



AVAILABLE FOR SALE OR LEASE
OPTION TO DEMISE & LEASE BY FLOOR

2943 RIVERSIDE DRIVE

CINCINNATI, OHIO 45226



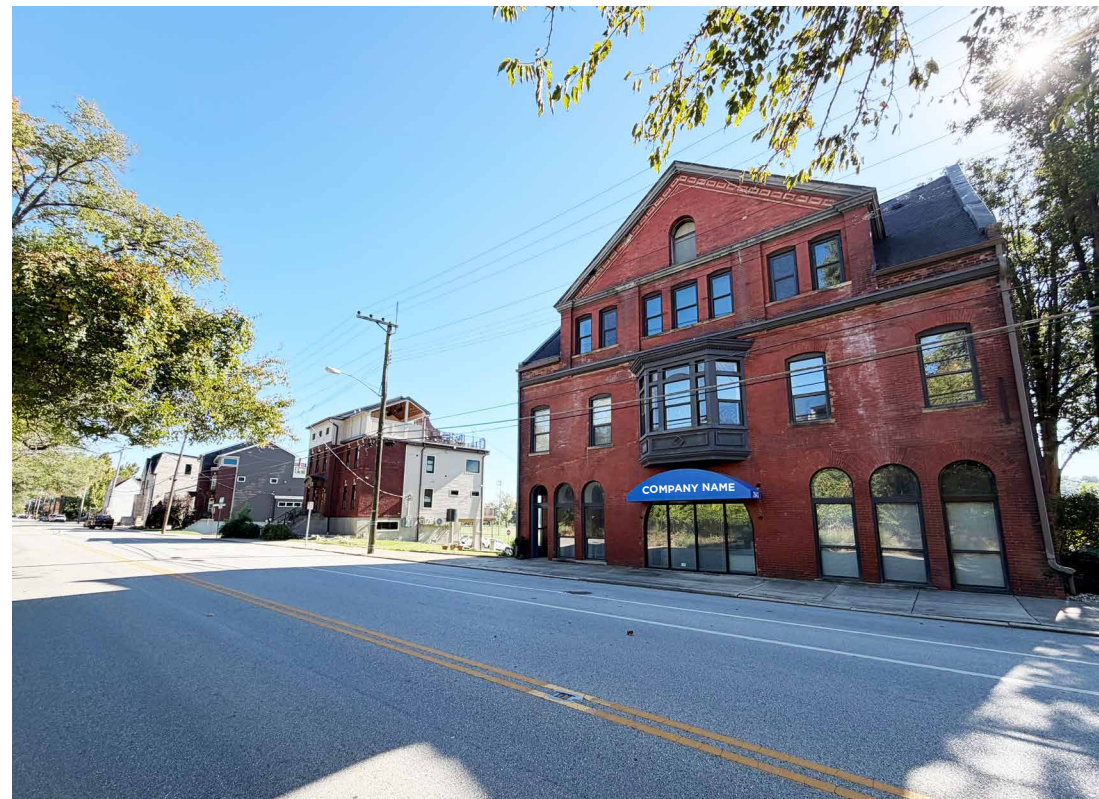
*Historic building with
modern upgrades*

*Fantastic views of the
Ohio River & Downtown*



Property Highlights

- 15,000 SF, three-story historical office building
- Built in the early 1900s and recently renovated
- Creative office with open, flexible layouts
- 34 surface parking spots with direct building access
- Located in the historic East End overlooking the Schmidt fields and the Ohio River
- Close proximity to Mt. Lookout, Columbia-Tusculum, and a short drive to Downtown
- Lease Rate: \$13.75 /SF Net
 - Option to demise & lease by floor
- Sale Price: \$2,100,000



