

## Property Highlights

- \$15.00/sqft/yr for all Spaces
- 1 Anchor Restaurant Space Available
- Available Spaces in White Box Condition
- Located at One of Cincinnati's Top Ten Busiest Intersections

# HANOBE

Commercial Spaces Available Now!



6211 Hamilton Avenue  
Cincinnati, OH 45224



[rumfress@pennrose.com](mailto:rumfress@pennrose.com)



(513) 790-3303

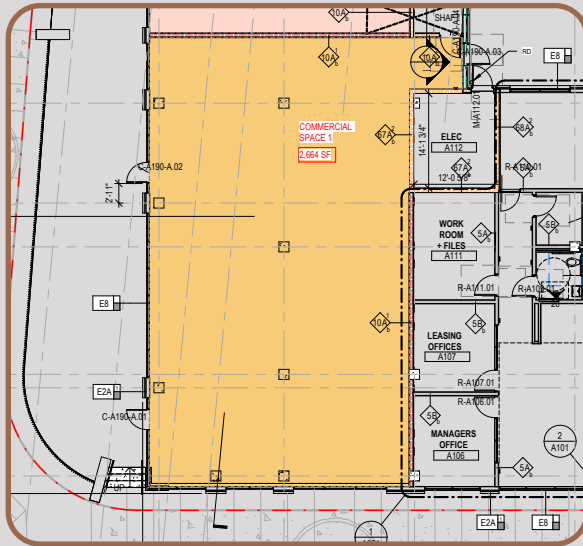


COLLEGE HILL CURC

**PENNROSE**  
Bricks & Mortar | Heart & Soul

# HANOBE

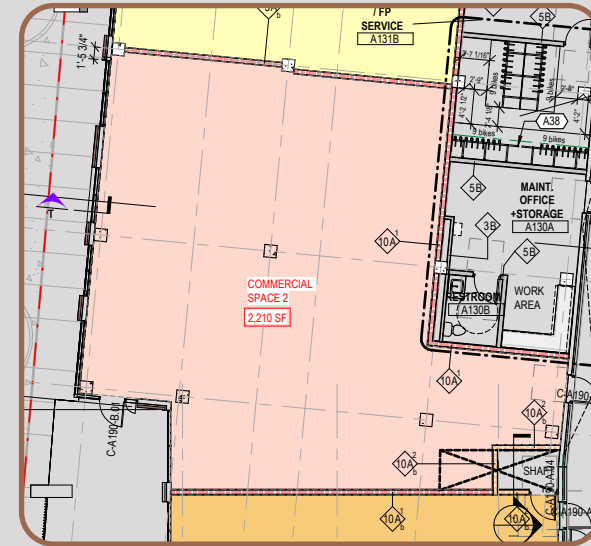
Up to 4,874 sqft of Contiguous White Box Space **AVAILABLE**



Space 1

Anchor Restaurant/  
Retail Space

- 2,664 sqft
- \$15.00/sqft/yr
- Shaft Access
- Patio Access
- White Box Condition



Space 2

Retail/Restaurant Space

- 2,210 sqft
- \$15.00/sqft/yr
- Shaft Access
- Patio Access
- White Box Condition



# I Heart Mac and Cheese

1620 W North Bend Rd  
(Space 3: Leased)



# HANOBE

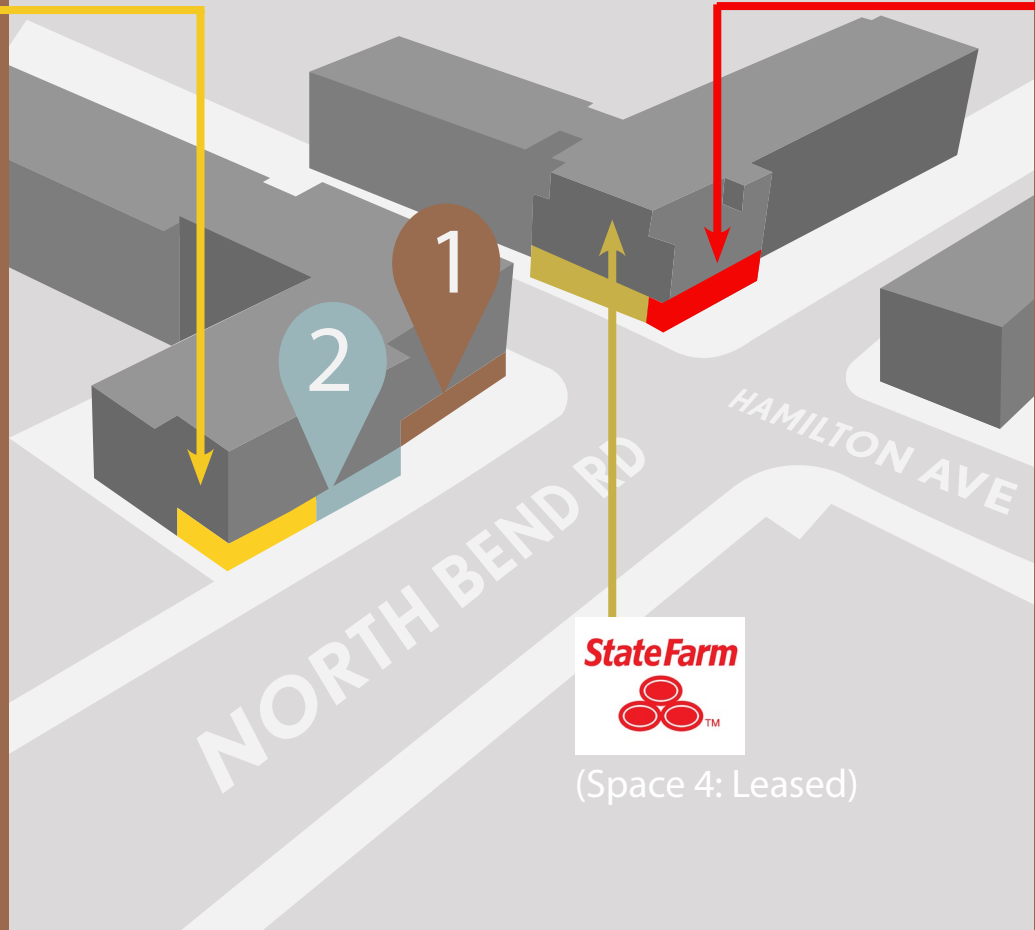
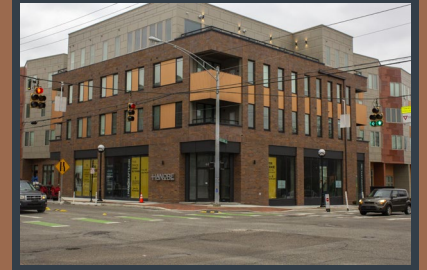
Meet Your Future Neighbors

