

OFFICE / FLEX WAREHOUSE BUILDING FOR LEASE

11085

Montgomery Rd

Cincinnati, OH 45249

Michael Bergman

mbergman@astonishcommercial.com

OH #BRKM.2020007859

513.334.3779

Gueorgui Chikov

gchikov@astonishcommercial.com

OH #SAL.2017002265

513.334.3791

Kristina Skurow

kskurow@astonishcommercial.com

OH #SAL.2023006557

513.655.3084



Astonish
Commercial Real Estate Services

11085 MONTGOMERY RD.

Cincinnati, OH 45249

OFFICE / WAREHOUSE FOR LEASE



PROPERTY DESCRIPTION

Office suites and warehouse space located in Symmes Township. Minutes from I-275 and I-71.

PROPERTY HIGHLIGHTS

- Office - 1,225 - 4,805 SF +/- at \$14.50/sf NNN
- Warehouse - 12,200 SF +/- at \$10/sf NNN
- 3 Docks
- 18' Clear in Warehouse
- \$4.25/sf Estimated in OPEX
- Easily Accessible Location in Symmes Township

Offering Summary

Lease Rate:	\$10.00 - \$14.50 SF/yr (NNN)
Number of Units:	3 Office Suites / Warehouse
Available Office SF	1,225 - 4,805 SF
Available Warehouse SF	12,200 SF
Warehouse Dock Doors	2

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,421	21,257	57,033
Total Population	6,311	54,092	141,081
Average HH Income	\$177,173	\$164,431	\$157,236

Michael Bergman
mbergman@astonishcommercial.com
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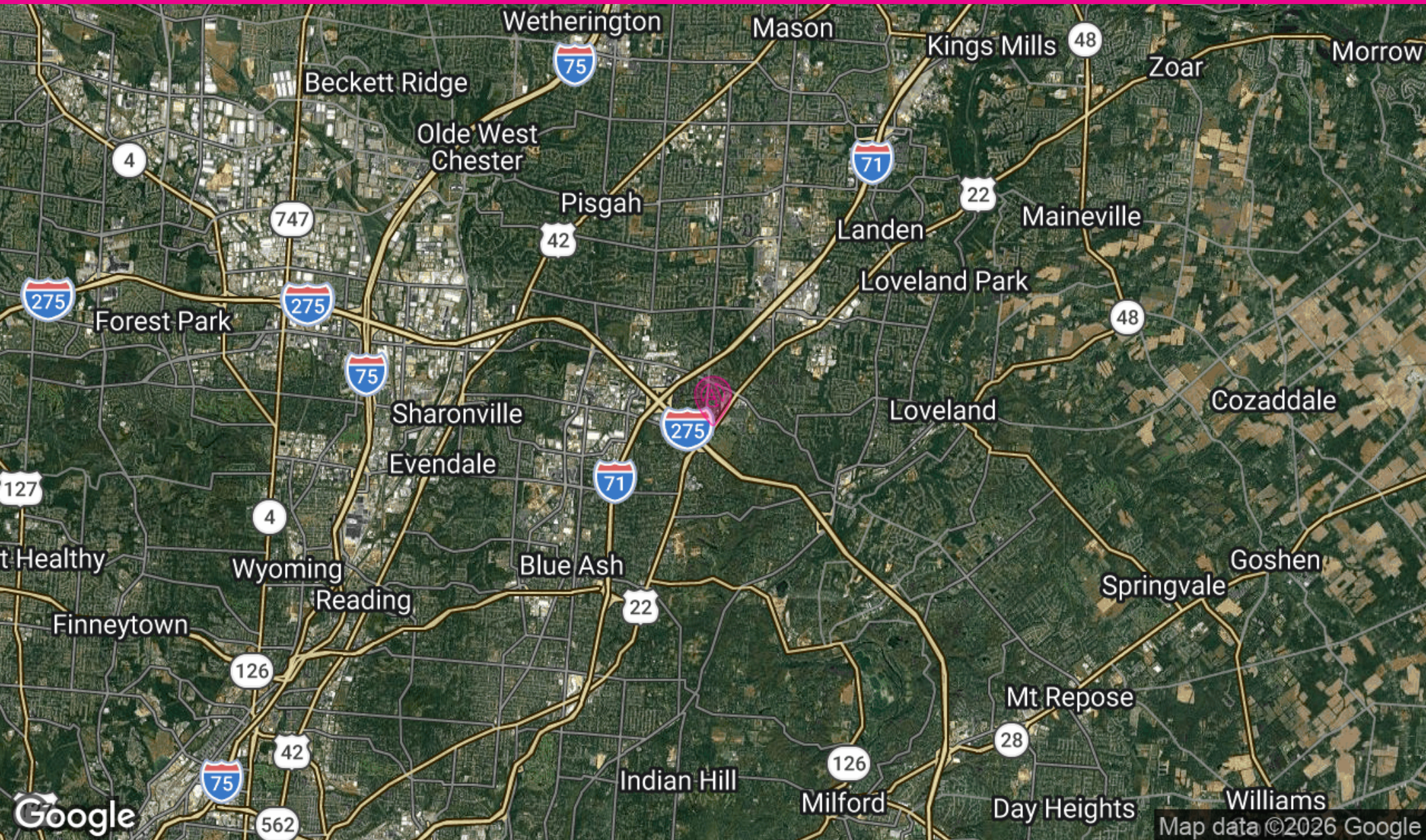
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2ND FLOOR OFFICE SUITES