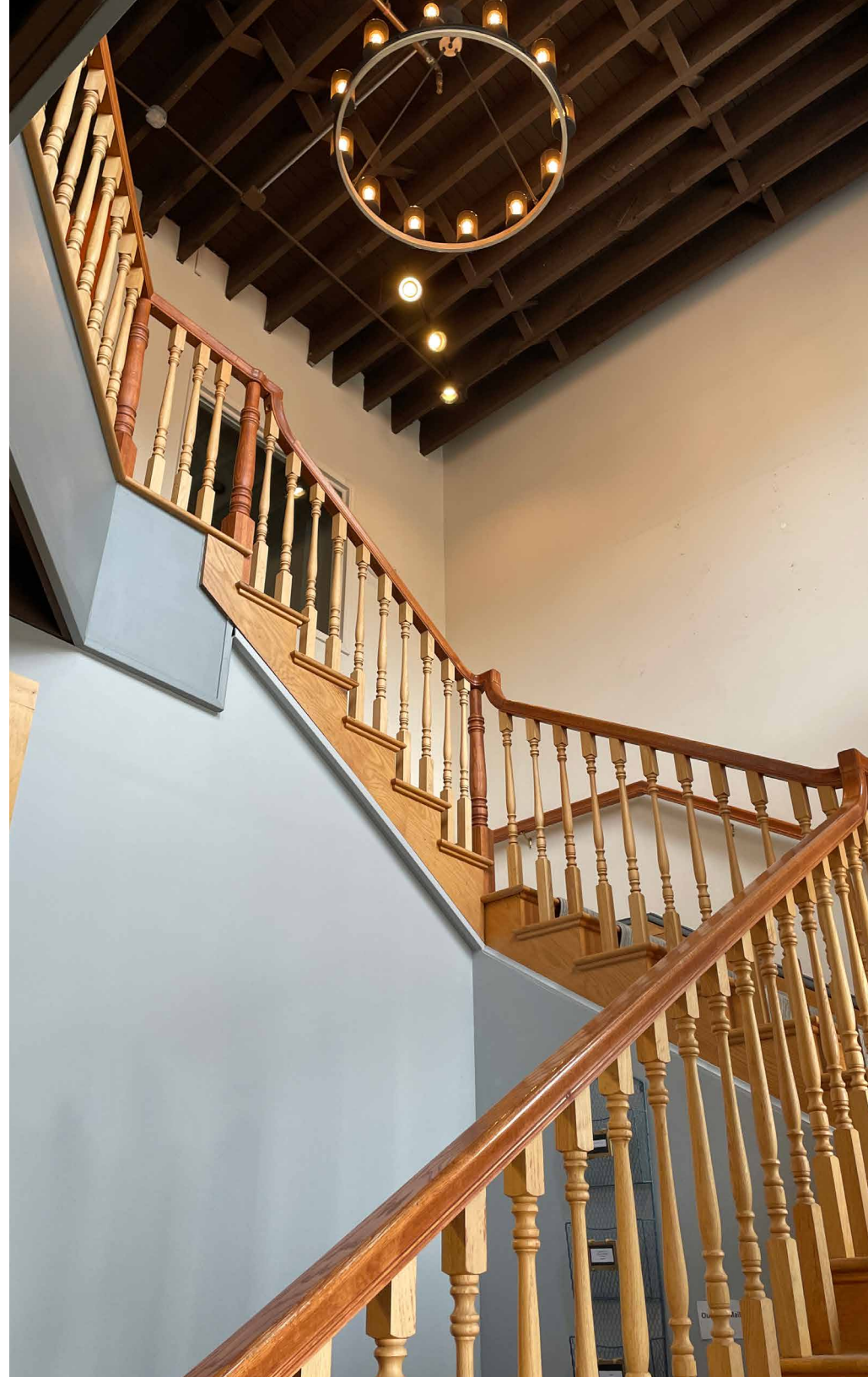
Historic Charm

Originally founded in a small blacksmith shop in Louisville, Kentucky by Ben Schaefer Sr. and a single employee, the Cincinnati Artistic Wrought Iron Works quickly grew into a nationally recognized manufacturer of custom ornamental ironwork. Following its early success, the company relocated to Cincinnati, establishing operations at a factory on Colerain Avenue and Marshall Street, where it was formally incorporated under the name Cincinnati Artistic Wrought Iron Works Company.

