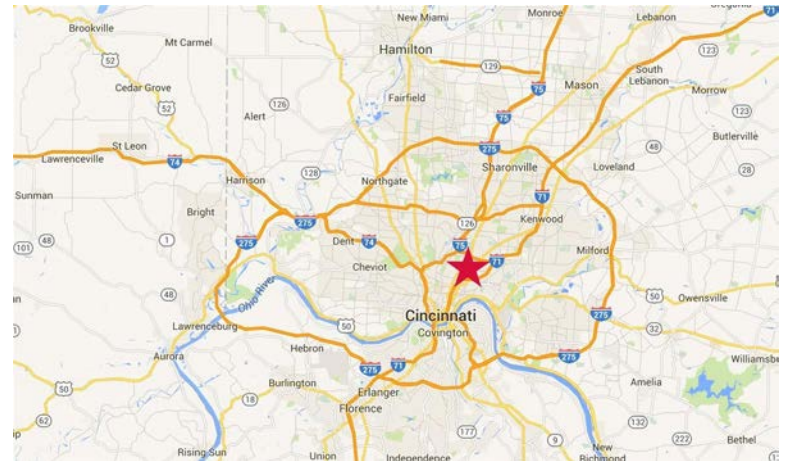


## Office/Flex Space for Lease

As exclusive agents, we are pleased to offer the following space for lease:

### FEATURES

- ◆ 5,960 SF Available
- ◆ Approximately 768 SF office space
- ◆ 1 drive in door and 1 dock door
- ◆ Easy access to I-71 & I-75
- ◆ 20' ceilings
- ◆ Lease rate: \$5.50 PSF Modified Gross



**Chris Nachtrab** Managing Director **513.864.6042** [chris.nachtrab@ngkf.com](mailto:chris.nachtrab@ngkf.com)

**Newmark Grubb**  
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**Retail**

One East Fourth Street, Suite 500, Cincinnati, OH 45202

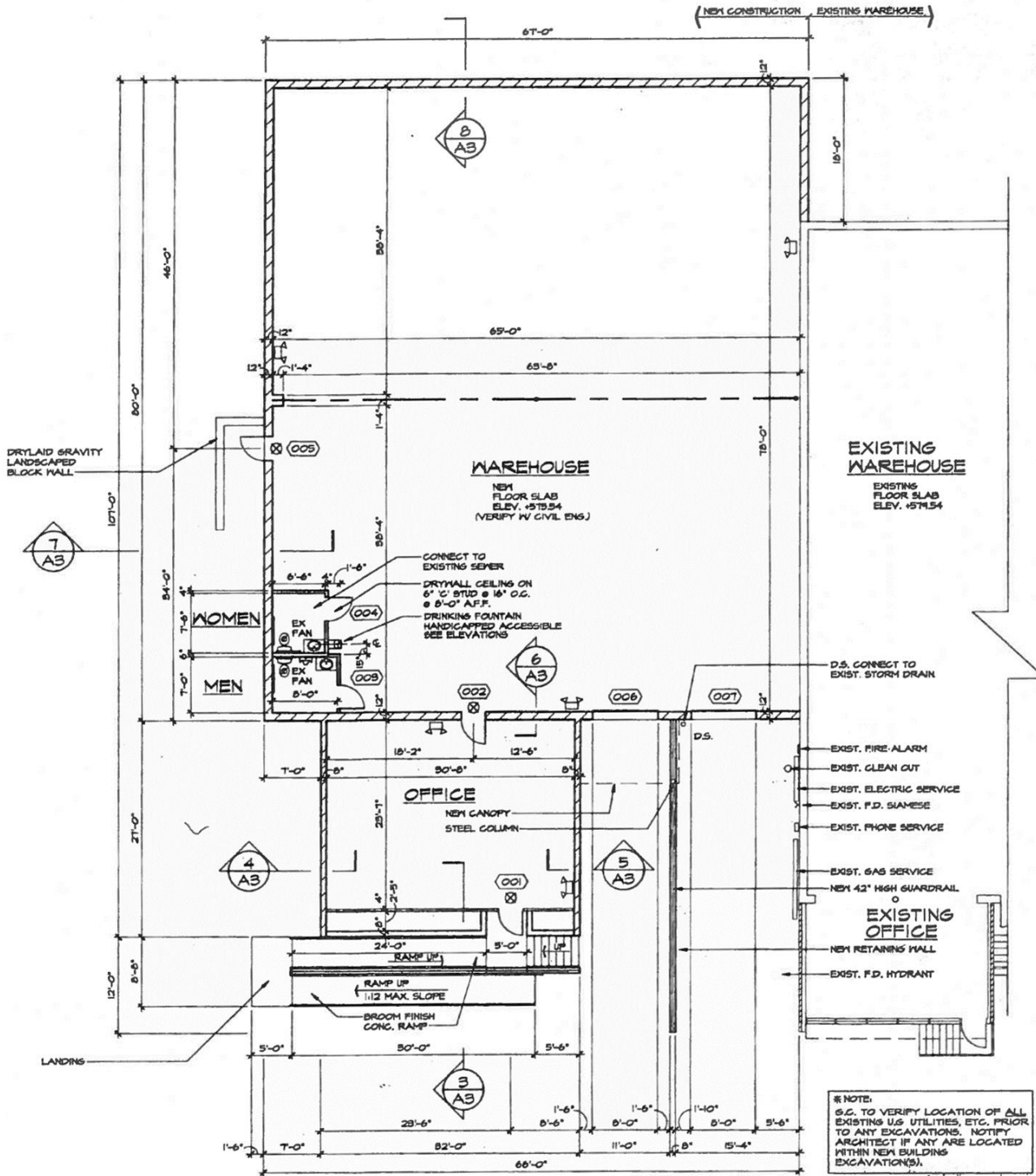
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**4148 Webster Avenue**  
**Cincinnati, OH 45212**



