

FOR LEASE

# CENTRAL PARKE

4850 Smith Road, Cincinnati, OH 45212

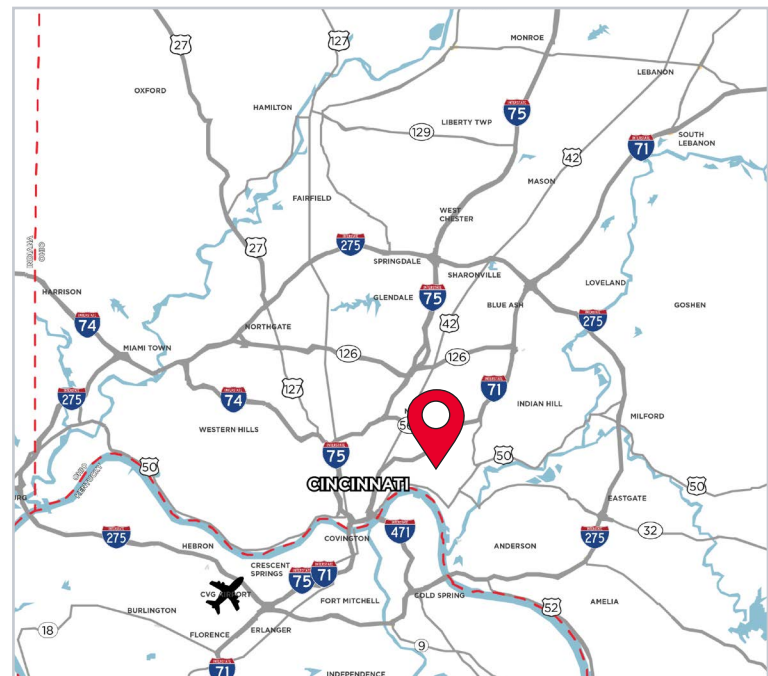


## 34,391 CONTIGUOUS RSF AVAILABLE

1ST FLOOR: 15,891 RSF | 2ND FLOOR: 18,500 SF

### Property Highlights

- Lease Rate:
  - » \$12.00 - 13.50/SF Net
  - » \$4.97/SF (2024 Est.) OPEX
  - » Tenant responsible for janitorial service and separately metered electric
- Opportunity to purchase
- 1,400 space parking garage & abundant surface parking
- Excellent access to I-71 & I-75 via the Norwood Lateral
- Exterior signage opportunity available
- Close proximity to numerous amenities
- Banks, dining, and shopping within walking distance