In 1906, the company moved to its long-standing home at 2943 Eastern Avenue, where it operated for nearly a century. During this time, Cincinnati Artistic Wrought Iron Works became widely known for producing finely crafted wrought iron grilles, lamps, ecclesiastical furnishings, and architectural elements. Their work can still be found today throughout many of Cincinnati's historic homes, public buildings, and parks, as well as in churches across the country. After more than 100 years in operation, the company ceased operations in 1995.

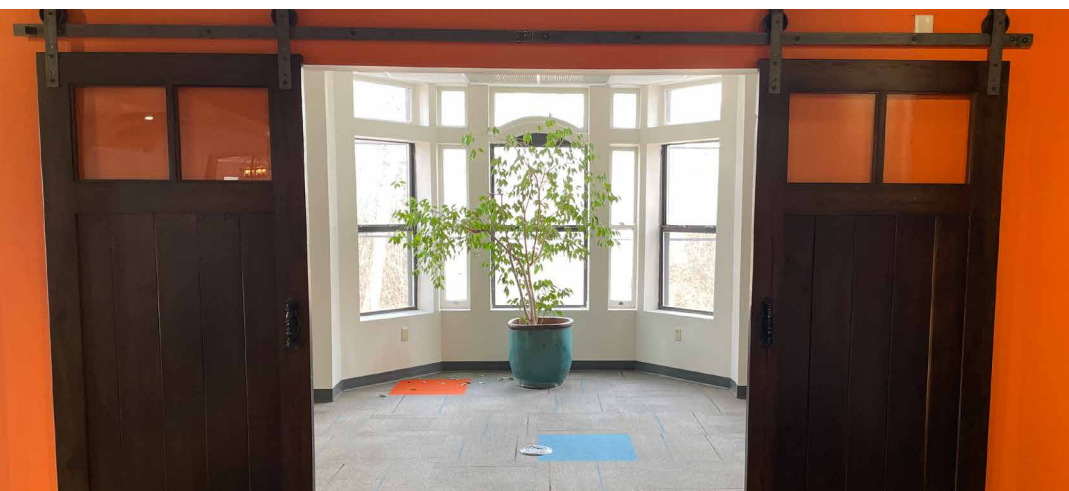
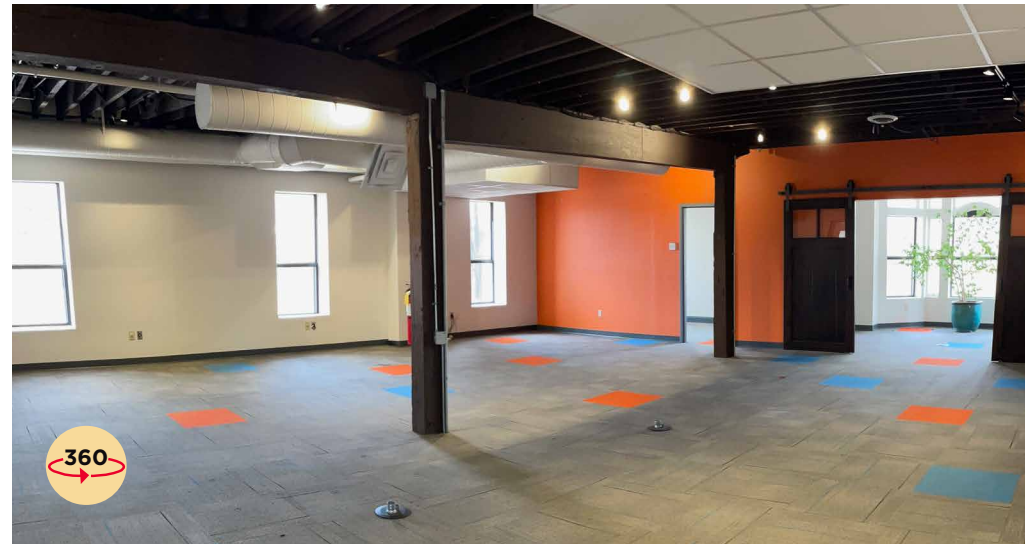
Shortly thereafter, Shoemaker & Company, an accounting firm, acquired the property and completed the building's initial adaptive reuse—transforming the former industrial facility into professional office space where they operated their business until 2013.

