

360° of Hyde Park, Oakley, Norwood & Rookwood

CORNERSTONE AT NORWOOD

4000 & 4030 SMITH ROAD
NORWOOD, OH 45209





PROPERTY HIGHLIGHTS

Cornerstone at Norwood offers a convenient neighborhood location with immediate highway access, sweeping views, prestigious area amenities and superior I-71 visibility.

Cornerstone I 4030 Smith Road

- Seven stories comprised of four office, two mezzanine office and one parking garage
- Fitness center with showers
- Two conference rooms and Mother's room
- On-site management
- Surface and garage parking (4:1,000 sf)
- Building and monument signage available

Cornerstone II 4000 Smith Road

- Six stories comprised of five office and one parking garage
- Access to fitness center with showers and two conference rooms in Cornerstone I
- Garage parking (4:1,000 sf)
- On-site management
- Monument sign availability

CORNERSTONE AT NORWOOD

Cornerstone I
4030 Smith Road

123,736 RSF
BUILDING SIZE

23,709 RSF
AVAILABLE

\$18.95 NNN
ASKING RATE

\$12.06
OPEX

Cornerstone II
4000 Smith Road

114,989 RSF
BUILDING SIZE

13,769 RSF
AVAILABLE

\$18.95 NNN
ASKING RATE

\$12.08
OPEX



BY THE NUMBERS

238K

TOTAL RSF
COMBINED

1,100

PARKING
SPACES

2

ELECTRIC CAR
CHARGING
STATIONS

174K

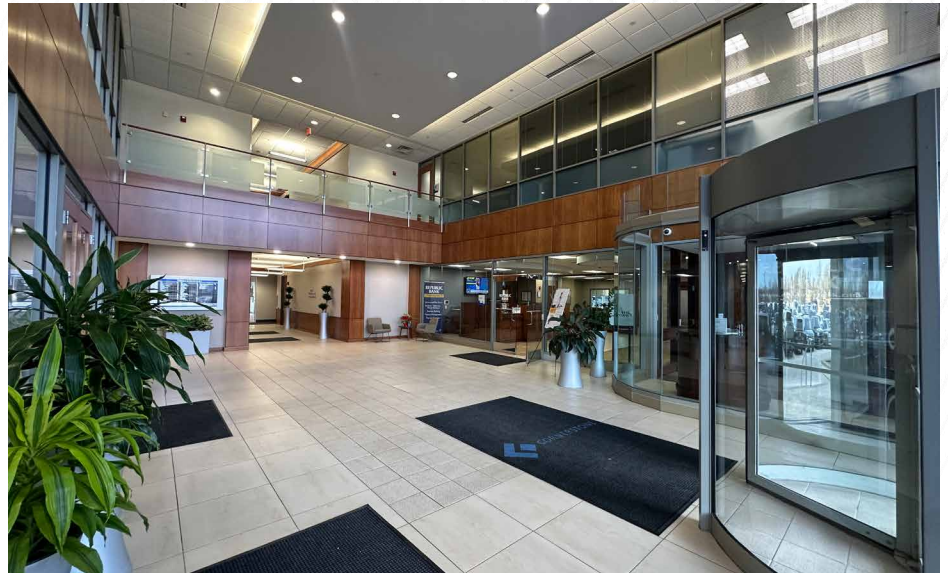
VEHICLES
DRIVE BY PER
DAY

10 MIN

DRIVE TO
DOWNTOWN

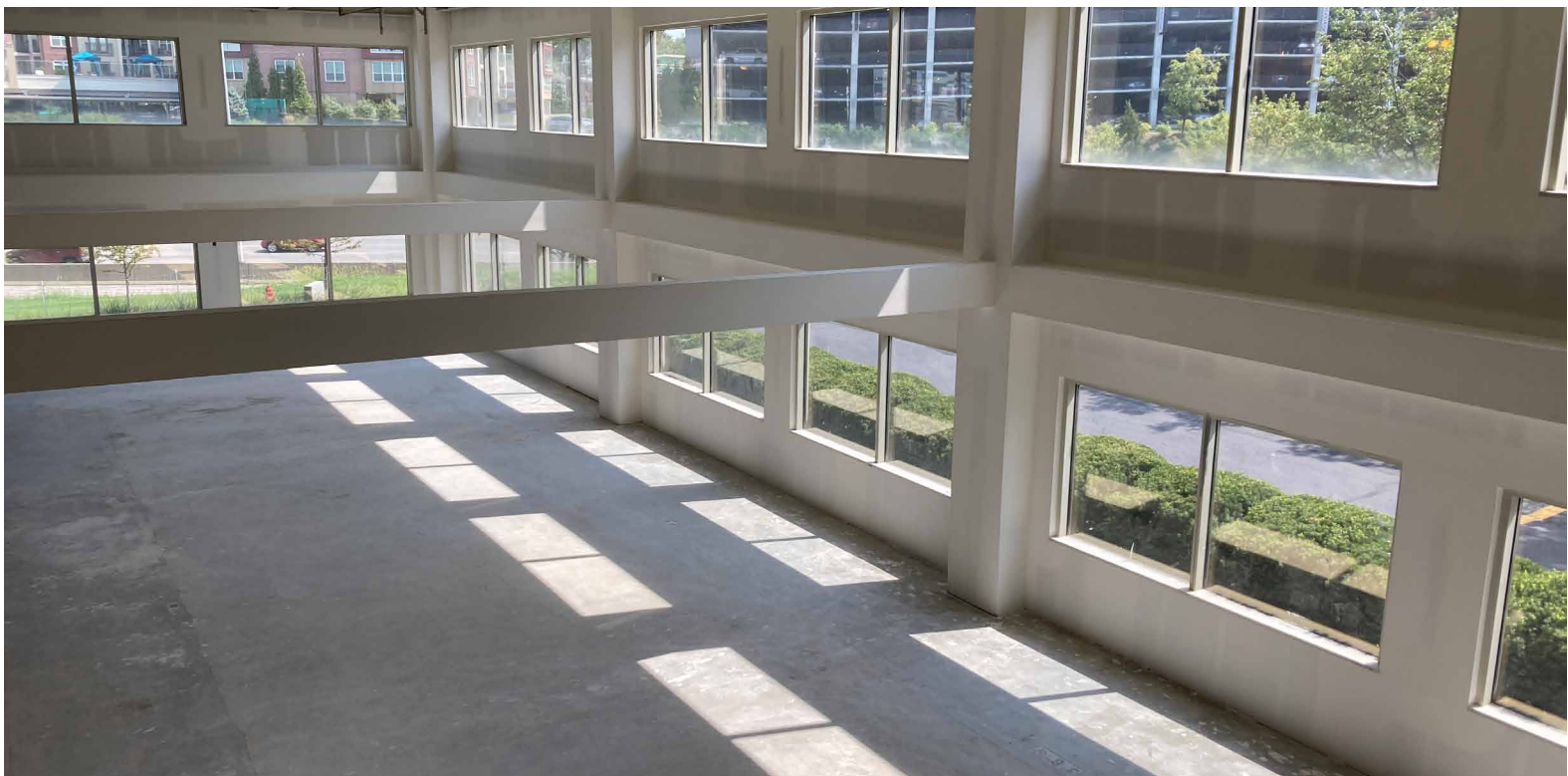
100+

RESTAURANTS
& RETAIL
WITHIN 1 MILE



FEATURED SPACE

MEZZANINE 1 & 2 AT CORNERSTONE I



FEATURED SPACE

Mezzanine 1 Lounge,
Perch and Workstations



Mezzanine 2
Workstations and Perch



Mezzanine 2
Reception



FEATURED SPACE

