

FOR LEASE

HALF FLOOR AVAILABLE!

Kenwood Commons

8230 & 8280 MONTGOMERY ROAD
CINCINNATI | OH

Two-building
office complex
located in the heart
of Kenwood!

Adjacent to hundreds of neighborhood amenities, including restaurants, shopping, banking, and fitness. 1/2 mile from I-71 interchange via Montgomery Road.

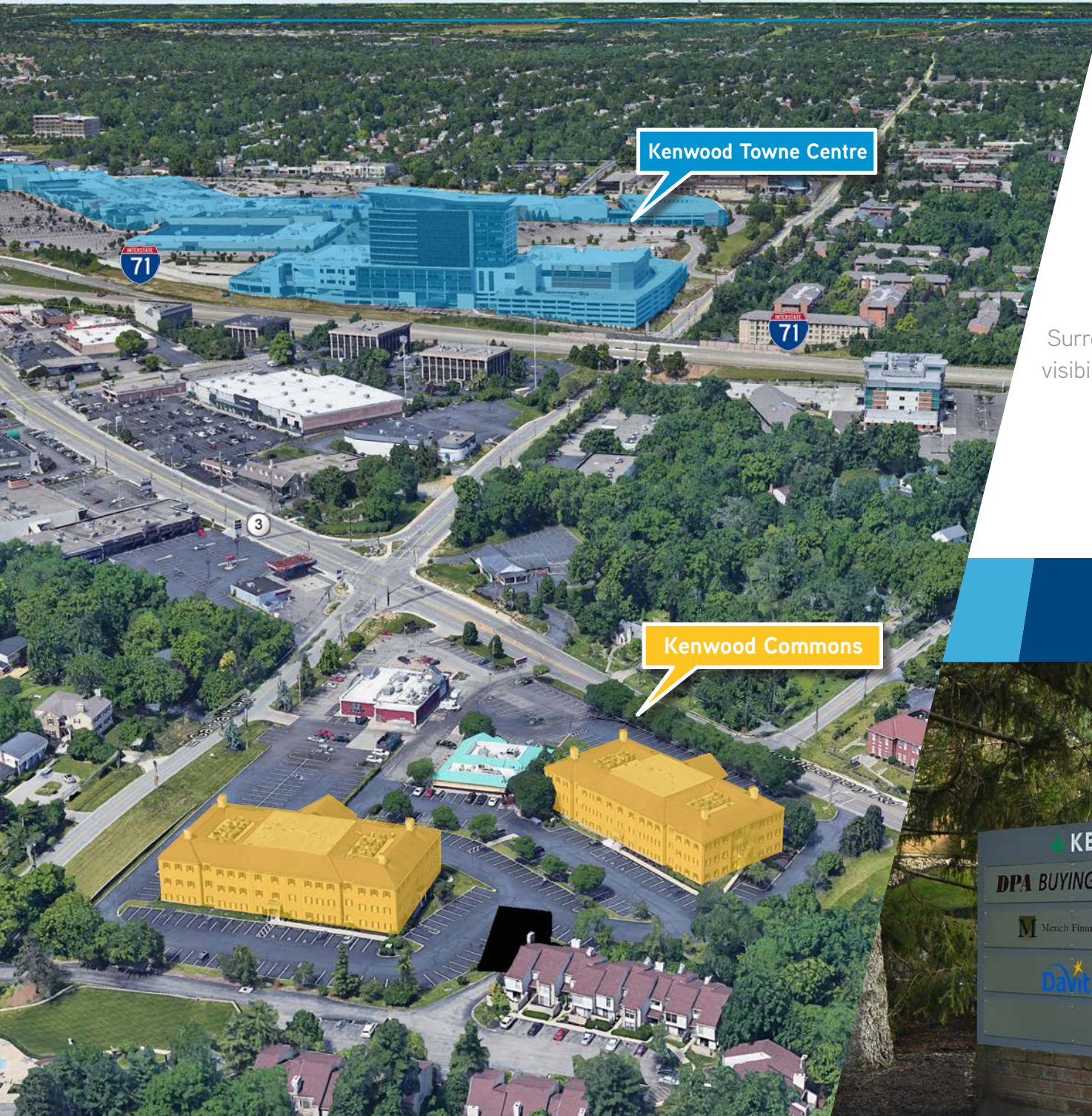
\$12.50_{/SF NET}



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Kenwood Towne Centre