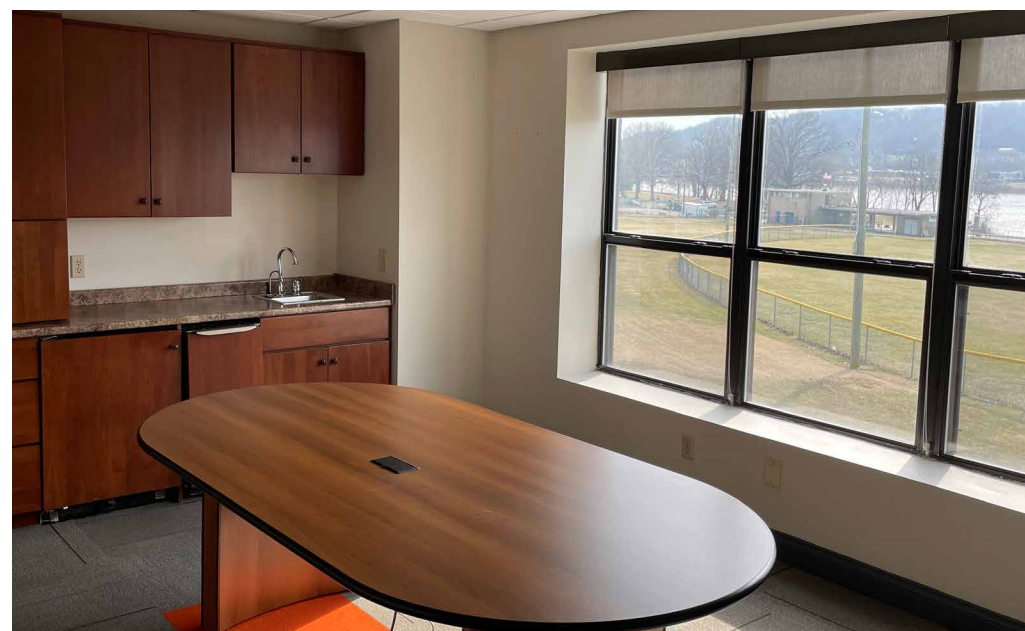
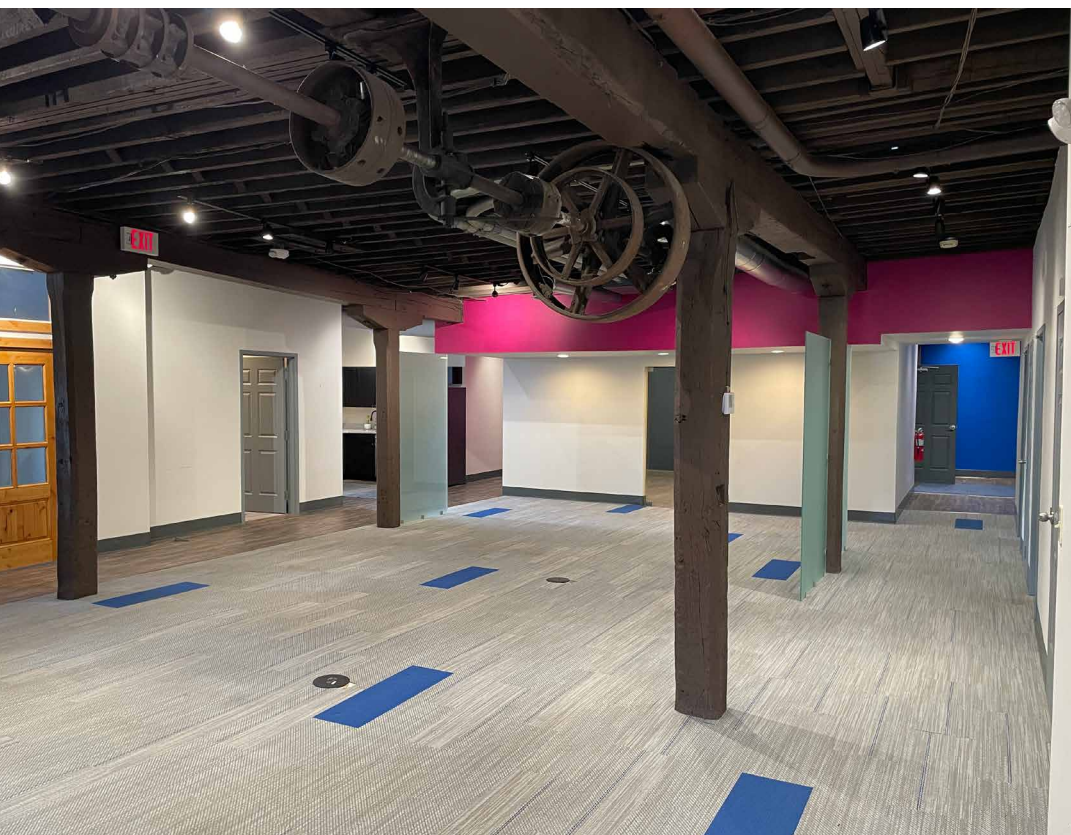
In 2015, Ingage Properties purchased the building and undertook a comprehensive renovation of the first and second floors, reimagining the space to align with modern workplace design principles that emphasize collaboration, openness, and flexibility over traditional enclosed office layouts. In 2017, Ingage completed a full buildout of the third floor, including replacement of the building's roof, further enhancing the building's functionality as a creative office environment. Concurrent with these improvements, significant site updates were completed, including the demolition of two residential structures on the property and the addition of dedicated rear parking made possible through a lease agreement with the City of Cincinnati.



