



MQ

MONTGOMERY
QUARTER

**9240-9380 MONTGOMERY RD.
CINCINNATI, OH 45242**



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:**
653 SPACES



HOTEL:
128 ROOMS



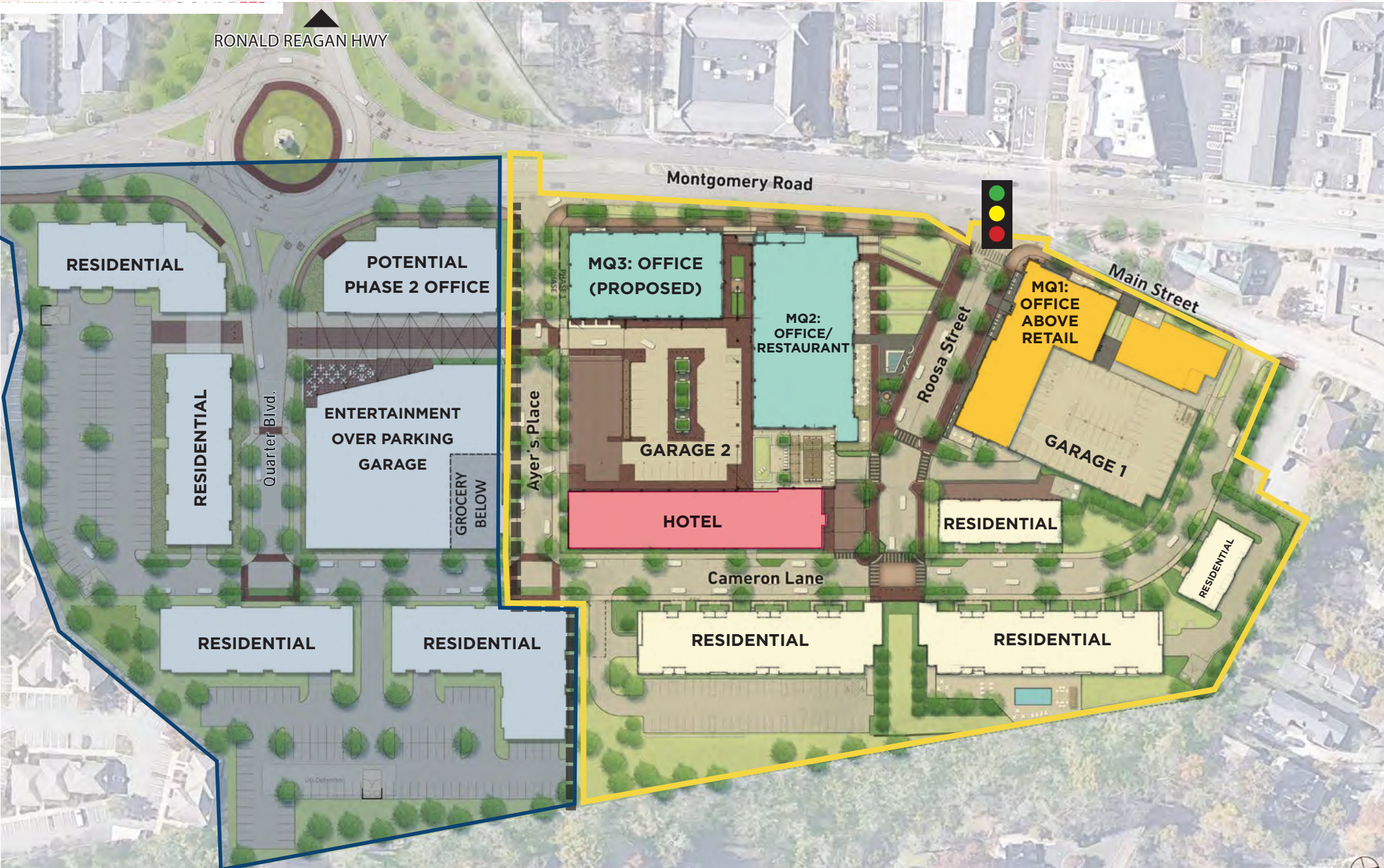
**ODOT
ROUNDBOUT**

SITE PLAN

 **PHASE I**
(NORTH)

 **PHASE II**
(SOUTH)

COMPLETED 2022



THE OFFICES @ MONTGOMERY QUARTER

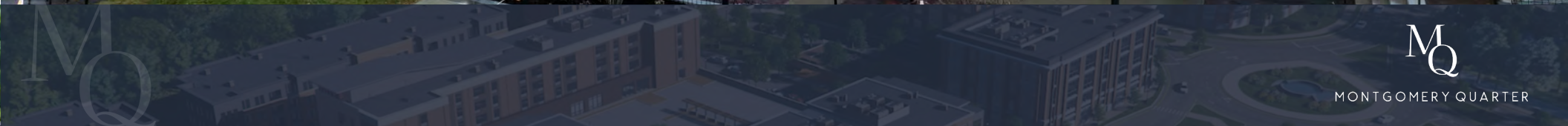
PHASE I

- + MQ 1: 30,000 SF
