

4850 Smith Road

CINCINNATI, OH 45212



18,500 SF AVAILABLE ON 2ND FLOOR



Property Highlights

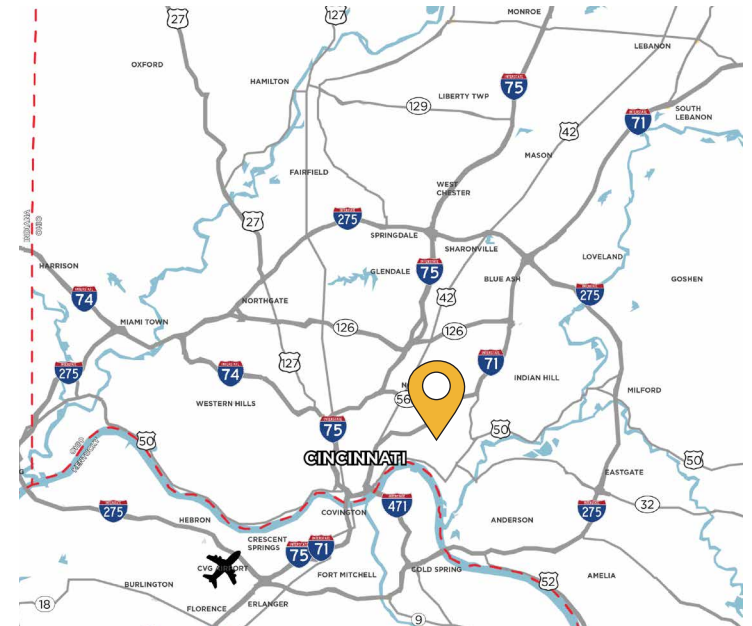
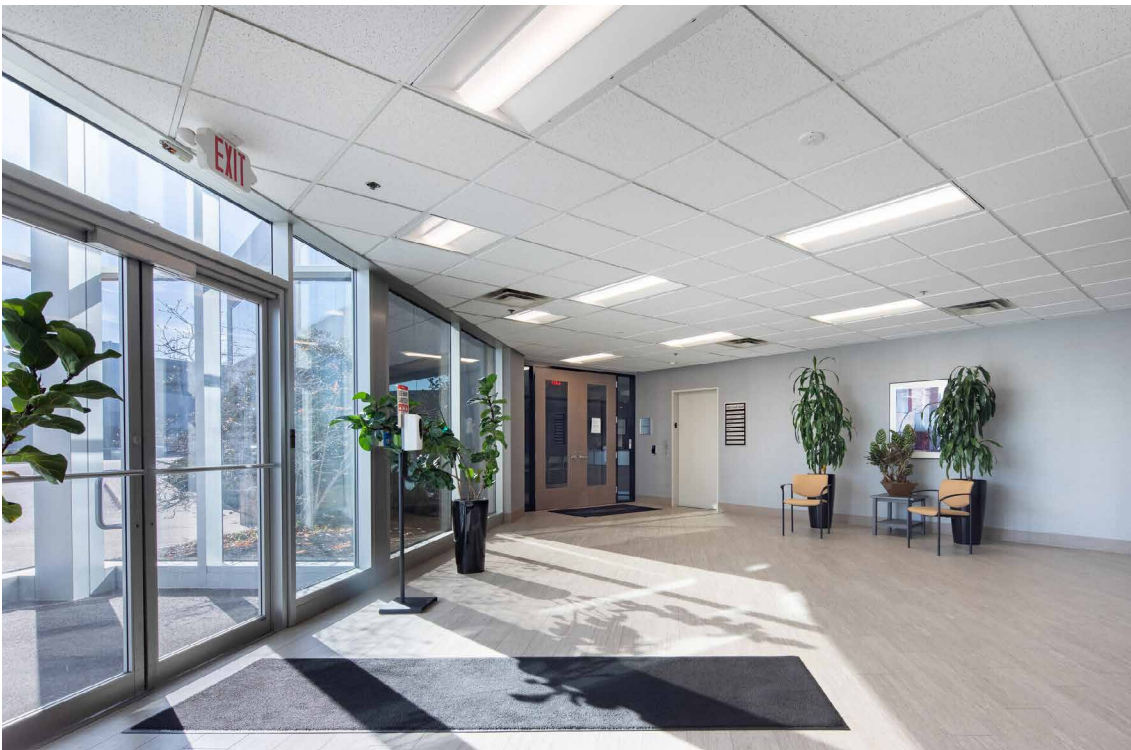
18,500 SF
Available