TEST FIT FOR MEZZANINE 2 AT CORNERSTONE I

Individual Spaces Provided

Workstations 44

Collaborative Spaces Provided

Phone Booth 3

Focus Room (2 people) 1

Huddle Room (4 people) 2

Meeting Room (6 people) 3

Open Collaboration 2

Lounge 1

Wellbeing Spaces Provided

Perch 2

Cafe 1

IDF Room 1

Mothers' Room 1

Copy-Print-Supply Point 1

5,968 RSF



FEATURED SPACE

TEST FIT FOR MEZZANINE 1 AT CORNERSTONE I

Individual Spaces Provided

Workstations 20

Collaborative Spaces Provided

Focus Room (1 person) 2

Huddle Room (4 people) 1

Meeting Room (6 people) 2

Open Collaboration 2

Lounge 1

Wellbeing Spaces Provided

Perch 2

Hydration Station 1

IDF Room 1

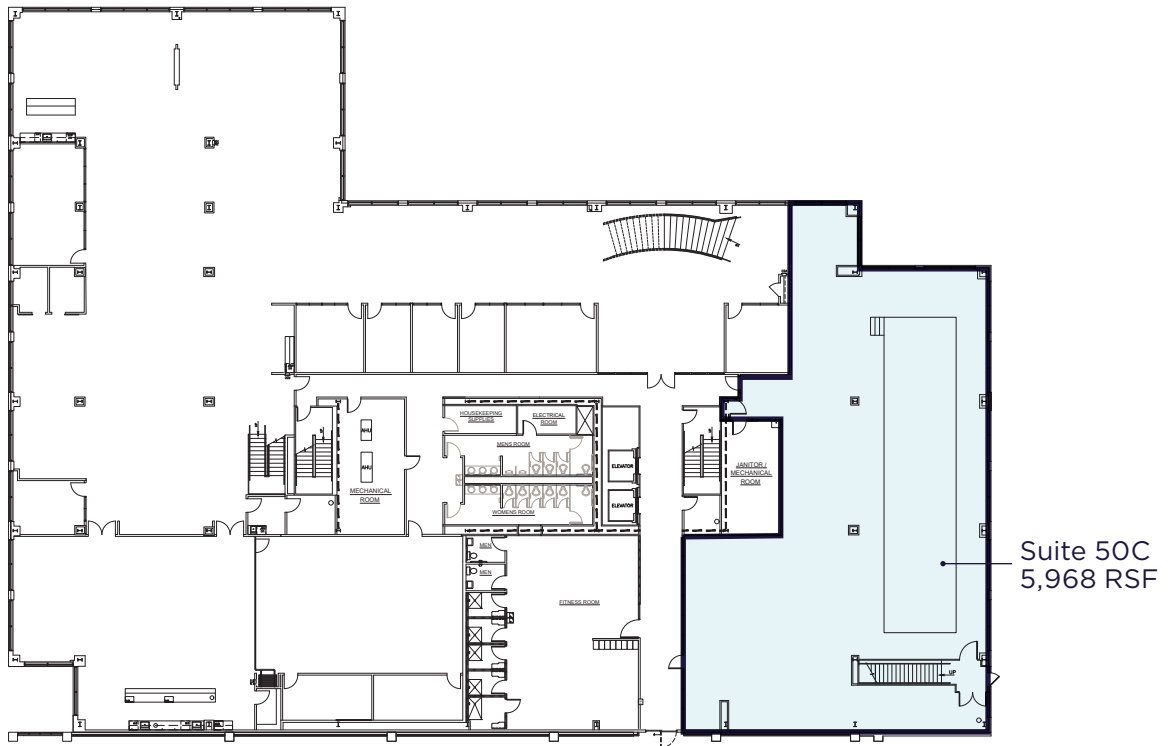
Storage 1

Copy-Print-Supply Point 1

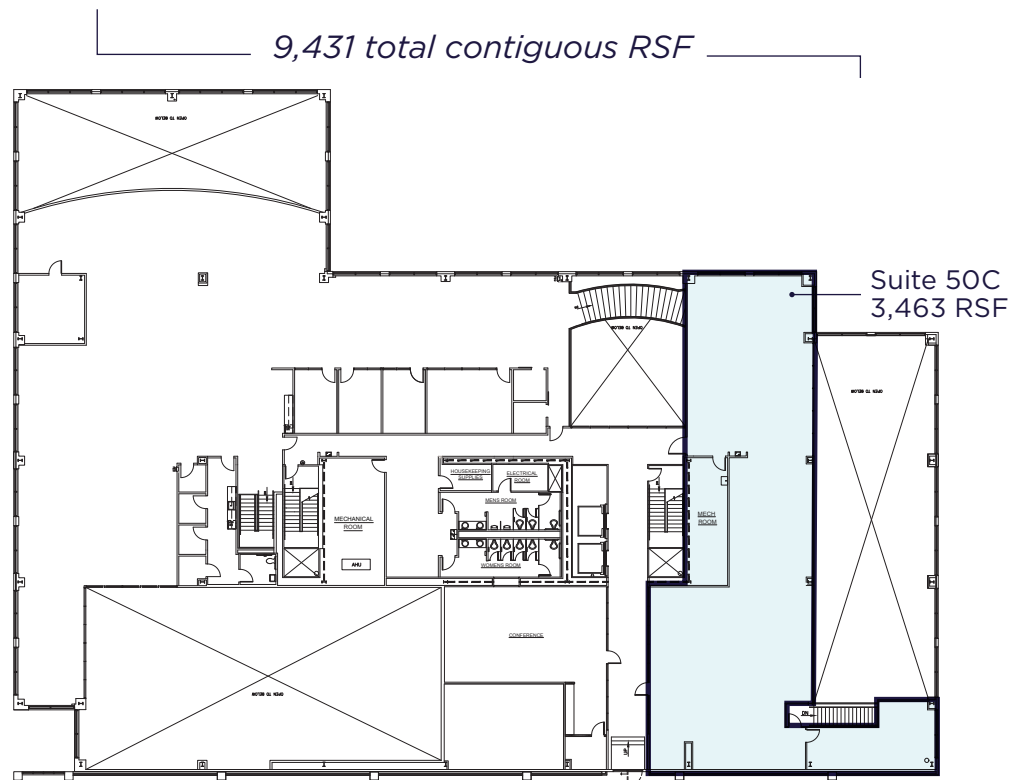
3,463 RSF



CORNERSTONE I



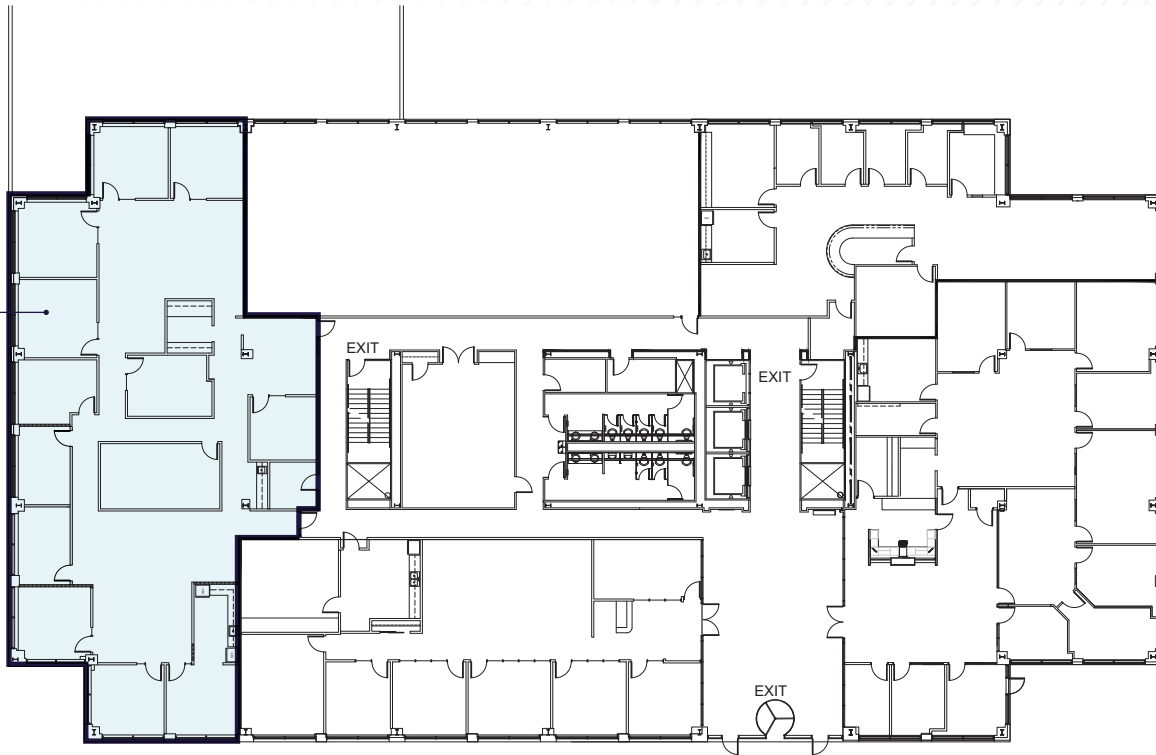
MEZZANINE 2 - LOWER LEVEL 2



MEZZANINE 1 - LOWER LEVEL 1

CORNERSTONE I

Suite 120
5,963 RSF
Available 08/01/2025



FLOOR 1

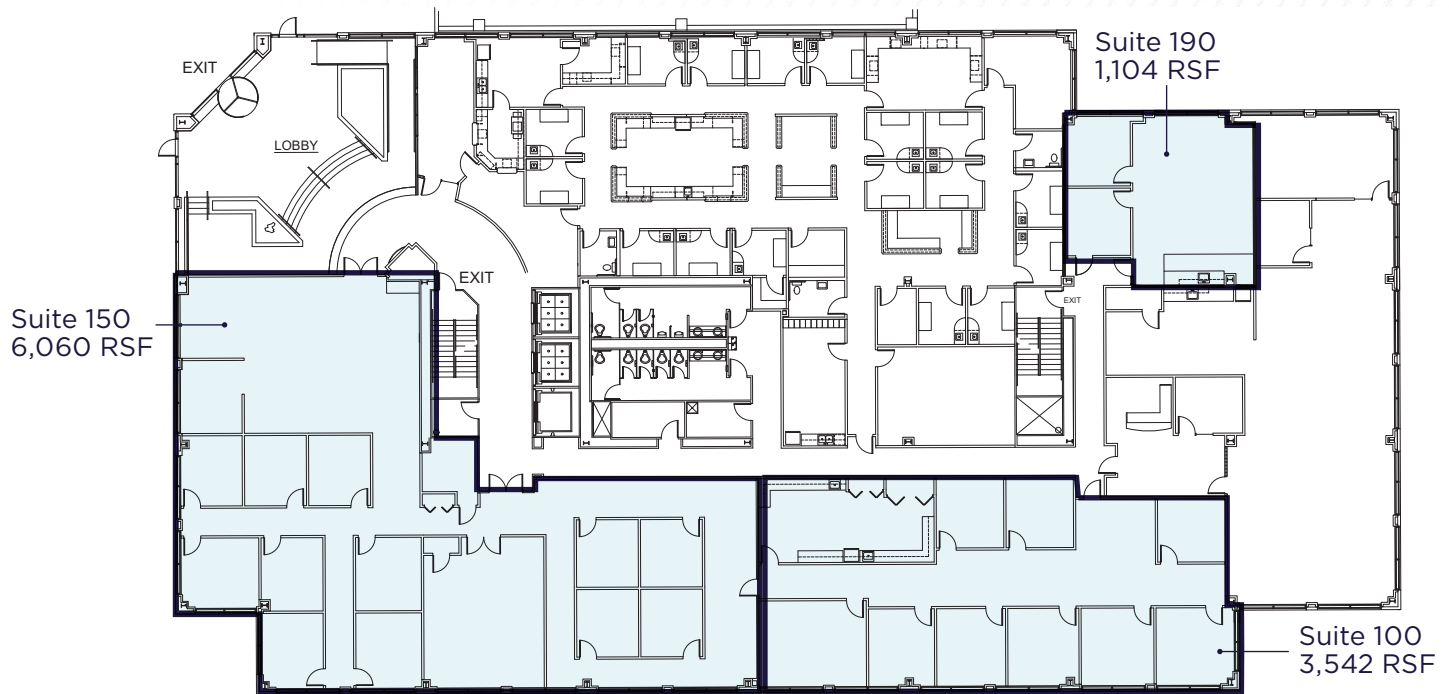
Suite 375
5,760 RSF



Suite 325
2,555 RSF
Furniture Available!

