



MONTGOMERY
QUARTER

**9260 MONTGOMERY RD.
CINCINNATI, OH 45242**

**CLICK TO VIEW
VIRTUAL TOUR**



PHASE I DEVELOPMENT FEATURES

RETAIL + RESTAURANT SPACE
30,000 SF TOTAL



OFFICE:
118,820 SF



RETAIL &
RESTAURANT:
30,000 SF



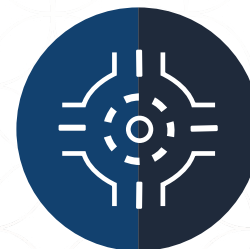
APARTMENTS:
148 UNITS



PARKING
GARAGE:
658 SPACES



HOTEL:
120 ROOMS



ODOT
ROUNDBOUT

THE OFFICES @ MONTGOMERY QUARTER

PHASE I

+ MQ1: 30,000 SF

- Second Floor Available: 7,342 SF
- \$21.50 NNN Asking + \$10.50 O.E. (EST)

+ MQ2: 54,900 SF

- First Floor Available: 17,276 SF
- Second Floor: Leased
- Third Floor: Leased
- \$22.50 NNN Asking + \$10.50 O.E. (EST)

+ MQ3: 50,000 SF

- Floorplates: 15,900 SF

+ 4:1,000 Parking Ratio

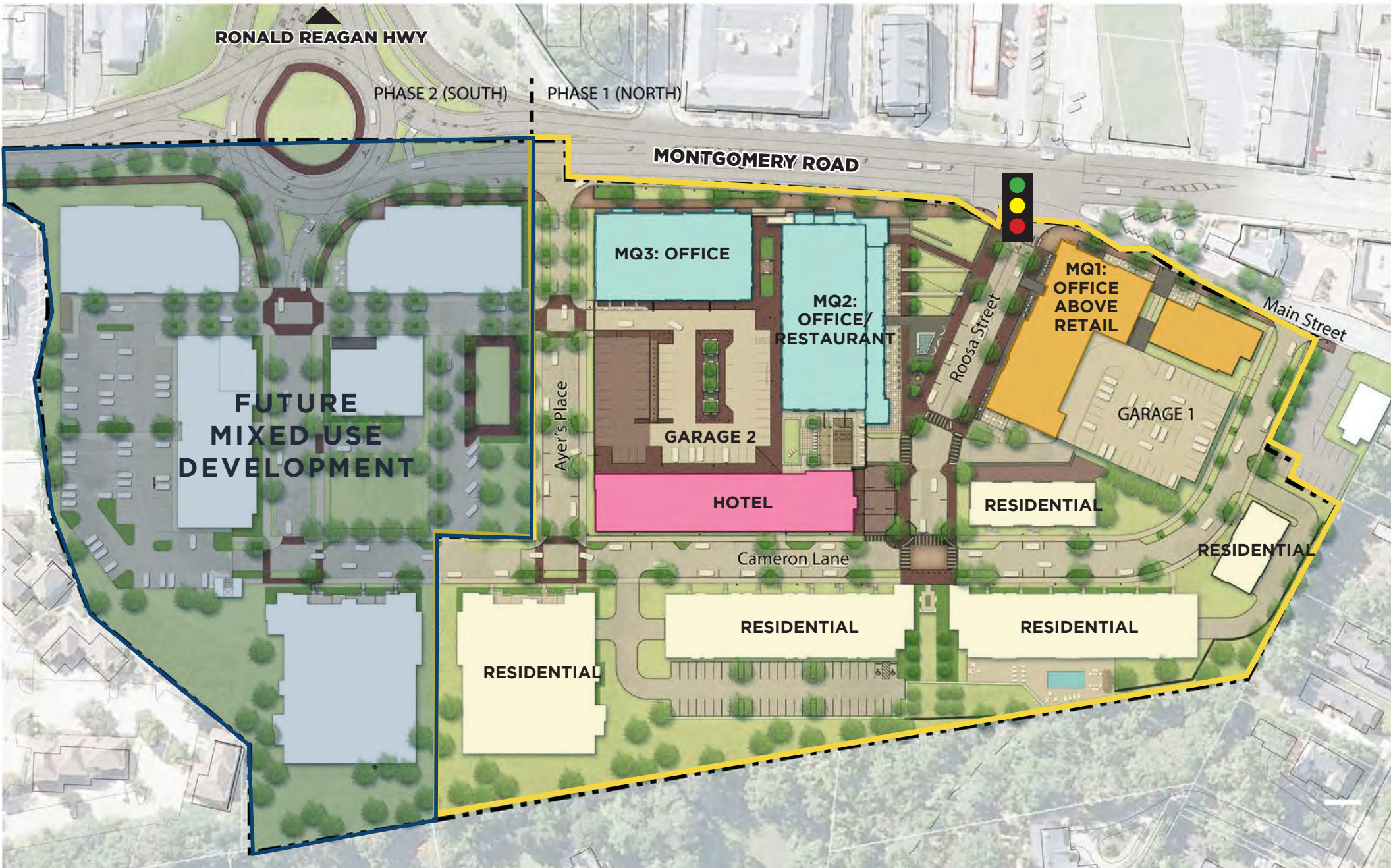
+ Free Onsite Parking



SITE PLAN

 **PHASE I
(NORTH)**
COMPLETED 2022

 **PHASE II
(SOUTH)**



MONTGOMERY QUARTER

FLOOR PLAN | MQ1 SECOND FLOOR



VIEW FROM SUITE



FLOOR PLAN | MQ2 LEVEL 1



VIEW FROM SUITE

OFFICE GARAGE ACCESS



VISITOR / DECK