### Contact

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

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

201 E. Fourth Street, Suite 1800  
Cincinnati, OH 45202  
main +1 513 421 4884  
cincyofficeadvisors.com

FOR LEASE

# CENTRAL PARKE

4850 Smith Road, Cincinnati, OH 45212



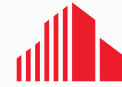
## EASILY ACCESSIBLE & VISIBLE



FOR LEASE

# CENTRAL PARKE

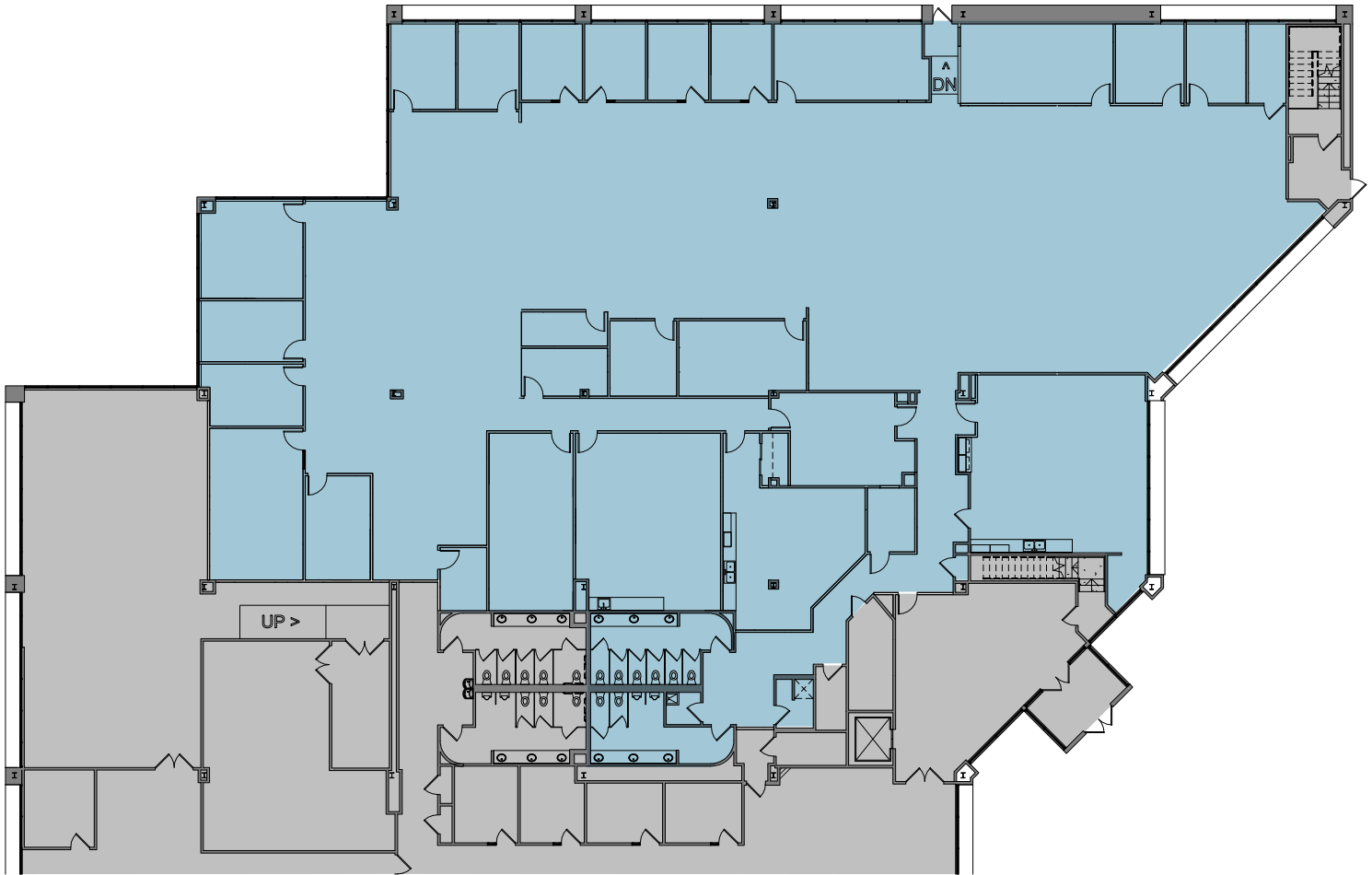
4850 Smith Road, Cincinnati, OH 45212



CUSHMAN &  
WAKEFIELD

## FIRST FLOOR

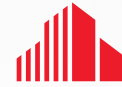
15,891 rsf



FOR LEASE

# CENTRAL PARKE

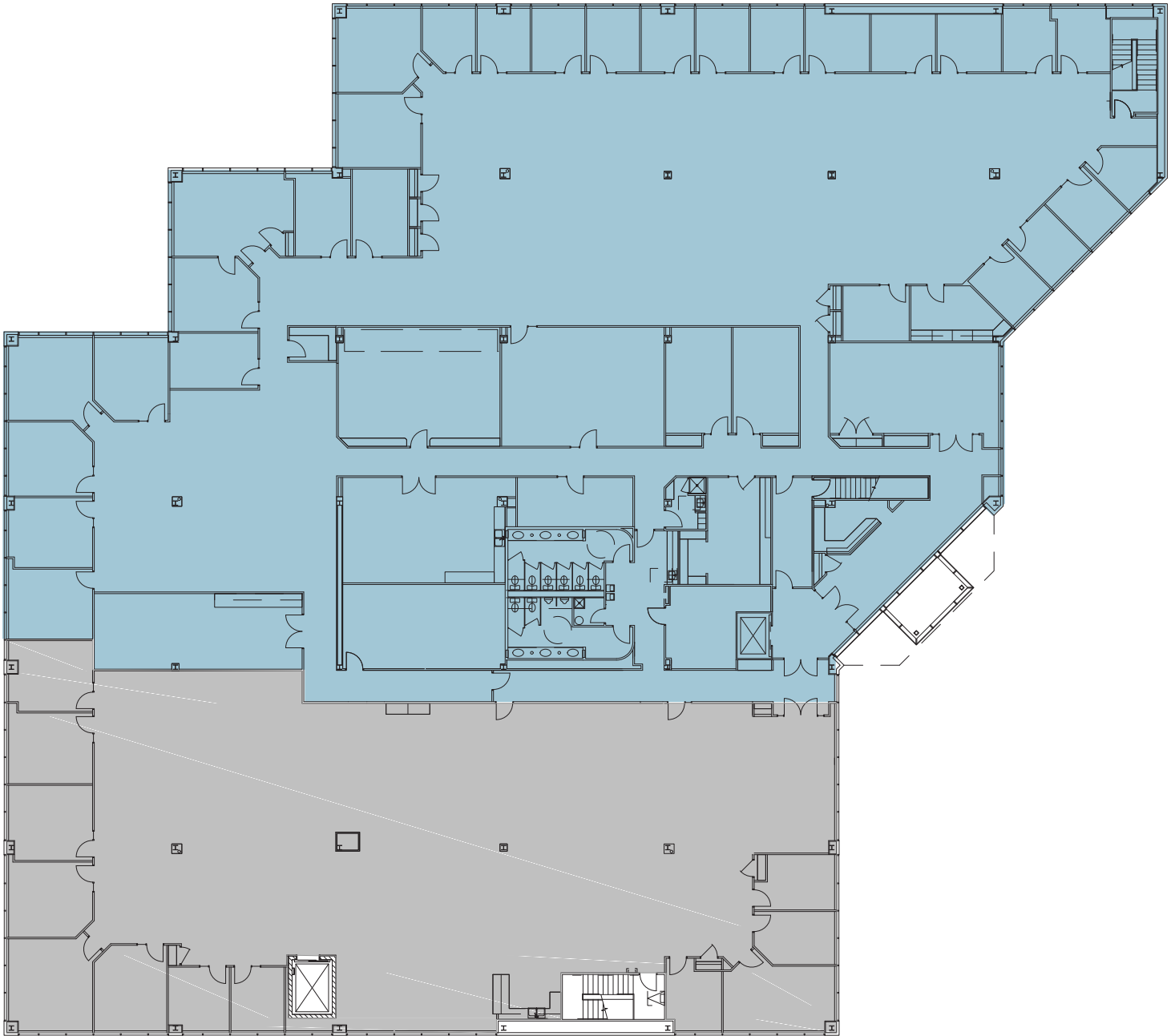
4850 Smith Road, Cincinnati, OH 45212



CUSHMAN &  
WAKEFIELD

## SECOND FLOOR

18,500 rsf



FOR LEASE

# CENTRAL PARKE

4850 Smith Road, Cincinnati, OH 45212



## NEARBY AMENITIES

### 1 Surrey Square

- McDonald's
- Taco Bell
- Skyline Chili
- Subway
- Wendy's
- Chipotle
- Starbucks
- Kroger
- Jimmy John's
- Cancun Mexican
- Pizza Hut
- Piada Italian Street Food
- Fusabowl

### 2 Rookwood Exchange

- Courtyard by Marriott