Modern Feel

*Click the 360 buttons
for a virtual tour!*

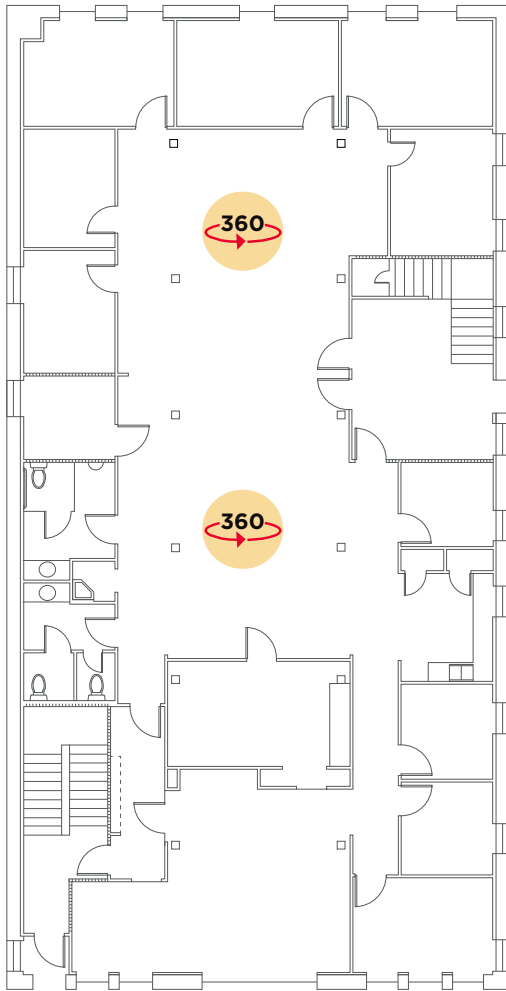




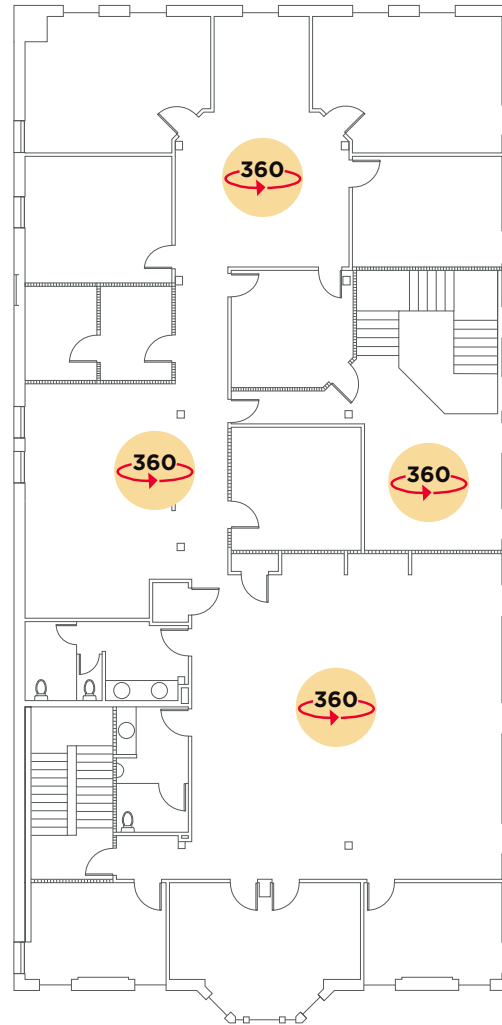
Floor Plans

*Click the 360 buttons