**Address/City/County:** 4148 Webster Avenue, Norwood, Hamilton County  
**Square Footage:** 5,960 SF  
**Office Area:** approx. 768 SF  
**Date of Construction:** 1975  
**Type of Construction:** Pre-engineered metal and concrete block  
**Zoning:** Light Industrial  
**Clearance Height:** 20'  
**Floor:** Concrete  
**Drive in Doors:** 1  
**Dock Doors:** 1  
**Sprinkler:** Yes  
**Floor Drains:** Yes  
**Lighting:** Fluorescent  
**Parking:** 8 parking spots  
**Electric:** 100 amp, 240 volts, 3-phase  
**Roof:** Rubber roof  
**Heat & A/C:** Heating and cooling in office; gas unit heaters in warehouse  
**Lease Rate:** \$5.50 PSF Modified Gross

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NORTH OFFICE / WAREHOUSE ADDITION  
6,066 S.F.  
**FLOOR PLAN**  
1/8" = 1'-0"



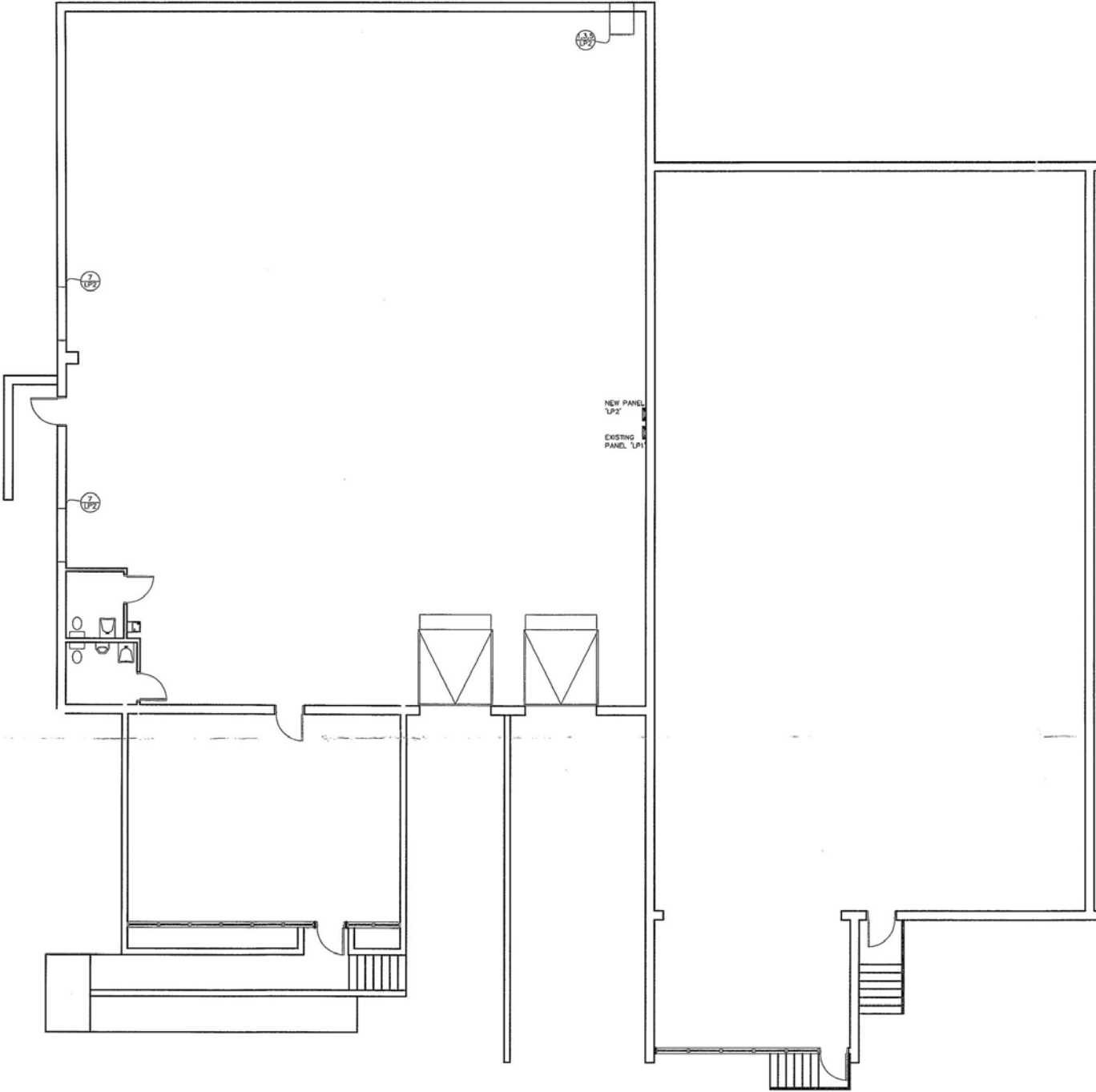
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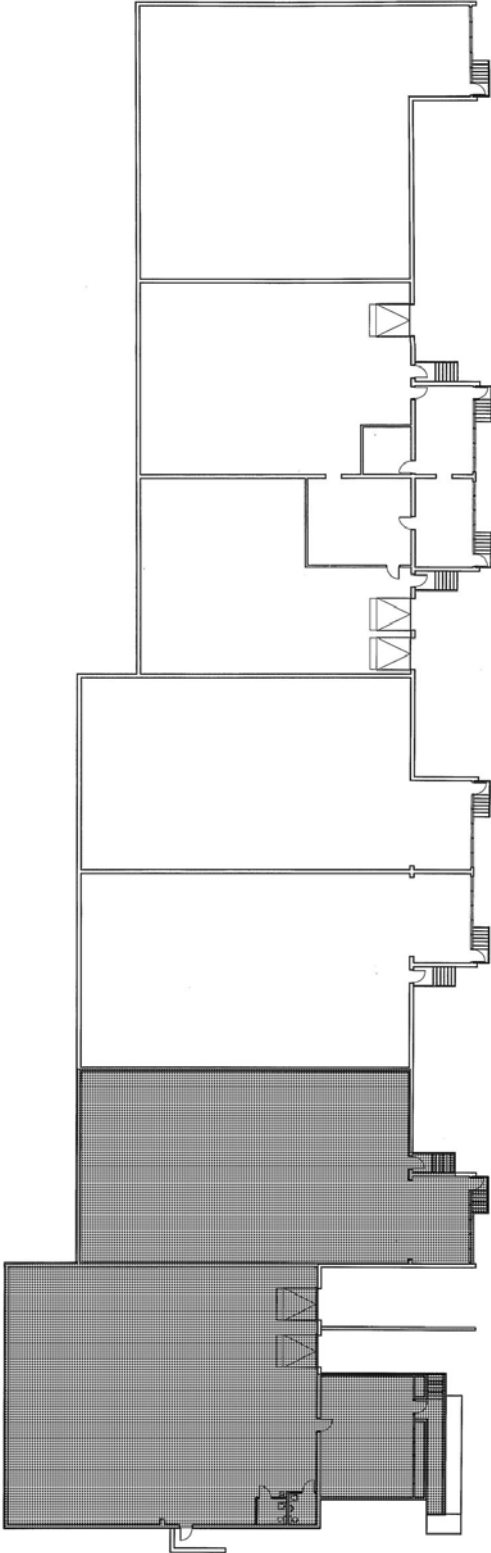
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