Kenwood Commons

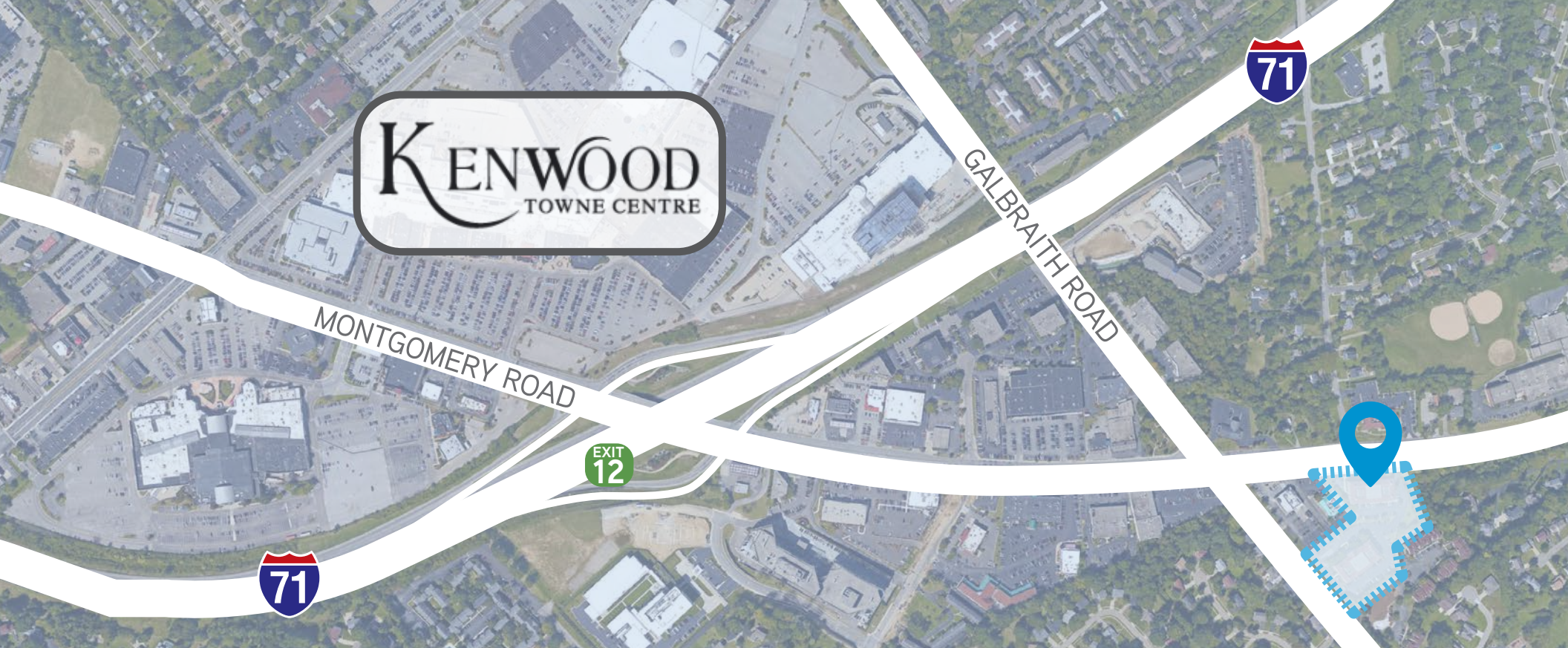
Suites ranging
from 760 to 7,928
SF in size

Surrounded by numerous dining options. High
visibility along Montgomery & Galbraith Roads.

13,276
TOTAL SF AVAILABLE



KENWOOD TOWNE CENTRE



Free Surface
Parking



Immediate
Highway Access



3 Floors



Max Contiguous:
7,928 SF



Min Divisible:
760 SF



Class A
Finishes



Recent
renovations



Owned by
Duke Realty Corp.