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# Free Parking

6200 Hamilton Ave  
(Space 5: Leased)



(Space 4: Leased)

## Why HaNoBe?

HaNoBe, a vibrant mixed-use property nestled in the heart of College Hill, Cincinnati. Boasting 171 modern apartment units and 11,000 square feet of prime retail and restaurant spaces on its ground floor, HaNoBe stands as a beacon of urban living and commercial activity on one of the city's busiest intersections.

- High-Traffic Intersection (Over 36,000 vehicles daily)
- Fast growing neighborhood with excellent walkability
- White-boxed and ready for your customized layout
- Street & Surface Parking
- Outdoor spaces for patio and seating\*
- DORA Approved Area
- Central Air Conditioning
- Public Transportation Access | 20 minutes to CVG
- Tenant Improvement Funds Available\*
- Fully Occupied Luxury Rental Apartment Homes Above Commercial
- Use of common areas onsite\*
- Controlled access entrances

## Why College Hill?

- Fourth Largest Neighborhood in Cincinnati
- Growing Population (2020 Census)
- 171 Units of housing added in 2022 and 26 units in 2023
- 150+ Units of housing in the pipeline within two blocks
- 6 businesses opened in 2022
- 12 businesses opened in 2023
- Walking distance to newly opened Patrick's Park
- Located 15 minutes from downtown
- 5 minutes from Ronald Reagan Freeway (More than 40,000 daily vehicles)
- Home to the best small brewery in America & a James Beard Finalist rest



## Major Employment & Education Centers



### One Mile

Cincinnati Children's Hospital, Aiken High School, Mercy McAuley High School



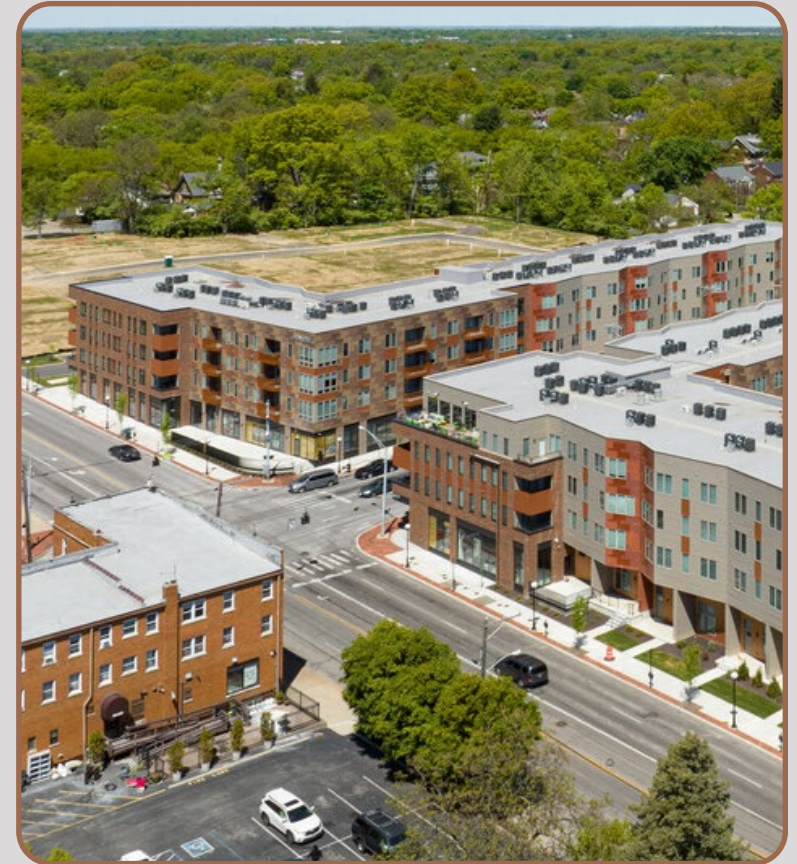
### Three Miles

P&G Winton Campus, Mercy Health West, St. Xavier High School, LaSalle High School



### Five Miles

University of Cincinnati, UC Medical Center, Good Samaritan Hospital, Cincinnati Children's Hospital Uptown, Cincinnati VA Medical Center, Cincinnati State College



Please Robyn Umfress (Pennrose) if you are interested in the HaNoBe Commercial Spaces.



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