



# HANOBE

Commercial Spaces Available Now!



6211 Hamilton Avenue  
Cincinnati, OH 45224



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



(513) 790-3303

## Property Highlights

- \$15.00/sqft/yr for all Spaces
- Former I Heart Mac & Cheese Restaurant Space Available with Equipment & Furnishings
- 2 Available Spaces in White Box Condition
- Located at One of Cincinnati's Top Ten Busiest Intersections



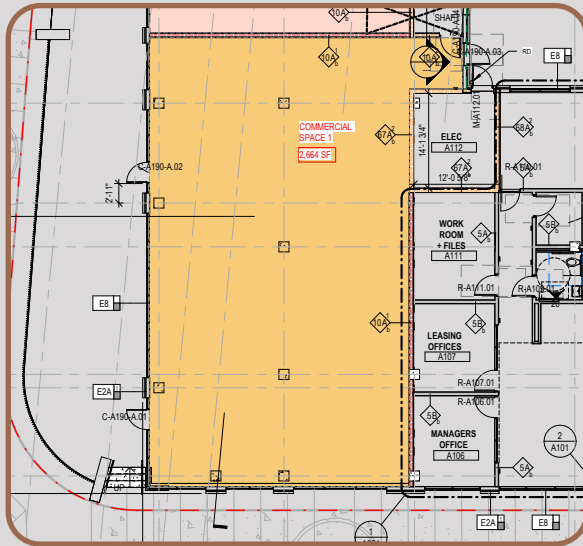
COLLEGE HILL CURC

**PENNROSE**

Bricks & Mortar | Heart & Soul

# HANOBE

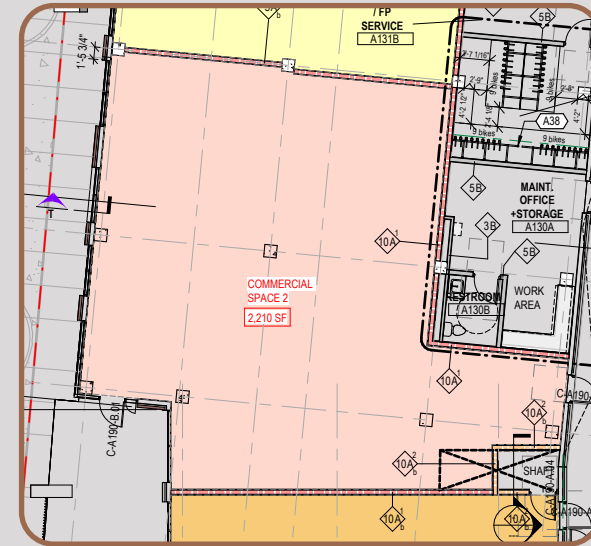
Up to 4,874 sqft of Contiguous White Box Space **AVAILABLE**