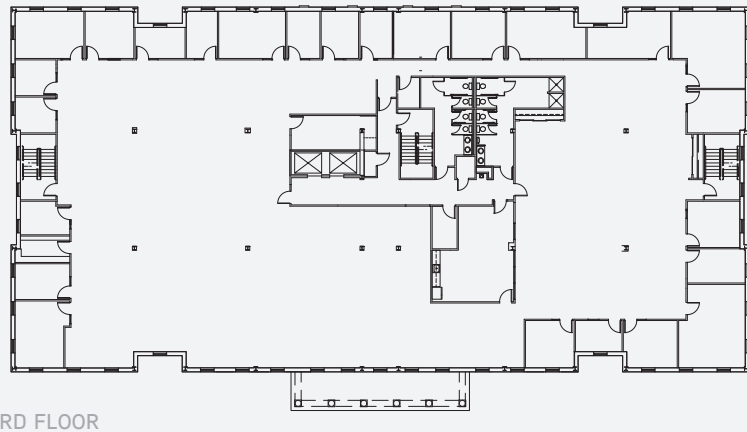
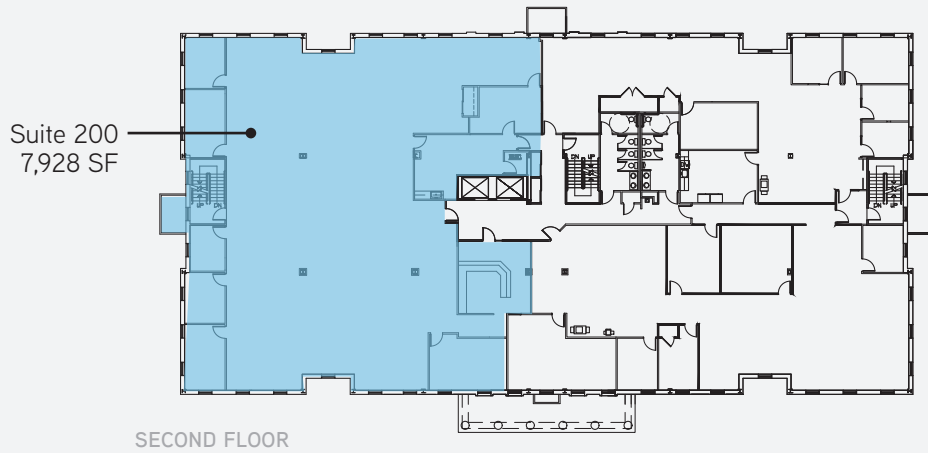
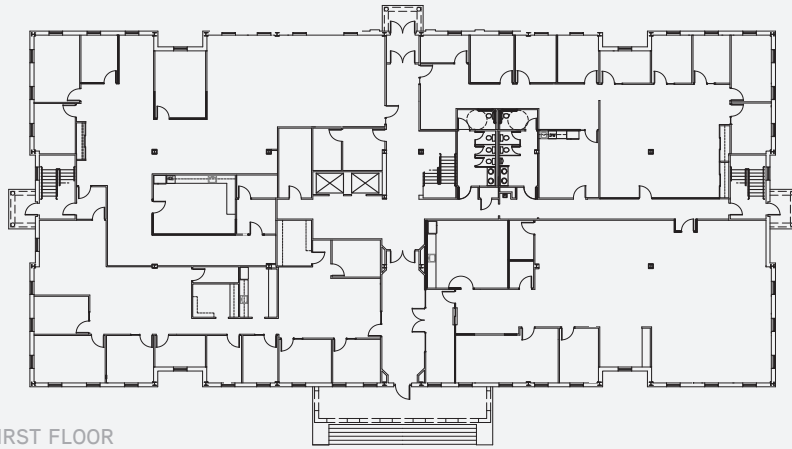
15 minutes to
Downtown



