



WARSAW AVENUE CREATIVE CAMPUS

Pre-Application to Lease a Commercial Space



The Warsaw Avenue Creative Campus will be a joyful place where youth and families learn and grow together via arts and creative pursuits in the heart of East Price Hill. We are SO GLAD that you are considering joining WACC as a commercial tenant!

Price Hill Will is the nonprofit community development corporation for the three Price Hill neighborhoods. The Warsaw Avenue Creative Campus is Price Hill Will's acquisition and full renovation of 8 buildings in the 3100 block of Warsaw between Considine and Hawthorne Avenues. The Creative Campus also includes the recently renovated Price Hill Library, the Price Hill Recreation Center, ARCO, and Dempsey Park and Pool, all great assets for families. We see the Creative Campus as a way to connect the momentum in the Incline District and the revitalization of the Price Avenue corridor with Warsaw Avenue, the main commercial corridor in Price Hill and major connector on the westside of Cincinnati.

This application will be used to identify potential commercial tenants for 3108, 3110-12, 3113, 3114, 3115, 3116, and 3117 Warsaw Ave. The purpose of this application is to find tenants and businesses that align with the vision and mission of the Warsaw Avenue Creative Campus.

Please complete this application and return it at your earliest convenience to Rachel Hastings at rachel@pricehillwill.org or drop it off to PHW's offices at 3301 Price Avenue. Take as much or as little space as you need. If you have any questions, please let us know!

Property of Interest

Property Address: _____

Why do you think this property is a good fit for your business/organization?

Applicant Information

Name of Applicant:

Email:

Phone:

Business Information

Name of Business/Organization:

Type of Business (if applicable)/Organization (check all that apply):

LLC

Corporation

Partnership

501(c)(3) Nonprofit

Charitable

Other

Year(s) Active (if applicable):

Website and/or social media addresses:

Current Location(s) of Business/Organization (if applicable):

Description of Business – what does your business/organization do?

What is the mission/purpose of your business?

How does your mission align with the WACC mission?

How does your business/organization make decisions?

How does your business/organization plan to invest in the Price Hill community regularly?

What equitable practices do you already incorporate into your business/organization?

Do you have a business plan, or are you working on one? Please share it with us!

Completion of this Pre-application does not guarantee a commercial space in WACC. Price Hill Will aspires to be fair and equitable when developing real estate. This application will be reviewed by a panel of Price Hill Will staff and board members, LISC, ECDI, and other small businesses. During review Price Hill Will will use an Equitable Development Rubric, an evaluation tool, designed to score proposed development projects by their contributions toward equity across class and race in the Price Hill neighborhoods. In the event of a tie, final approval will be at the discretion of the Price Hill Will's Executive Director.

3113 WARSAW AVE

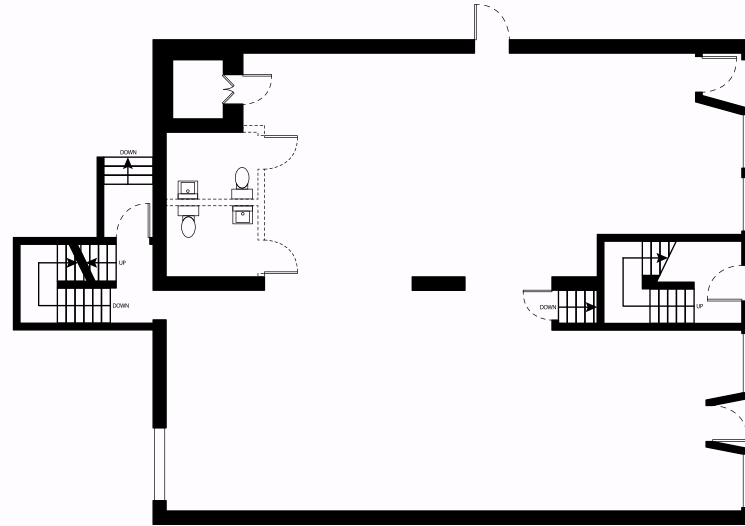
FEATURES

- ✓ 1,782 Sq Feet
- ✓ \$13/SF
- ✓ \$1,930/month
Gross*
Finished Delivery Condition
- ✓ Basement access from
within 1st floor
commercial space

*Landlord pays all building expenses, tenant pays utilities.

Over the next year, 8 historic buildings in the 3100 block of Warsaw Avenue will be fully rehabbed by Price Hill Will and the Model Group.

The WACC will include 13 apartments and 5 commercial storefronts for locally-owned, creative businesses and organizations.



Scan here for more information!



WARSAW AVENUE CREATIVE CAMPUS

(513) 251.3800 | pricehillwill.org
Located in East Price Hill Entertainment District

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