 - Second Floor: Leased
- + MQ 2: 54,900 SF
 - First Floor Available: 3,532 SF
 - Second Floor: Leased
 - Third Floor: Leased
 - \$24.50 NNN Asking + \$14.00 O.E. (EST)
- + MQ 3: 45,000 SF (Planned)
 - Floorplates: 15,000 SF
 - Rate TBD
- + 4:1,000 Parking Ratio
- + Free Onsite Parking Garage



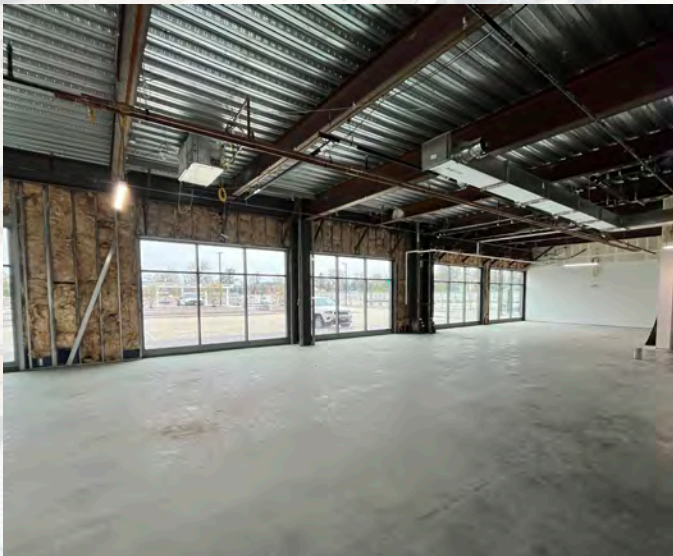
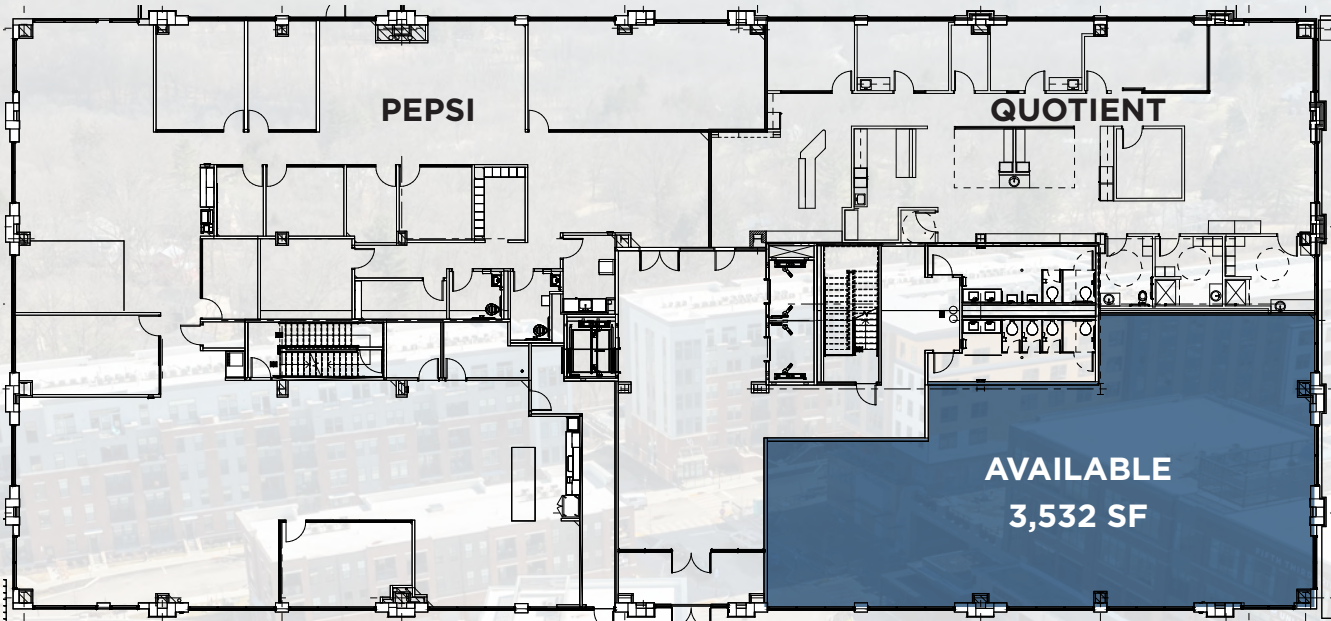
MONTGOMERY QUARTER 2