for a virtual tour!*

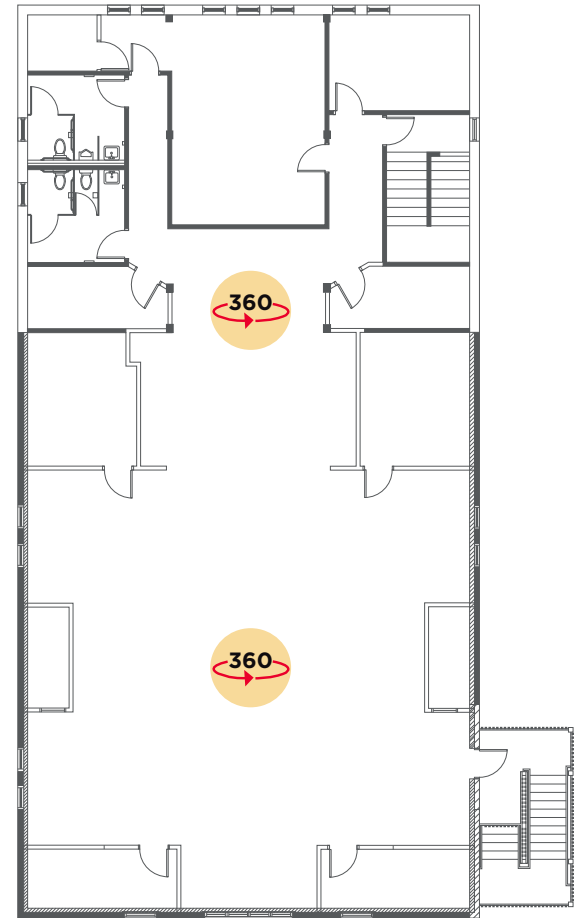
Floor 1 | 5,000 SF



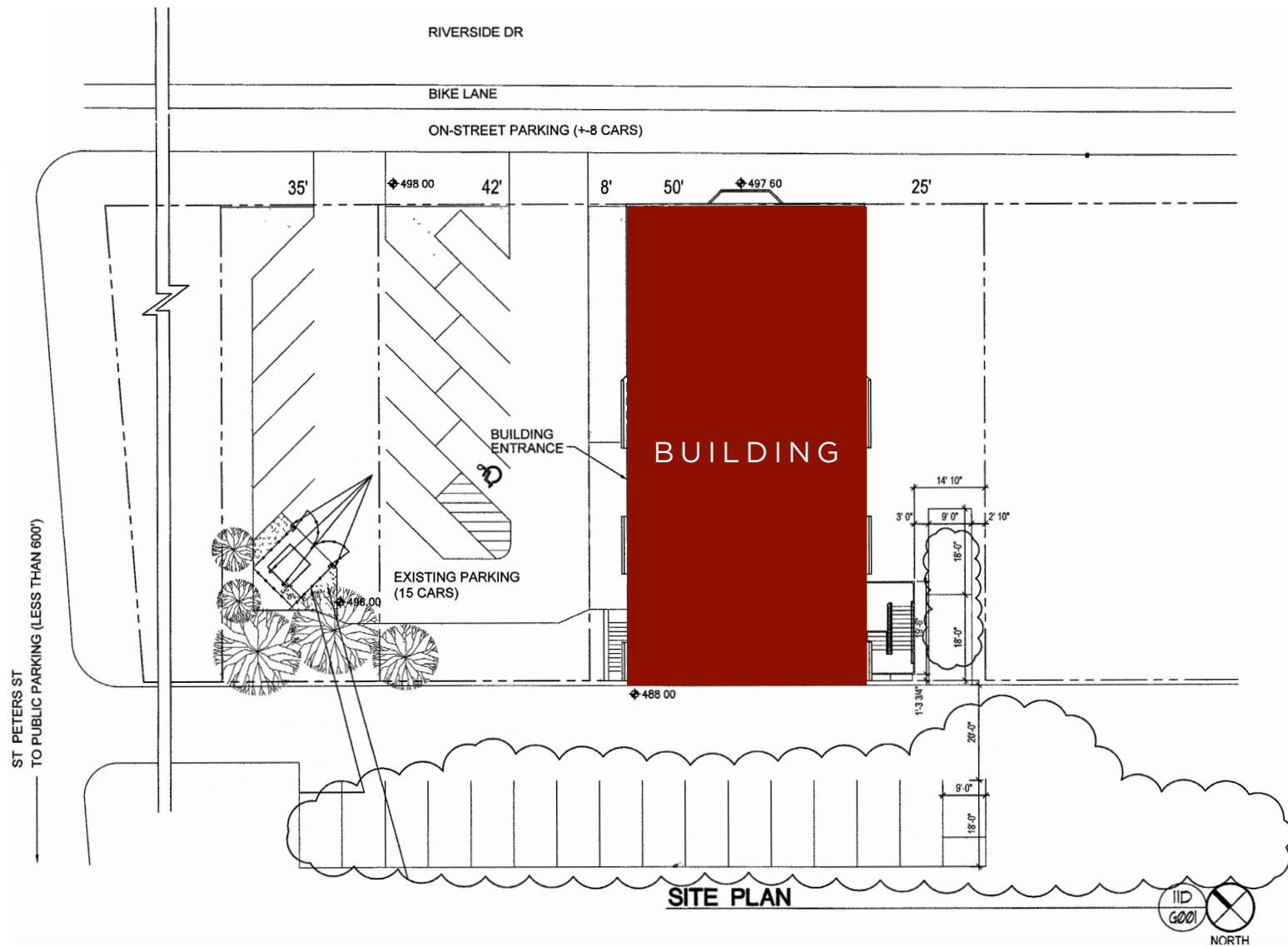
Floor 2 | 5,000 SF



Floor 3 | 5,000 SF