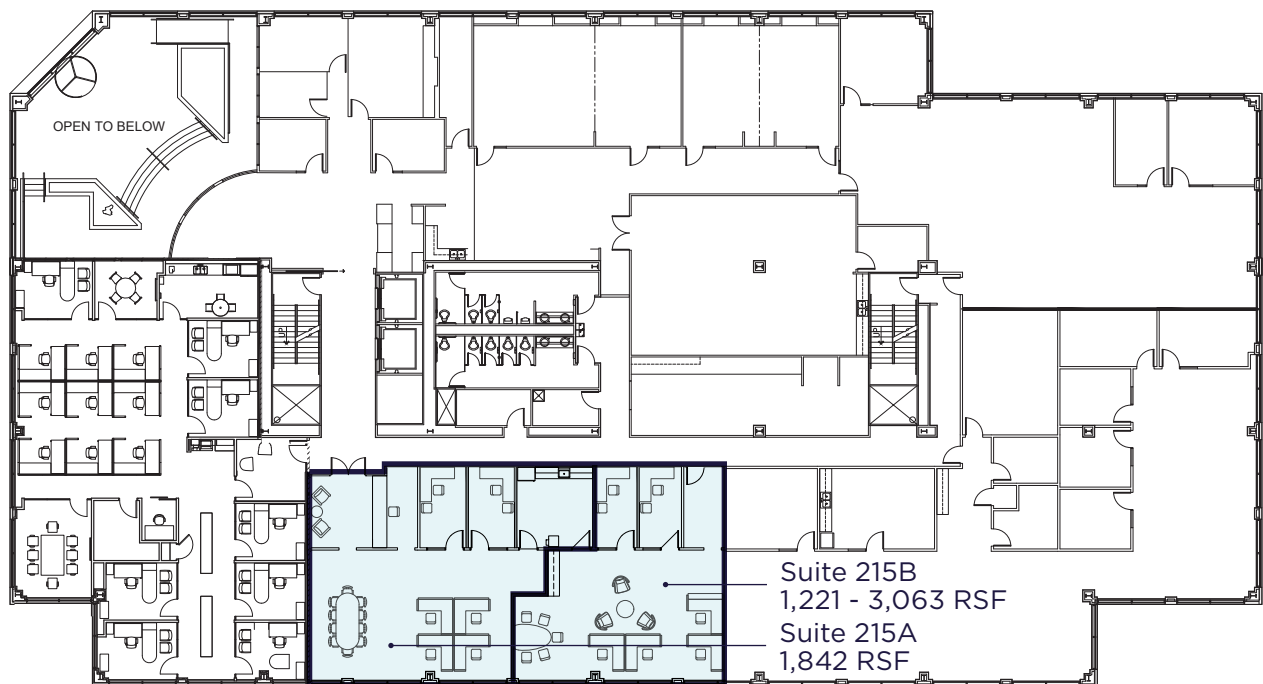
FLOOR 3

CORNERSTONE II



FLOOR 1

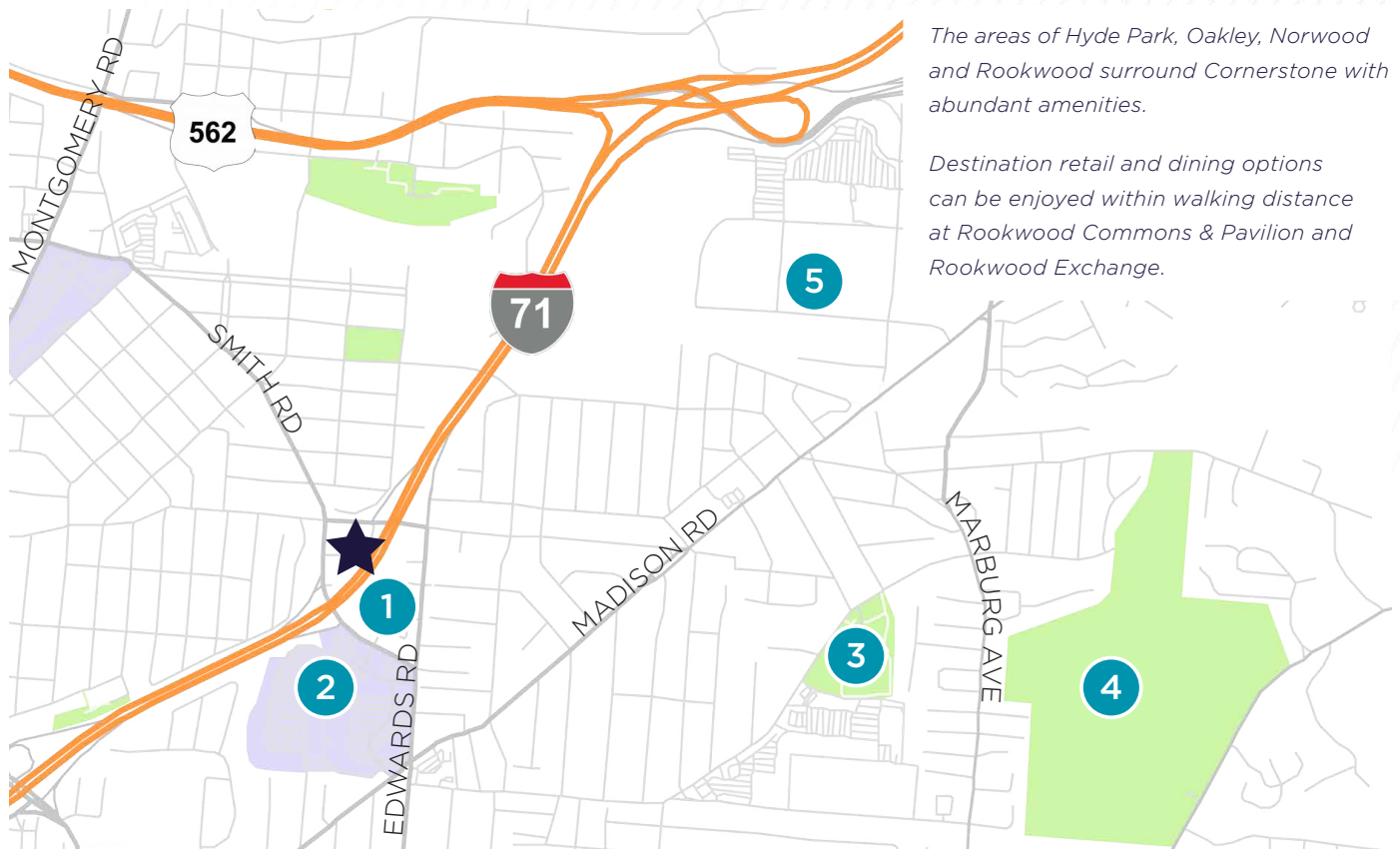
9,602 TOTAL CONTIGUOUS RSF



FLOOR 2

3,063 TOTAL CONTIGUOUS RSF

AREA AMENITIES



The areas of Hyde Park, Oakley, Norwood and Rookwood surround Cornerstone with abundant amenities.

Destination retail and dining options can be enjoyed within walking distance at Rookwood Commons & Pavilion and Rookwood Exchange.

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
- Michaels
- Shaan Indian Cuisine

4 Hyde Park Golf & Country Club

5 Oakley Station

- 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

FOR MORE INFORMATION, PLEASE CONTACT:

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