9280 MONTGOMERY ROAD



MONTGOMERY QUARTER

FLOOR PLAN | MQ2 LEVEL 1



LARGE WINDOWS AND HIGH CEILINGS



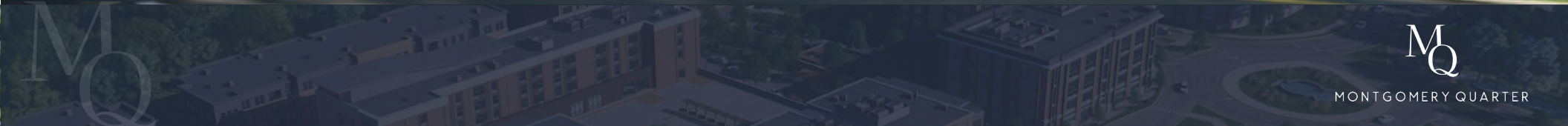
ABILITY TO ADD DEDICATED EXTERIOR ENTRANCE



ABILITY TO ADD DOUBLE DOOR GLASS ENTRANCE OFF LOBBY

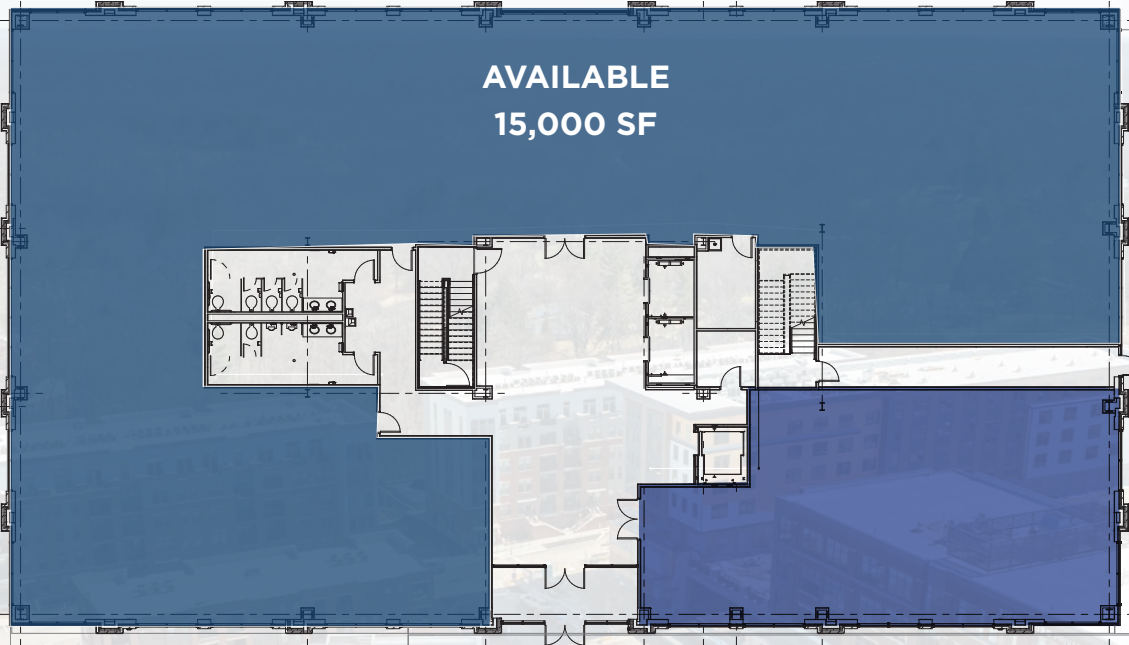
MONTGOMERY QUARTER 3 (PLANNED)

