

# Development on Wooster Pike brings jobs

By Jerome Simmons

[jsimmons@communitypress.com](mailto:jsimmons@communitypress.com)

Eastside residents may have decreased travel time from home to some of their favorite professional services in the near future.

Wooster Park, LLC, a division of Unit Building Services, is soon to complete two 12-unit professional condominium buildings at 5080 Wooster Pike.

Tenants plan on occupying the offices early this fall. A third building with an additional 12 units is planned for a future phase.

"These units are ideal for professional services like lawyers, massage therapists, architects and engineers," says Unit Building Services' Chief Financial Officer Jeff Schmidlin. "They are great for those one and two man teams that are taking that next big step and getting the offices out of the house."

One anchor tenant who is much more developed than the aforementioned upstarts is Ernst and Rabe, C.P.A.s, currently of Hyde Park. According to firm CO-owner Bill Ernst, the accounting firm will be leaving their home of 28 years in favor of the new development. The firm has secured six units.

Cincinnati has offered up to 15 year tax-abatements to companies moving into the area in their neighborhood reinvestment program.

"The tax abatement is worth about \$3,000 a year per



Three new office-condominium units are under construction at 5080 Wooster Pike, across from Amideer Park in the Linwood area. The long standing C.P.A. firm of Ernst and Rabe will be moving their operation to the new location in early fall.

unit," said Schmidlin.

According to Ernst, between his office and the new medical billing facility across the street from the new site an estimate of 200 new jobs is being brought to the area.

"We certainly could have moved to Kenwood or somewhere with no income tax, but the tax abatement took care of any need to do that. There are real advantages to being in the city here. There isn't a place in the city where you can get a better view of the sky. The view is over the Little Miami River Valley and the units provide a 180 degree view. I am really looking forward to that," said Ernst.

Ernst also cited proximity to Columbia Parkway, I-71, the Beechmont Levee, Lunken Airport and the many fitness and recreation facilities in the vicinity, such as the golf and tennis opportunities at Lunken for their change of venue.

"It really helps us in attracting young professionals to our organization," said Ernst.

"Plus you have all the restaurants in Mariemont. It is one of those areas of the city that many residents don't appreciate the value of."

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