ENTRANCE

MQ2

MQ1

GARAGE
ENTRANCE

MONTGOMERY ROAD



MQ1

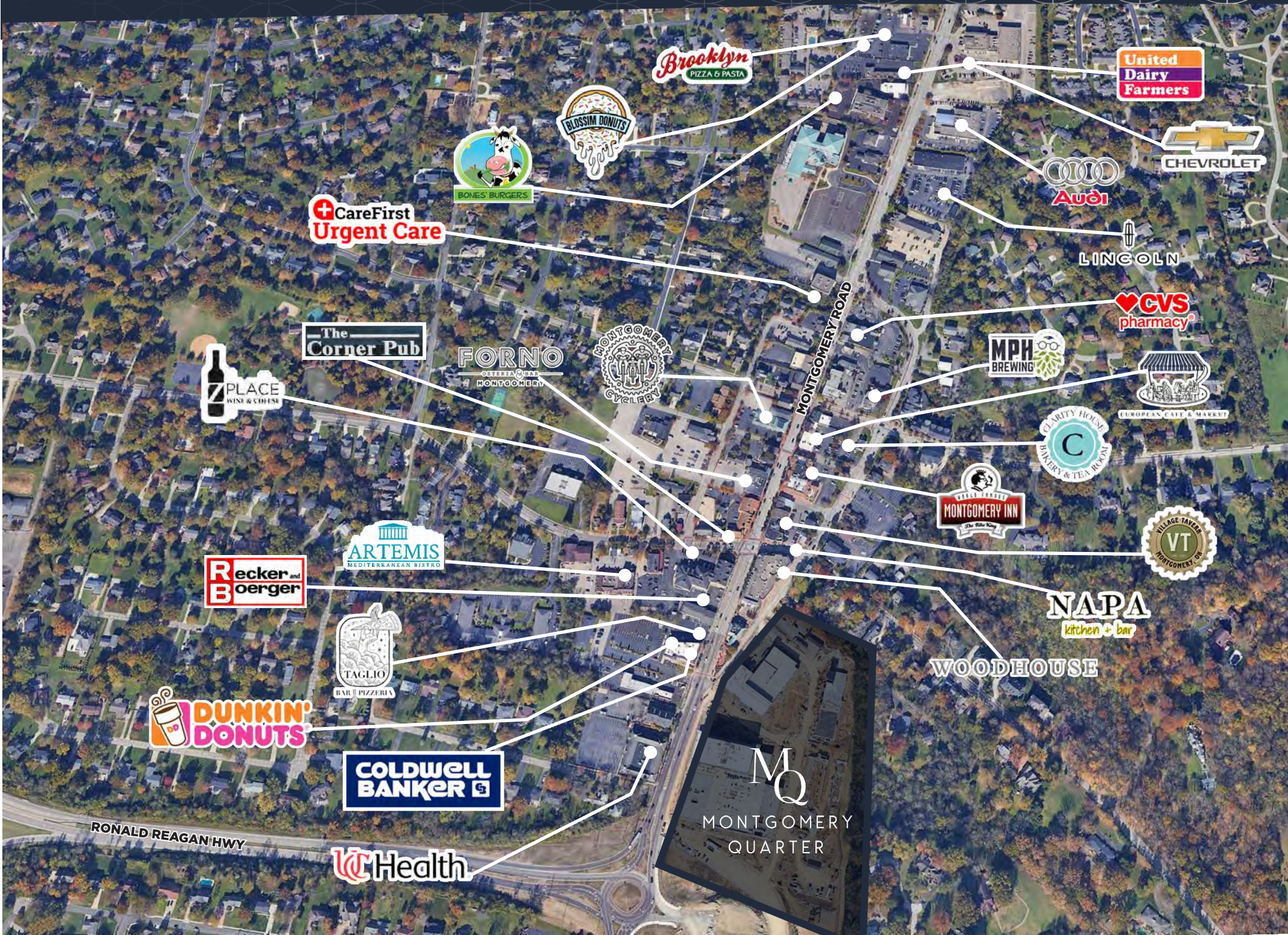


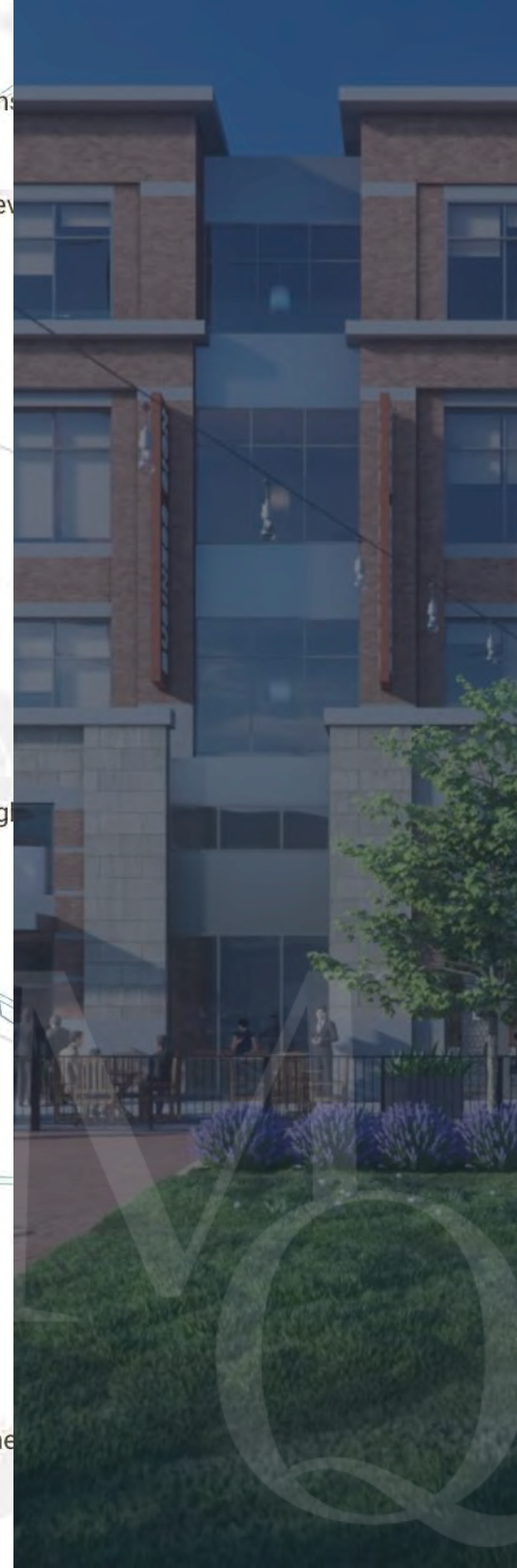
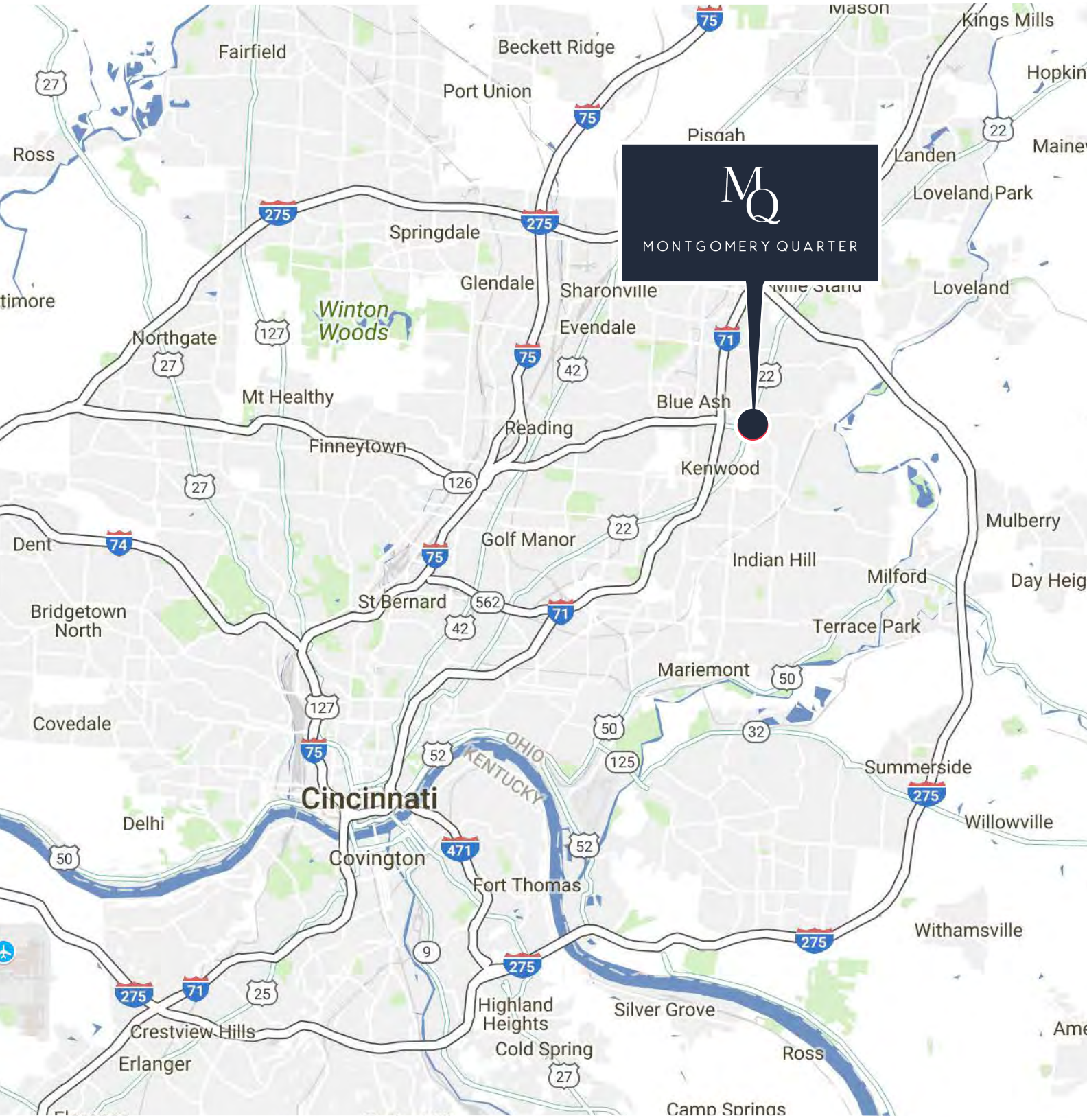
LUXURY APARTMENTS



MQ2

RETAIL AMENITIES





FOR LEASE



MONTGOMERY QUARTER

RETAIL

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