9260 MONTGOMERY ROAD

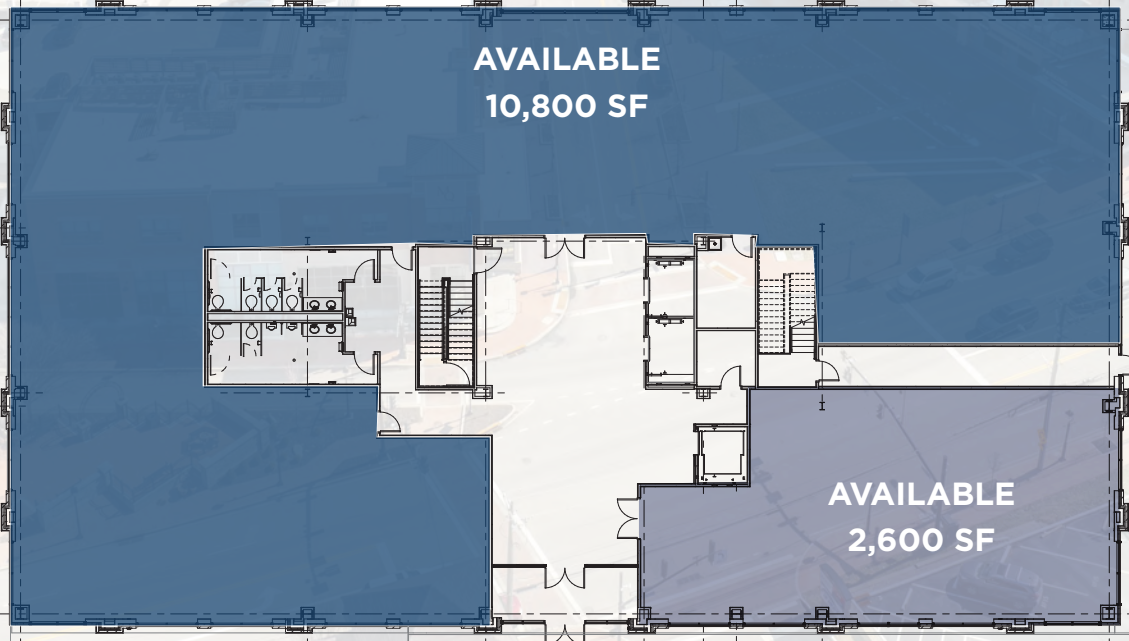


FLOOR PLAN | MQ3 LEVEL 1

FULL FLOOR PLAN



MULTI-TENANT FLOOR PLAN



FULL FLOOR PLAN



MULTI-TENANT FLOOR PLAN



FLOOR PLAN | MQ3 LEVEL 3

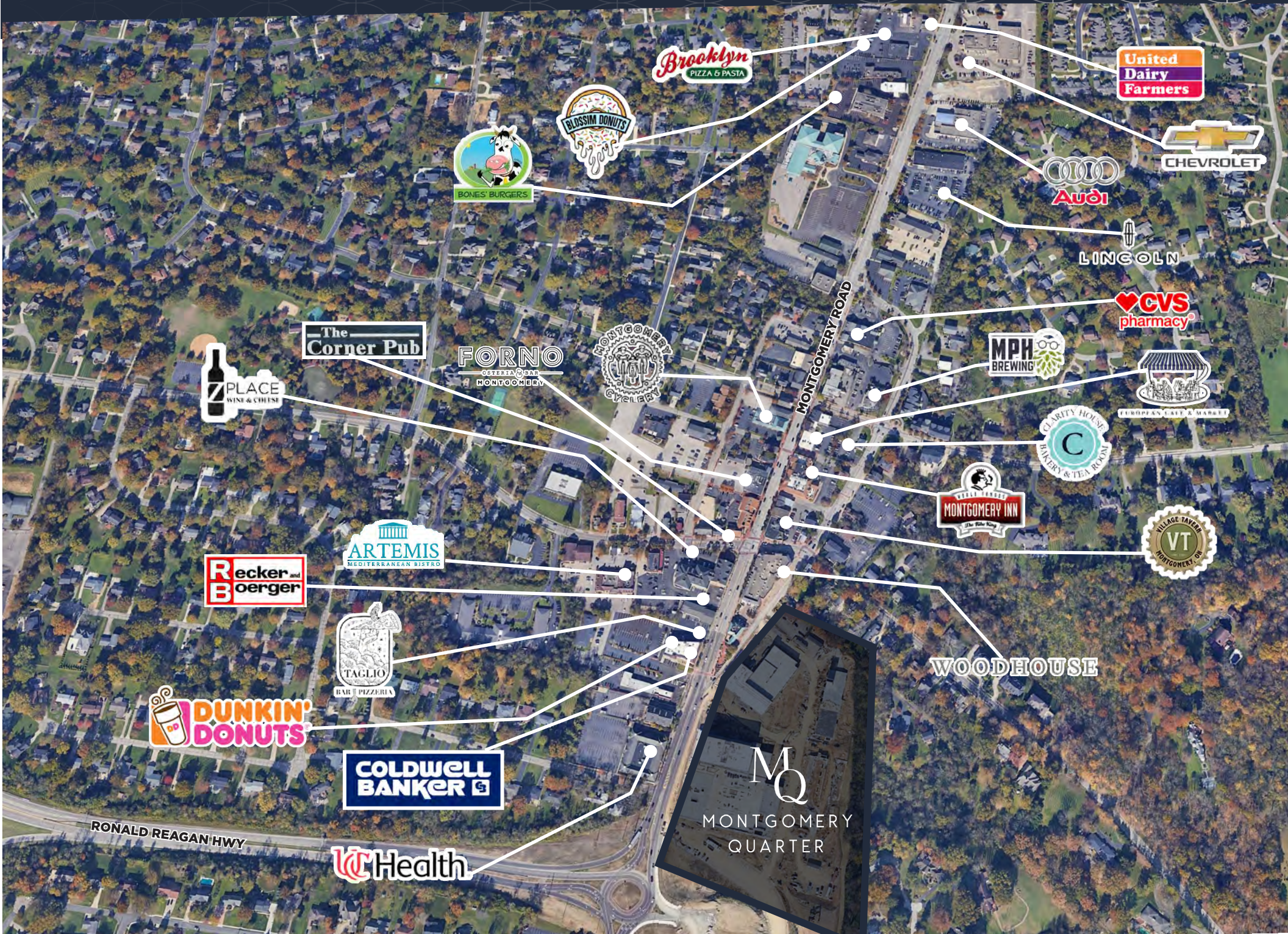
FULL FLOOR PLAN



OFFICE GARAGE ACCESS



RETAIL AMENITIES