WAREHOUSE



WAREHOUSE DOCK DOORS



OFFICE SUITE



OFFICE SUITE



WAREHOUSE

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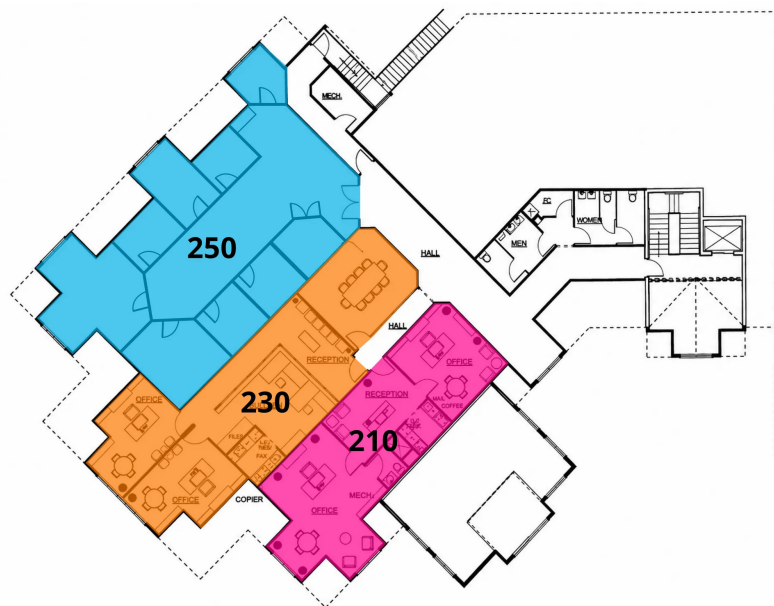
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Suite 210

Suite 230

Suite 250

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,225 - 4,805 SF

Lease Term:	Negotiable
Lease Rate:	\$14.50 SF/yr

AVAILABLE SPACES

Suite	Tenant	Size	Type	Rate	Description
210	Suite 210	1,225 SF	NNN	\$14.50 SF/yr	-
230	Suite 230	1,420 SF	NNN	\$14.50 SF/yr	-
250	Suite 250	2,160 SF	NNN	\$14.50 SF/yr	-

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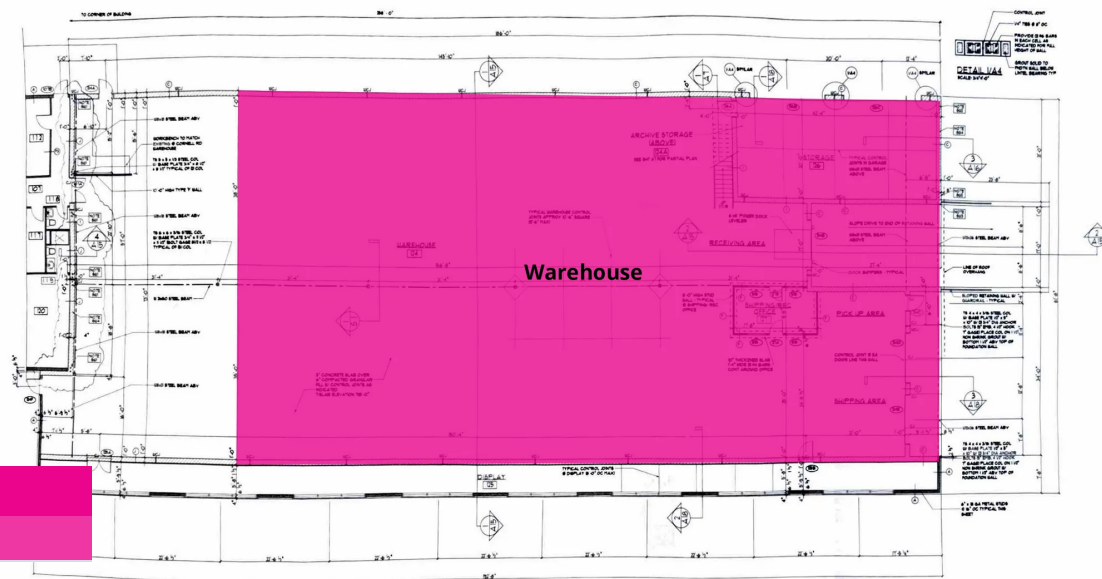
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Legend