- Residence Inn by Marriott
- One Rookwood Apartments
- Agave & Rye
- Fueled Collective
- Seasons 52

- Spavia
- Taste of Belgium
- Jason's Deli
- The Capital Grille

### 3 Rookwood Commons & Pavilion

- Home Goods
- BJ's Restaurant
- DSW
- P.F. Chang's
- J. Alexander's
- Starbucks
- Banana Republic
- Cyclebar
- Eddie Bauer
- West Elm
- Chico's
- J.Crew Factory
- The Pub
- Ulta Beauty
- Sephora

- Potbelly
- T.J. Maxx
- Mitchell's Salon & Day Spa
- Nordstrom Rack
- Old Navy
- Altar'd State
- REI
- Talbots
- The Gap
- Whole Foods

### 4 Hyde Park Plaza

- Kroger Marketplace
- Massage Envy
- Piada Italian Street Food
- FUSIAN
- Starbucks
- Panera Bread
- Staples
- Walgreens
- USPS
- Bruegger's Bagels

- Michaels
- Shaan Indian Cuisine

### 5 Hyde Park Golf & Country Club

### 6 Oakley Station

- Kroger Marketplace
- Cinemark Theatres
- Meijer
- Target
- Esporta Fitness
- Wild Eggs
- Condado Tacos
- MOD Pizza
- Orangetheory Fitness
- Chick-fil-A
- Wings and Rings
- Crossroads Church
- MadTree Brewing
- MOD Pizza
- Homewood Suites by Hilton