4/1,000
Parking Ratio

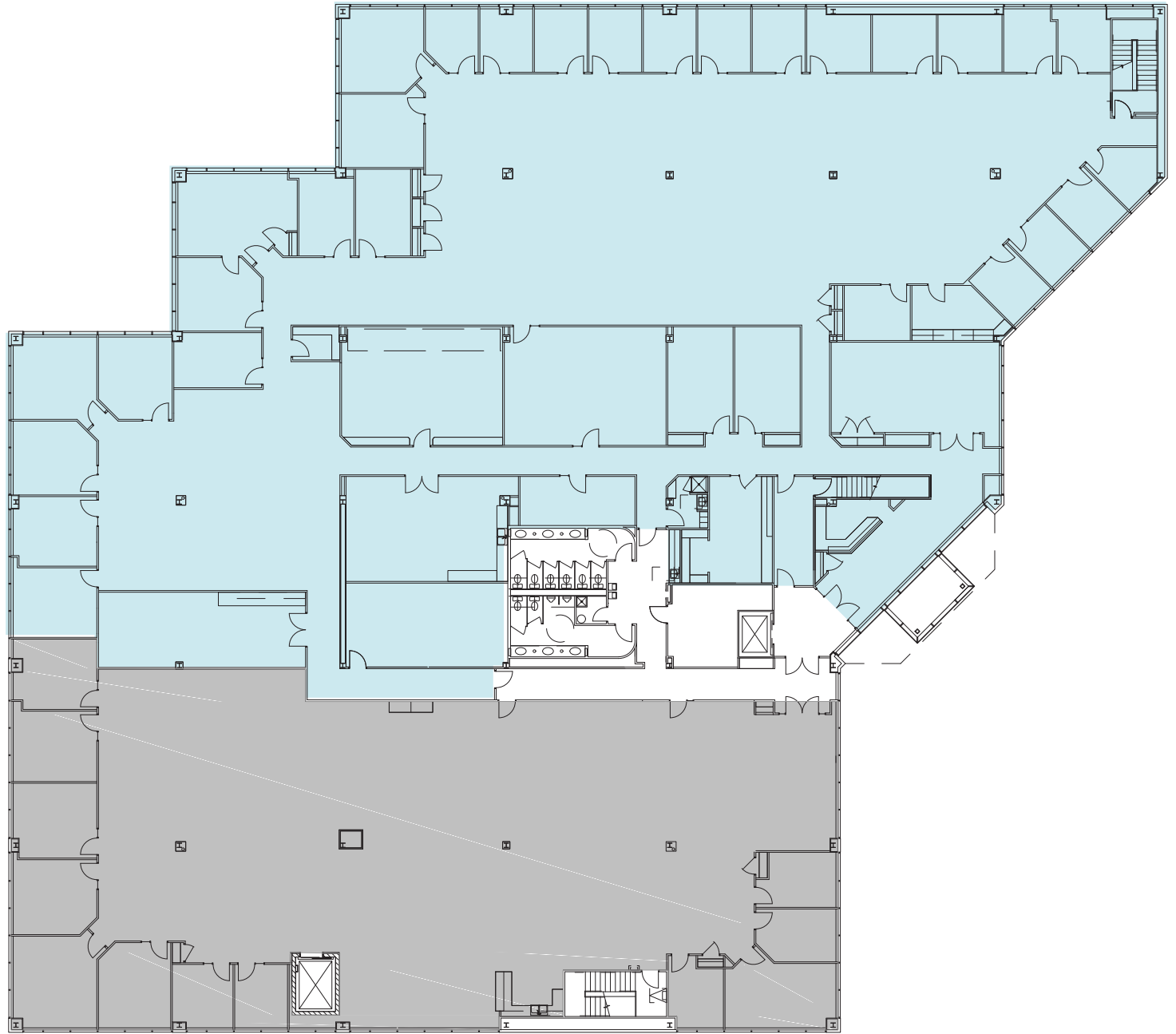
60,000 SF
Building Size

1 MILE
From I-71

- Asking Rate: \$13.50 /SF Net + \$4.97 /SF OpEx
(Tenant responsible for janitorial service & separately metered electric)
- Opportunity to purchase
- 1,400 space parking garage & abundant surface parking
- Excellent access to I-71 & I-75 via the Norwood Lateral
- Exterior signage opportunity available
- Close proximity to numerous amenities including banks, dining, and shopping within walking distance



■
Second
Floor





EASILY ACCESSIBLE & VISIBLE FROM THE NORWOOD LATERAL

Nearby Amenities

1 Rookwood Exchange

- Courtyard by Marriott
- Residence Inn by Marriott
- One Rookwood Apartments
- Agave & Rye
- Fueled Collective
- Seasons 52
- Spavia
- Taste of Belgium
- Jason's Deli
- The Capital Grille

