

4411 BUILDING

4401 - 4413 Montgomery Road
Cincinnati, OH 45212





OFFICE RENT

\$15.00/rsf Modified Gross Rate

\$11.00/rsf Modified Gross Rate for remaining 1st floor space!

Tenant responsible for janitorial and separately metered electric

- Full 3rd Floor Available – 20,000 SF, which can be demised for approximately 5,000 SF user
- 3-story parking garage with direct access to the 2nd & 3rd Floors - 5:1,000
- Building & Pylon signage available
- Located on the Cincinnati Metro Bus Line
- Building improvements & renovations recently completed
- Renovations include: New exterior paint, carpet, furniture, & ceiling tiles in the Common hall, break/lunch area, new exterior and interior signage, landscaping, new mail area, new awning and LED interior lighting
- Located in the heart of Norwood with numerous amenities nearby
- Just minutes from I-71, I-75 & Downtown Cincinnati

1ST FLOOR

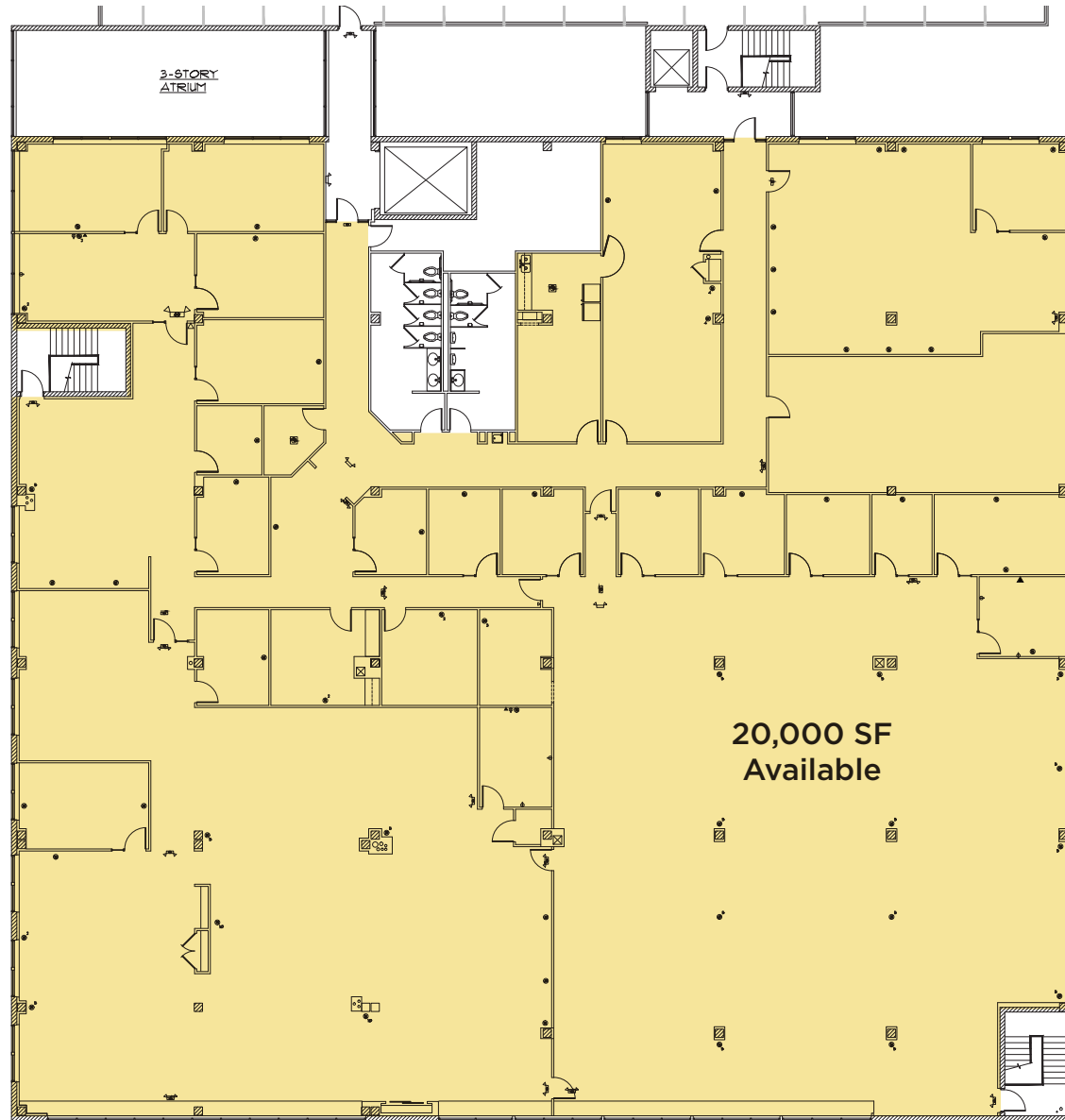
7,511 SF AVAILABLE

\$11.00/RSF MODIFIED GROSS

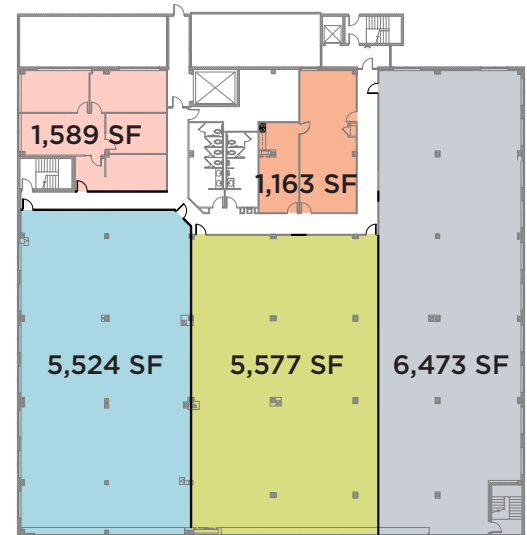
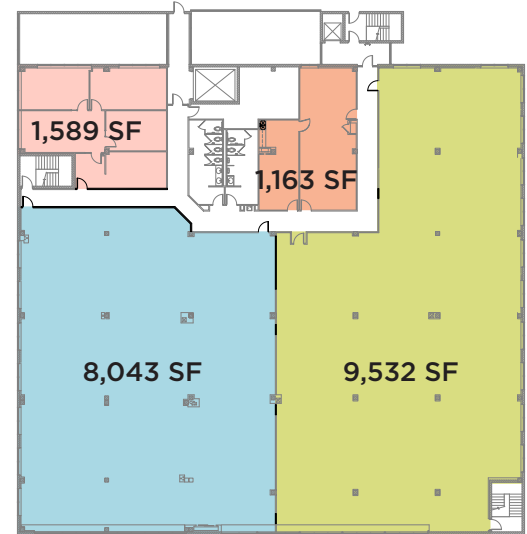


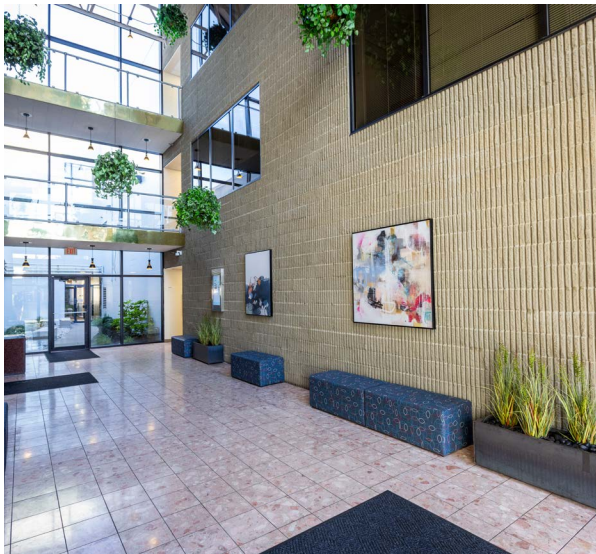
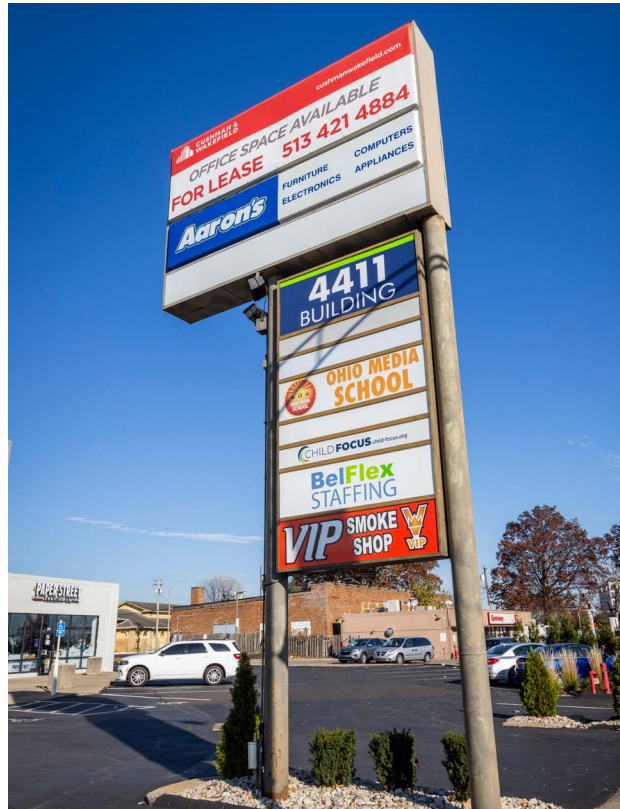
3RD FLOOR

