

9260 MONTGOMERY RD. CINCINNATI, OH 45242

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PHASE I DEVELOPMENT FEATURES

RETAIL + RESTAURANT SPACE 30,000 SF TOTAL



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

PHASE II

FLOOR PLAN | MQ1 SECOND FLOOR



FLOOR PLAN | MQ2 LEVEL 1

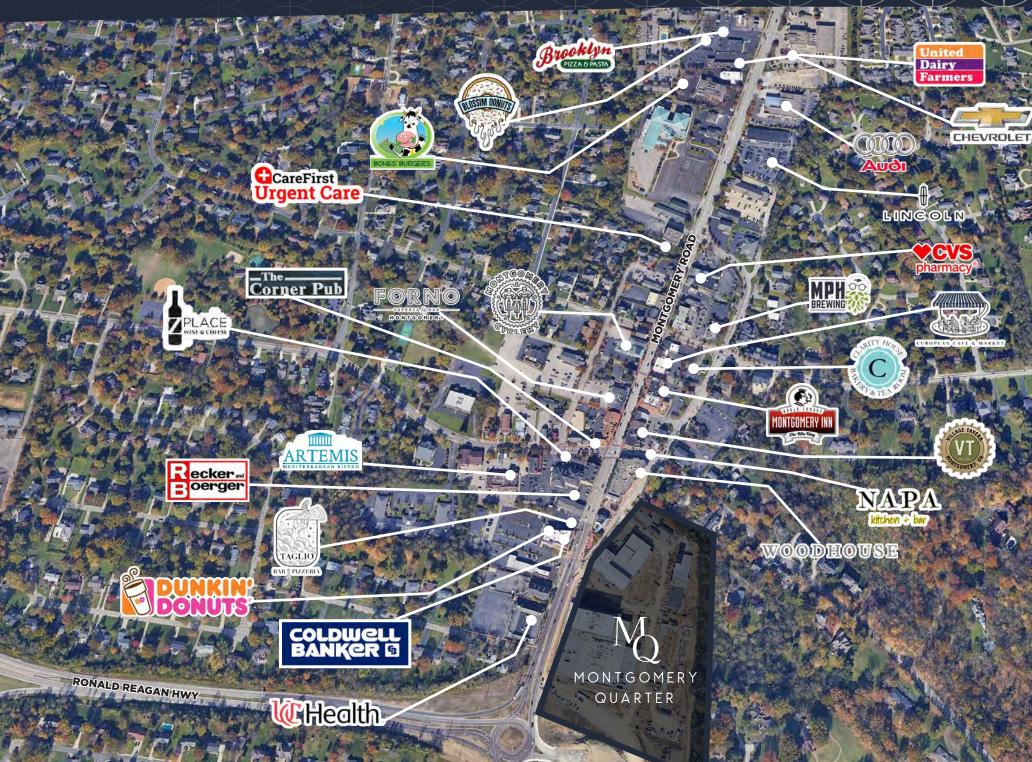


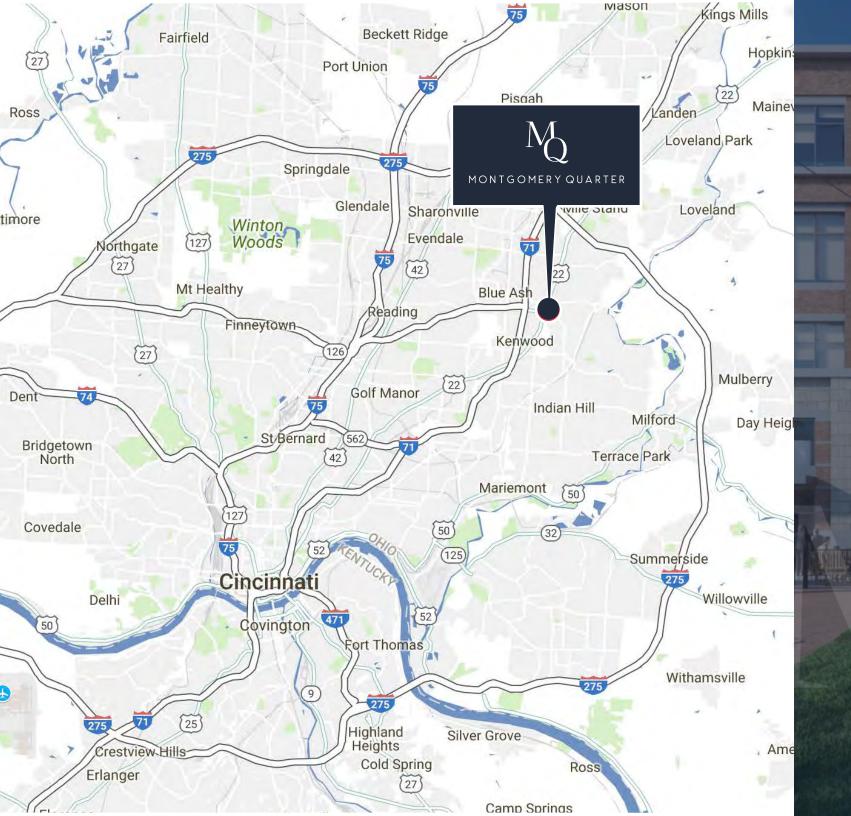
OFFICE GARAGE ACCESS





RETAIL AMENITIES





FOR LEASE



RETAIL

EMILY BEVIS +1 513 241 5800 ebevis@JRAretail.com

OFFICE

TRAVIS LIKES +1 513 369 1364 travis.likes@cbre.com

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