## Space 1

Anchor Restaurant/  
Retail Space

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



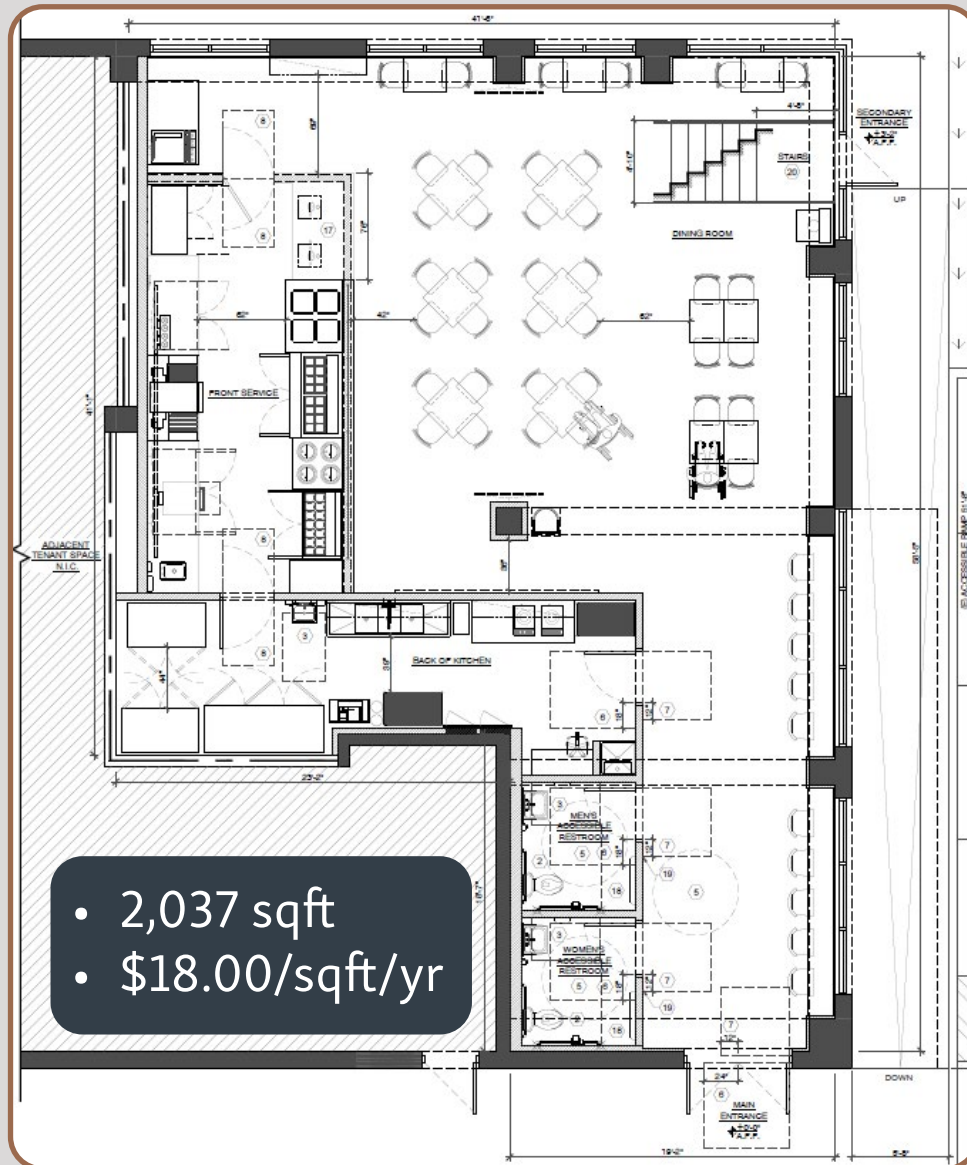
## Space 2

Retail/Restaurant Space

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

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Space 3: Former I Heart Mac & Cheese Space **AVAILABLE**

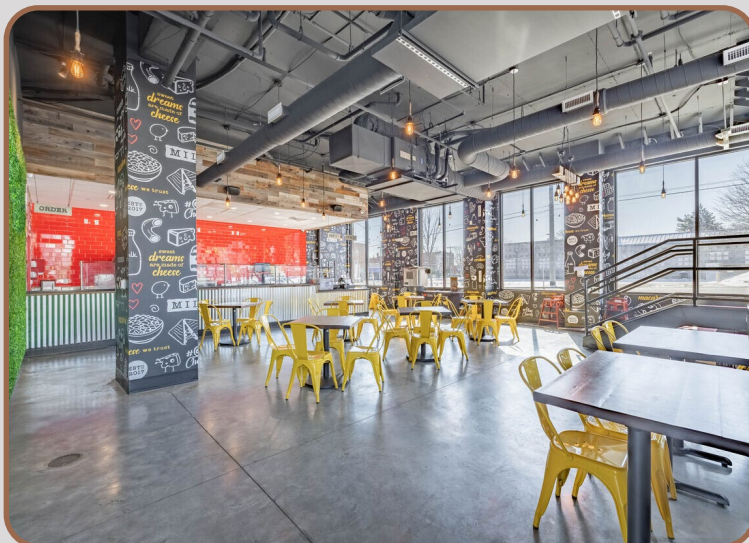


- **Comfortable Seating:** Stylish tables and vibrant yellow chairs for a welcoming dining experience.
- **Efficient Food Prep:** Front-line stations designed for speed and precision.
- **Premium Refrigeration & Warming:** Commercial refrigerators and reliable warming stations for optimal food storage and temperature.
- **Modern Restrooms:** Clean, fully functional facilities for customer and staff convenience.
- **Fully Equipped Kitchen:** Essential utensils, measuring cups, and tools for seamless cooking.
- **Essential Kitchen Tools:** Equipped with all the must-have utensils, measuring cups, and essential tools for seamless food preparation and cooking.