Brooklyn
PIZZA & PASTA

United
Dairy
Farmers

BONES
BURGERS

BLOSSIM
DONUTS

Audi

CHEVROLET

LINCOLN

The
Corner Pub

FORNO
OSTERIA & BAR
MONTGOMERY

MONTGOMERY
CYCLES

MPH
BREWING

CVS
pharmacy

PLACE
WINE & CHEESE

EUROPEAN BAIT & SUPPLY

CLARTY HOUSE
BAKERY & TEA ROOM

MONTGOMERY INN
The Village Inn

VILLAGE TAVERN
MONTGOMERY, VT

ARTEMIS
MEDITERRANEAN BISTRO

Recker
and
Boerger

TAGLIO
BAR PIZZERIA

WOODHOUSE

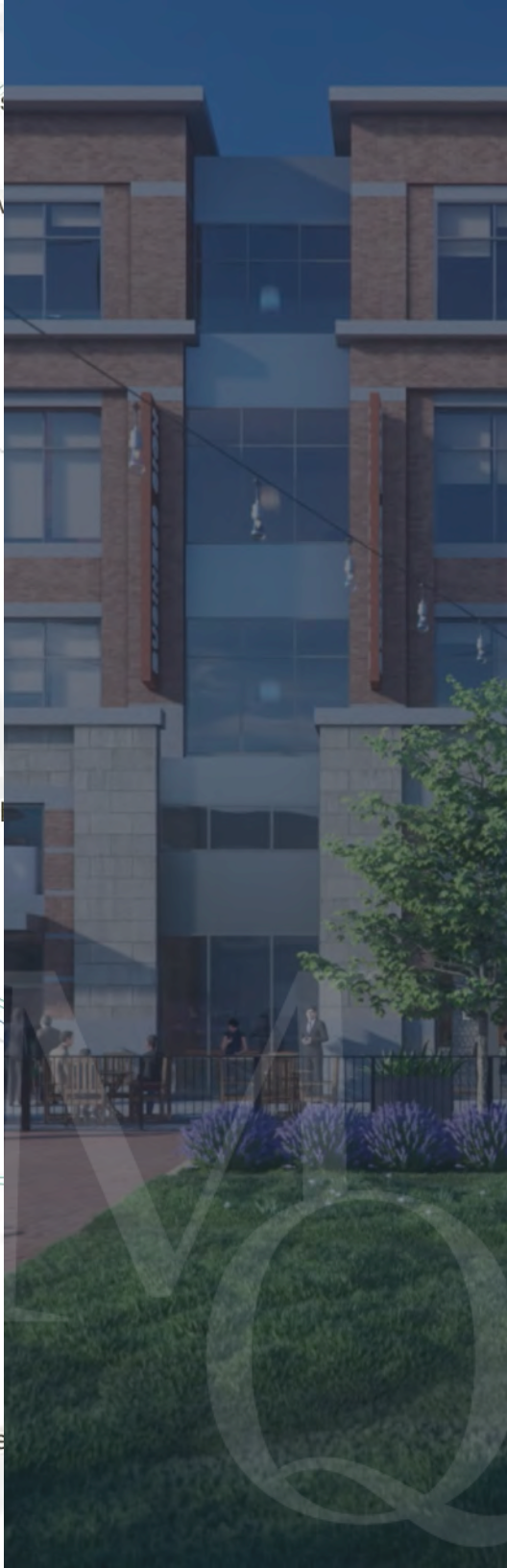
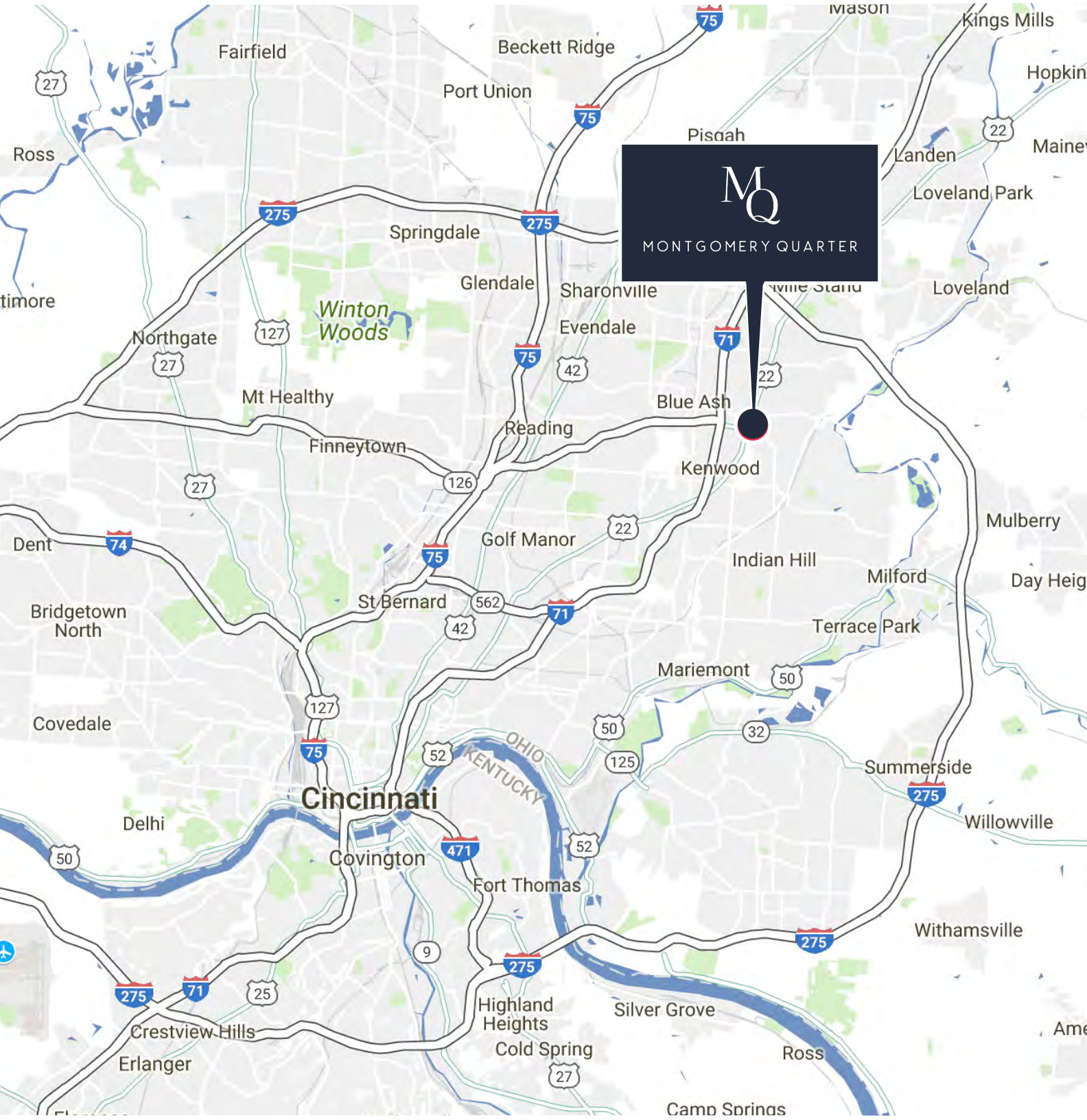
DUNKIN'
DONUTS

COLDWELL
BANKER

MQ
MONTGOMERY
QUARTER

UConn Health

RONALD REAGAN HWY





FOR LEASE



MONTGOMERY QUARTER

RETAIL

KATE BRANDY

+1 513 827 2471

kbrandy@brandicorp.com

OFFICE

TRAVIS LIKES

+1 513 369 1364

travis.likes@cbre.com

SCOTT YARDS, CCIM

+1 513 369 1313

scott.yards@cbre.com

HANNAH STAUBACH

+1 513 369 1346

hannah.staubach@cbre.com



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_February2020