Available

LEASE INFORMATION

Lease Type:	NNN
Total Space:	12,200 SF

Lease Term:	Negotiable
Lease Rate:	\$10 SF/yr

AVAILABLE SPACES

Suite	Tenant	Size	Type	Rate	Description
Warehouse	Available	12,200 SF	NNN	\$10.00 SF/yr	-

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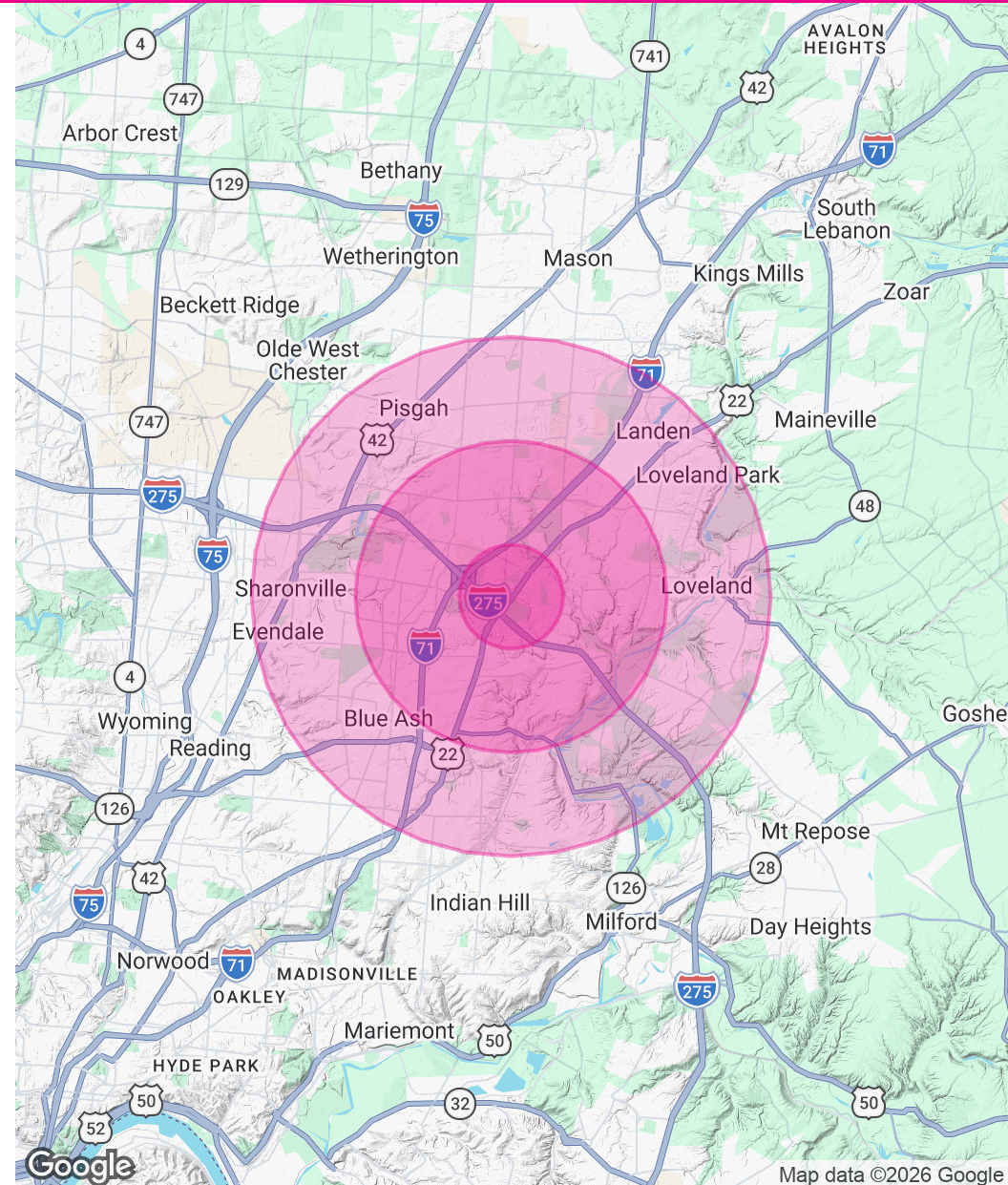
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,311	54,092	141,081
Average Age	40.0	41.3	42.6
Average Age (Male)	40.0	39.8	41.3
Average Age (Female)	39.7	43.1	43.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,421	21,257	57,033
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$177,173	\$164,431	\$157,236
Average House Value	\$535,293	\$431,983	\$397,381

2023 American Community Survey (ACS)



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