20,000 SF AVAILABLE



DEMISING OPTIONS





SURROUNDED BY AN ABUNDANCE OF AMENITIES



EASY HIGHWAY ACCESS

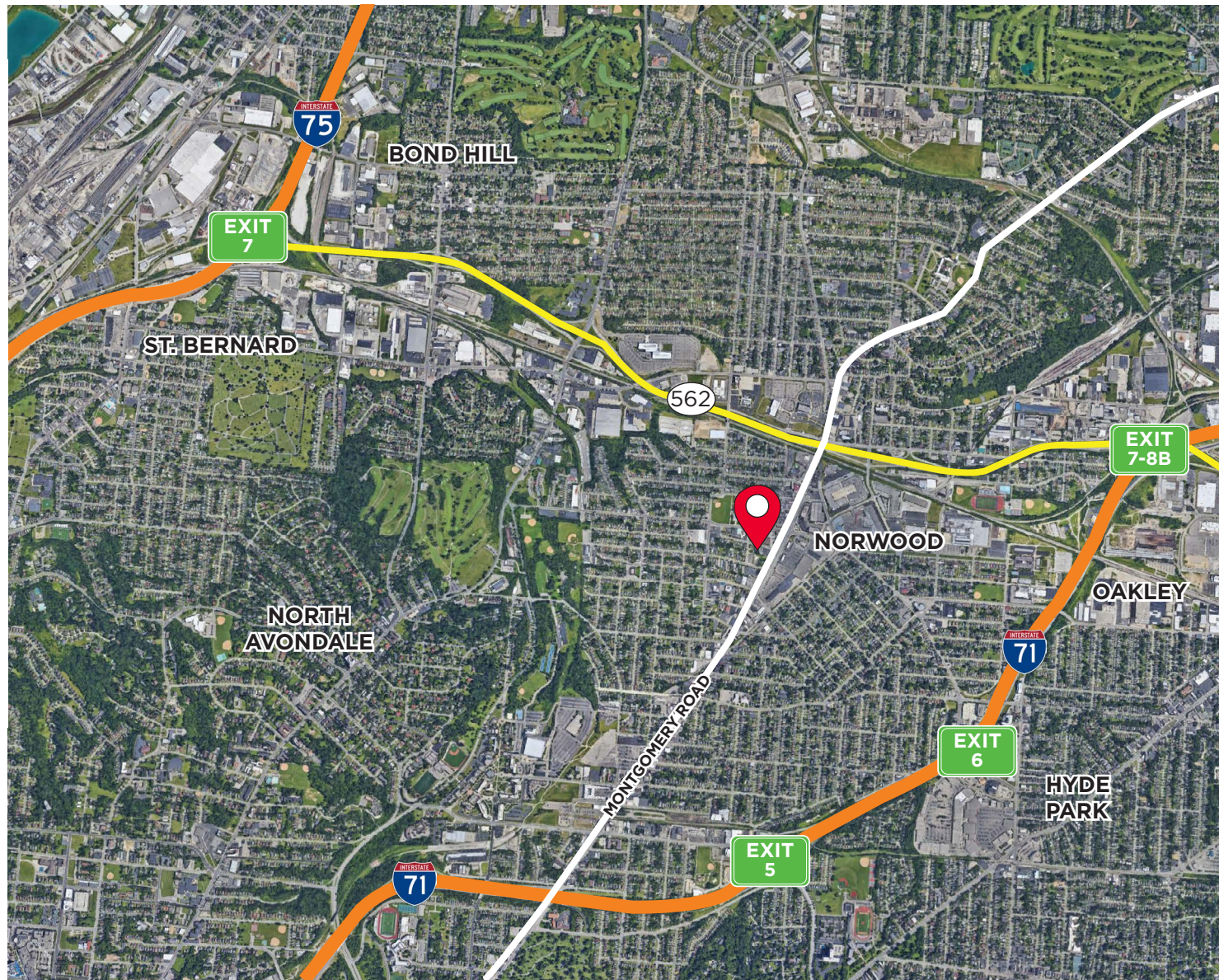
Located in the heart of the Norwood market, the 4411 Building provides a great central location with easy access to all parts of Greater Cincinnati given its close proximity to the Norwood Lateral – the bridge to both Interstate-71 and Interstate-75.

2 2 MINUTES
NORWOOD
LATERAL (562)

5 5 MINUTES
INTERSTATE
71

8 10 MINUTES
INTERSTATE
75

10 10 MINUTES
DOWNTOWN
CINCINNATI





SCOTT ABERNETHY, SIOR, CCIM
scott.abernethy@cushwake.com
+1 513 763 3013

DIGGER DALEY
digger.daley@cushwake.com
+1 513 763 3028

cincyofficeadvisors.com