# HANOBE

Available with Furnishings & Kitchen Equipment

*Contact Robyn for a full inventory list!*



# HANOBE

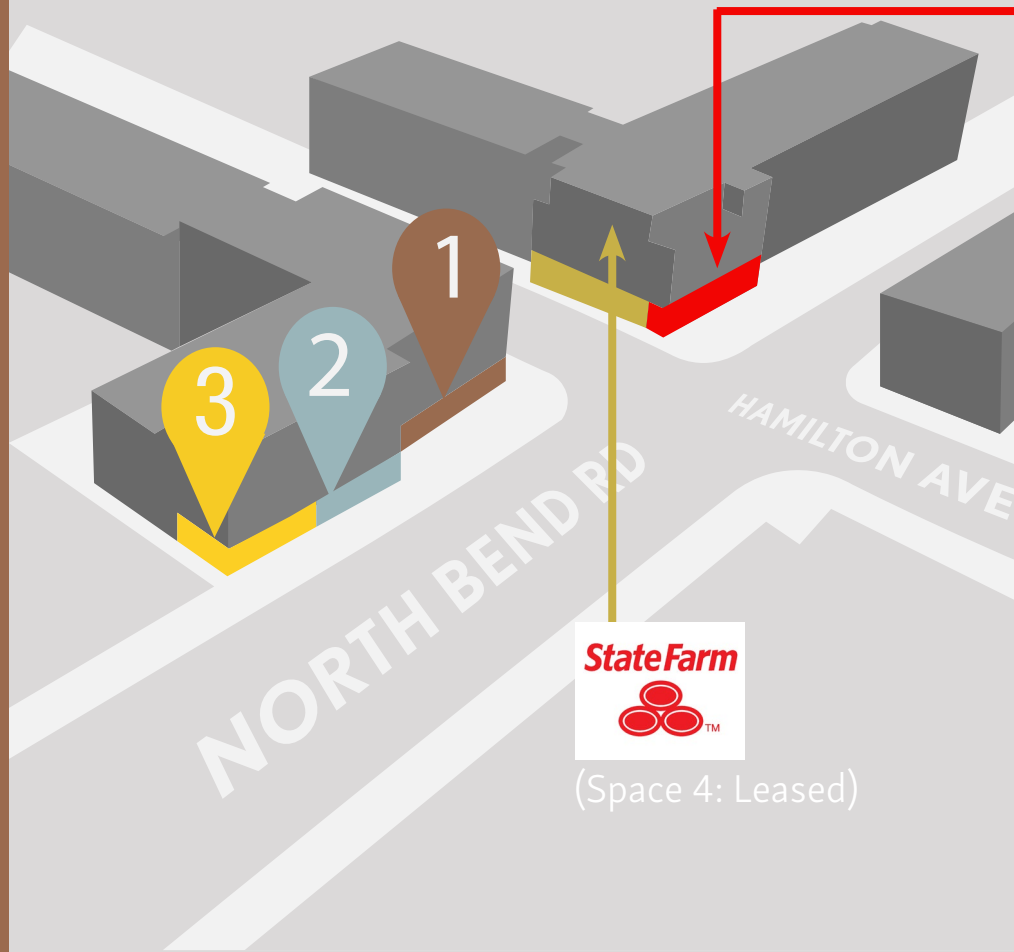
Meet Your Future Neighbors

rumfress@penrose.com  
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## Free Parking

6200 Hamilton Ave  
(Space 5: Leased)



(Space 4: Leased)



Space 1

## Available Spaces:

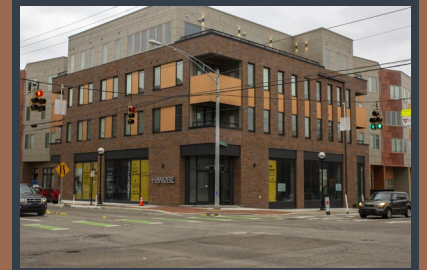
Space 1: 2,664 SF Available  
White Box Condition

Space 2: 2,210 SF Available  
White Box Condition

Space 3: 2,037 SF Available  
*Former I Heart Mac & Cheese*



Space 2



## 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



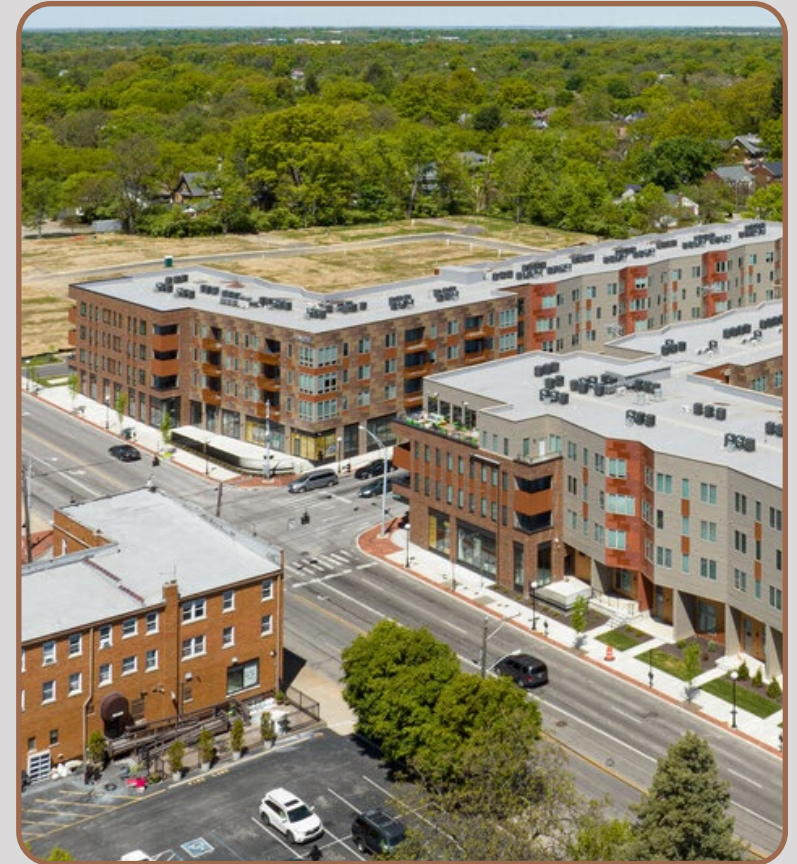
### Three Miles

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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