

## 4411 BUILDING

4401-4413 Montgomery Road Cincinnati, OH 45212

SEVERAL SUITES IN MOVE-IN READY CONDITION! VARIOUS DEMISING OPTIONS AVAILABLE





#### **OFFICE RENT**

#### \$15.00/rsf Modified Gross Rate

Tenant responsible for janitorial and separately metered electric

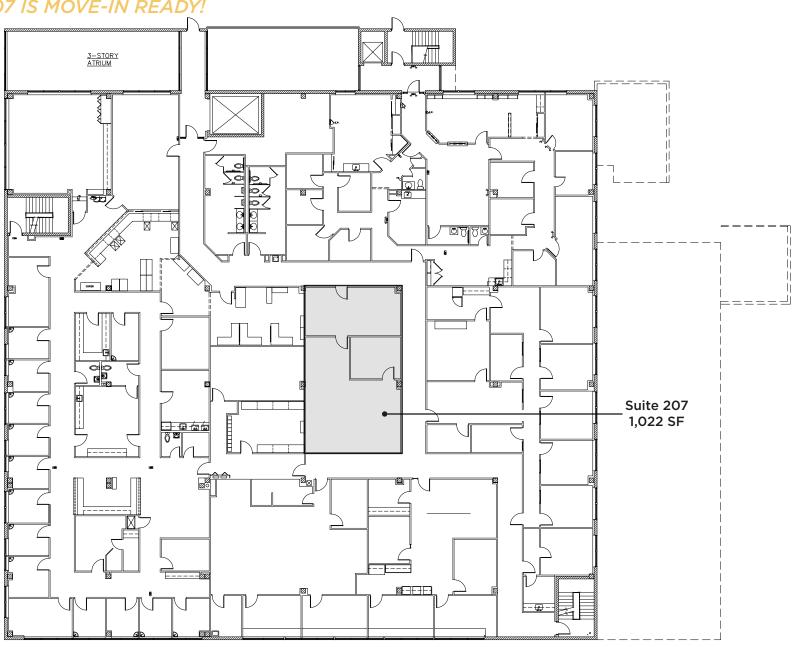
- Full 3rd Floor Available 20,000 SF, which can be demised for approximately 1,000 SF user
- Suites 301 (1,589 SF), 304 (1,163 SF) & 305 (2,392 SF) are move-in ready
- 3-story parking garage with direct access to the 2nd & 3rd Floors -5:1,000
- Building & Pylon signage available
- Located on the Cincinnati 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, LED interior lighting, and updated elevator cabs
- Located in the heart of Norwood with numerous amenities nearby
- Just minutes from I-71, I-75 & Downtown Cincinnati

### 2ND FLOOR

1,022 SF AVAILABLE

SUITE 207 IS MOVE-IN READY!



### 3RD FLOOR

20,000 SF AVAILABLE

**SUITES 301, 304 & 305 ARE MOVE-IN READY!** 



#### **DEMISING OPTIONS**





### 3RD FLOOR

MOVE-IN READY SUITES RECENTLY FINISHED!

1,163 - 20,000 SF OPTIONS



















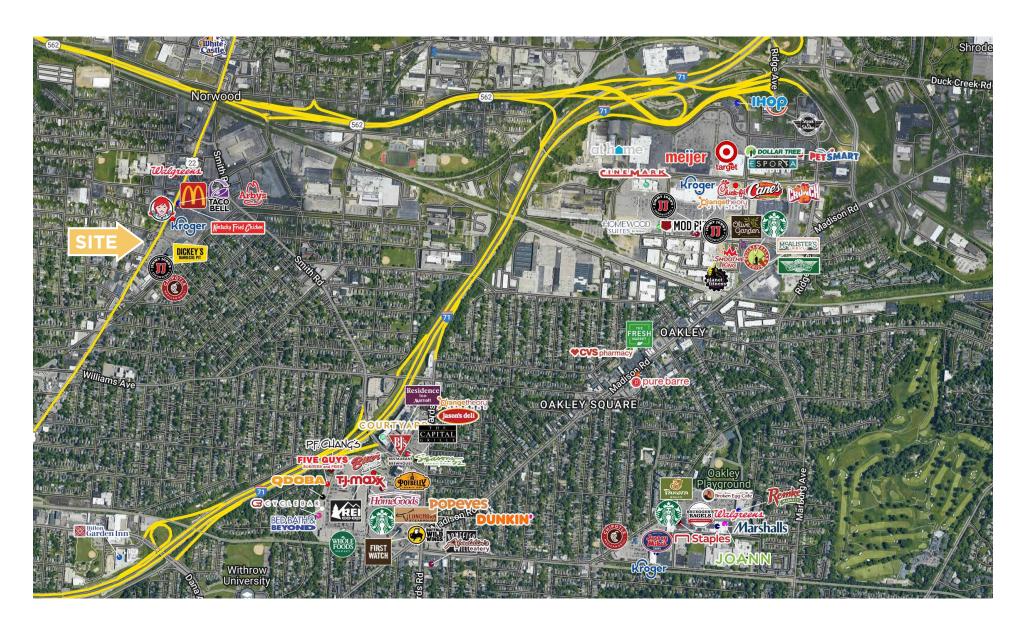






# SURROUNDED BY AN ABUNDANCE OF

**AMENITIES** 



### **EASY HIGHWAY ACCESS**

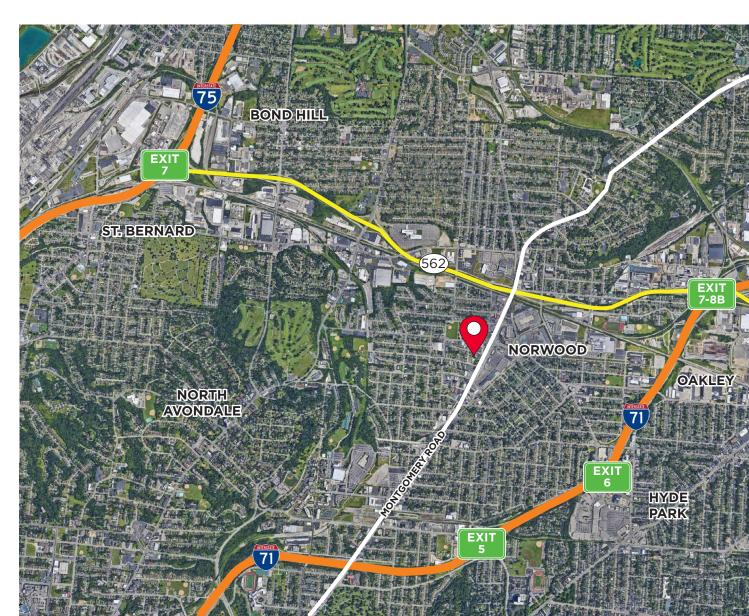
Located in the heart of the Norwood market, the 4411 Building provides a great central location with easy access to all parts of Greater Cincinnati given its close proximity to the Norwood Lateral - the bridge to both Interstate-71 and Interstate-75.

2 MINUTES
NORWOOD
LATERAL (562)

5 MINUTES
INTERSTATE
71

8 INTERSTATE 75

10 MINUTES DOWNTOWN CINCINNATI





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