25 minutes to
CVG Airport







8230 KENWOOD COMMONS

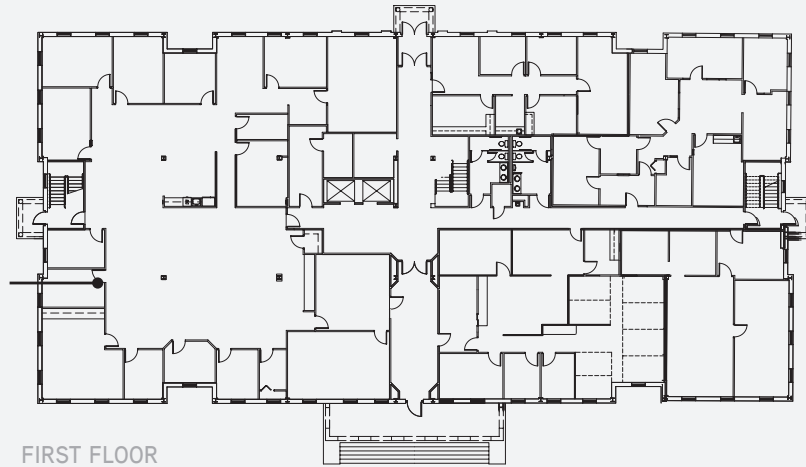
Net Rent	From \$12.50/SF
Operating Expenses	\$6.35/SF (2020)
Earnings Tax	0.75% (Sycamore Township)

Suite 200	7,928 SF
Total	7,928 SF

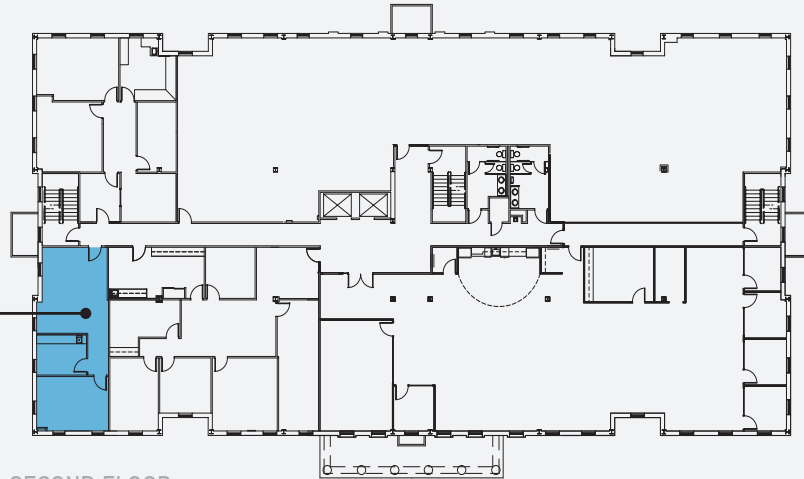
\$12.50
NET

FEATURES

- Half floor available
- Immediate Access from both I-71 North and South
- Adjacent to numerous dining options
- Owned by Duke Realty Corp.
- Interior and exterior recently renovated
- Signage opportunities

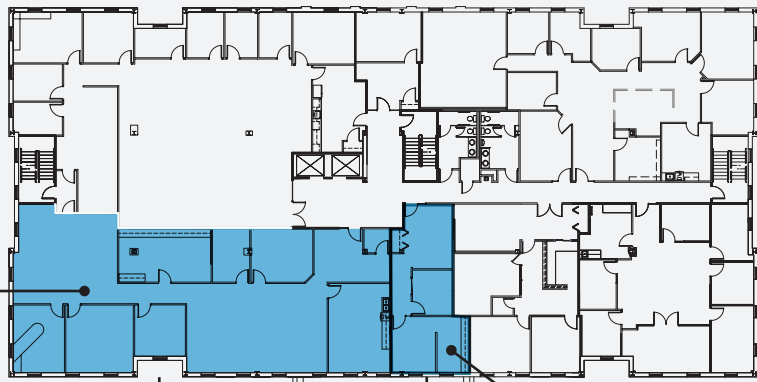


FIRST FLOOR



Suite 204
866 SF

SECOND FLOOR



Suite 301
3,752 SF

Suite 303
730 SF

THIRD FLOOR

4,482 SF

8280 KENWOOD COMMONS

Net Rent	From \$12.50/SF
Operating Expenses	\$7.05/SF (2020)
Earnings Tax	0.75% (Sycamore Township)

Availability:

Suite 204	866 SF
Suite 301	3,752 SF
Suite 303	730 SF
Total	5,346 SF

\$12.50
NET

FEATURES

- Up to 4,482 contiguous SF
- Prominent visibility along Galbraith & Montgomery Road
- Immediate Access from both I-71 North and South
- Adjacent to numerous dining options
- Owned by Duke Realty Corp.
- Interior and exterior recently renovated
- Signage opportunities





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