



## Artspace Hamilton Lofts

222-224 High Street, Hamilton, OH 45011

# RETAIL/OFFICE SPACE & WORKING STUDIOS FOR LEASE

(Available Winter 2014/2015)



artspace

Facade Restoration  
Preliminary Conceptual Design

### Site Information

**Location** // 222-224 High Street, Hamilton, OH 45011

**Owner/developer** // Artspace Projects, Inc.

**Development Partner** // Neighborhood Housing Services of Hamilton, Inc.

**Type of development**  
Mixed-use residential /commercial

**Number of residential units** // 42

**Commercial area** // First Floor Storefront - 2400 SF Total, Basement Level Studios - SF Varies

**Total area** // 72,593 SF

### 2013 Est. Gross Rent\* & Real Estate Tax

#### FOR FIRST FLOOR RETAIL / OFFICE SPACE

**Base Rent** \$5.51 / sf  
**CAM 2013** \$4.49 / sf

**TOTAL RENT** \$10.00 / sf

#### FOR LOWER LEVEL WORKING STUDIO

**Base Rent** \$5.51 / sf  
**CAM 2013** \$4.49 / sf

**TOTAL RENT** \$10.00 / sf

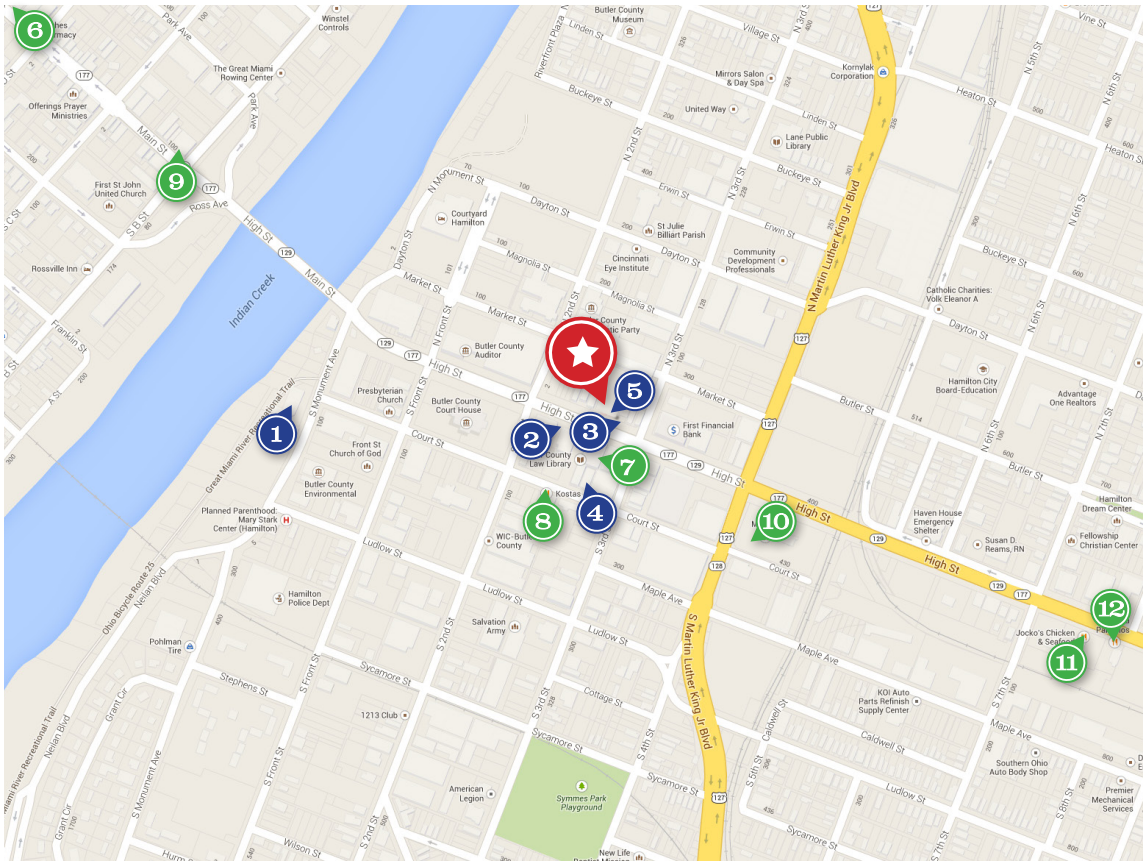
\*Tenants responsible for utilities, rental prices subject to change.

Suite	Level	sf	Availability	Base Rent	CAM 2013	Net sf Rent
STE. 1*	1 <sup>st</sup> Floor	1600	Reserved	8816	7184	16000
STE. 2	1 <sup>st</sup> Floor	800	Available	4408	3592	8000
LL1-8	Basement	Varies	Available	Varies	Varies	Varies

\*STE. 1 may be split into two separate commercial bays.

**BROKER CONTACT INFORMATION // SARAH.WHITE@ARTSPACE.ORG // PHONE: 612.465.0212**





## Around the Neighborhood

### Arts-Oriented Businesses

1. Fitton Center for the Arts
2. Miami University Hamilton Gallery
3. Community Design Alliance
4. Miami Valley Ballet Theatre
5. Art Off Symmes

### Dining

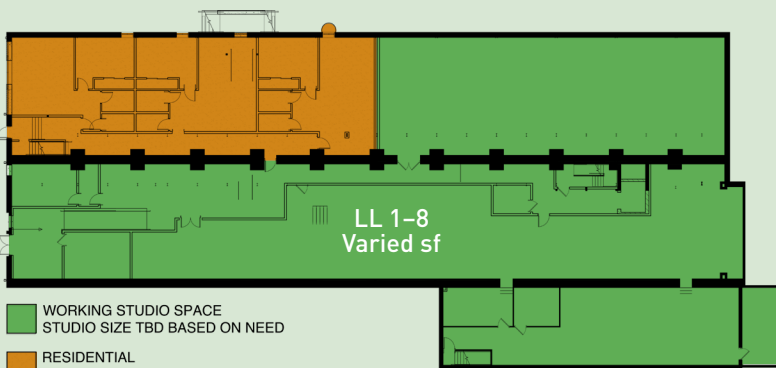
6. True West Coffee
7. Ryan's Tavern
8. Kostas Restaurant
9. Riverbank Café
10. McDonald's
11. Jocko's Chicken & Seafood
12. Taqueria Paisanos

★ Hamilton Lofts

## Artspace Hamilton Lofts Floor Plans



ARTSPACE HAMILTON LOFTS - FIRST FLOOR PLAN



ARTSPACE HAMILTON LOFTS - BASEMENT FLOOR PLAN



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