Site Plan



Nearby Neighbors

20

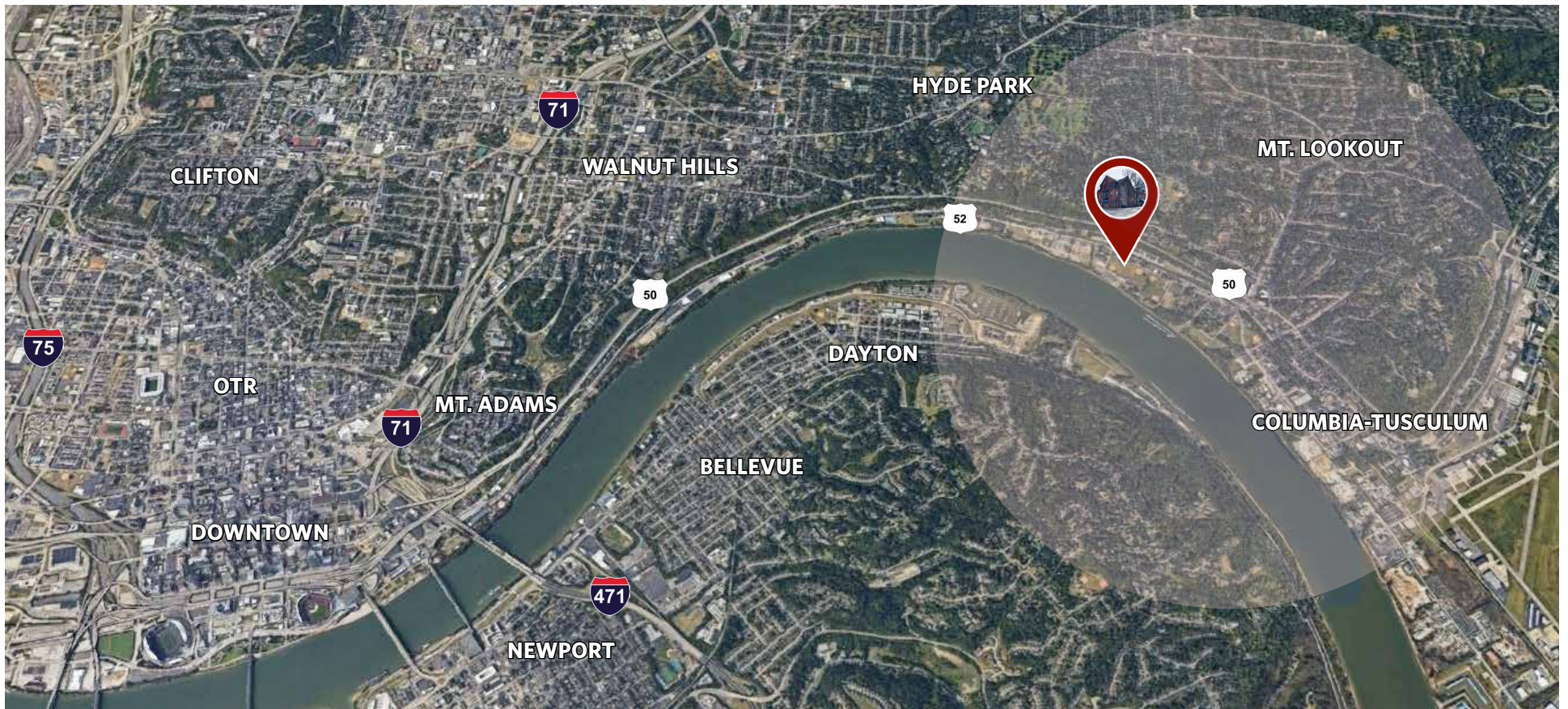
RESTAURANTS

16

GYMS

7

PARKS





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