2 Rookwood Commons & Pavilion

- Home Goods
- BJ's Restaurant
- DSW
- P.F. Chang's
- J. Alexander's
- Starbucks
- Banana Republic
- Cyclebar
- Eddie Bauer
- West Elm
- Chico's
- J.Crew Factory
- The Pub
- Ulta Beauty
- Sephora
- Potbelly
- T.J. Maxx
- Mitchell's Salon & Day Spa
- Nordstrom Rack
- Old Navy
- Altar'd State
- REI
- Talbots
- The Gap
- Whole Foods

3 Hyde Park Plaza

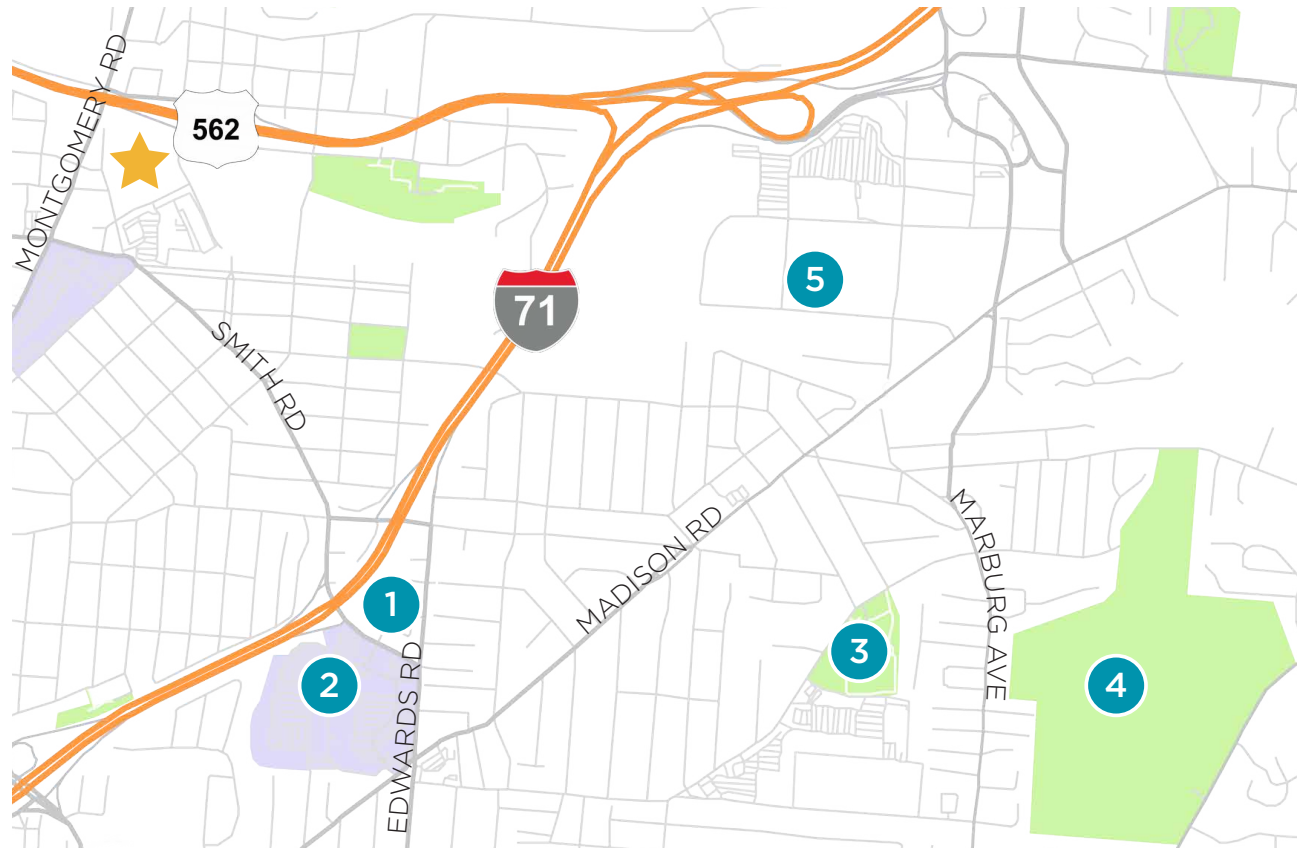
- Kroger Marketplace
- Massage Envy
- Piada Italian Street Food
- FUSIAN
- Starbucks
- Panera Bread
- Staples
- Walgreens
- USPS
- Bruegger's Bagels

4 Hyde Park Golf & Country Club

5 Oakley Station

- Michaels
- Shaan Indian Cuisine
- Kroger Marketplace
- Cinemark Theatres
- Meijer
- Target
- Esporta Fitness
- Wild Eggs

- Condado Tacos
- MOD Pizza
- Orangetheory Fitness
- Chick-fil-A
- Wings and Rings
- Crossroads Church
- MadTree Brewing
- MOD Pizza
- Homewood Suites by Hilton



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