



# 4411 BUILDING

4401-4413 Montgomery Road  
Cincinnati, OH 45212

**SEVERAL SUITES IN MOVE-IN READY CONDITION!**  
VARIOUS DEMISING OPTIONS AVAILABLE



1,163 - 20,000 SF



## OFFICE RENT

### **\$15.00/rsf Modified Gross Rate**

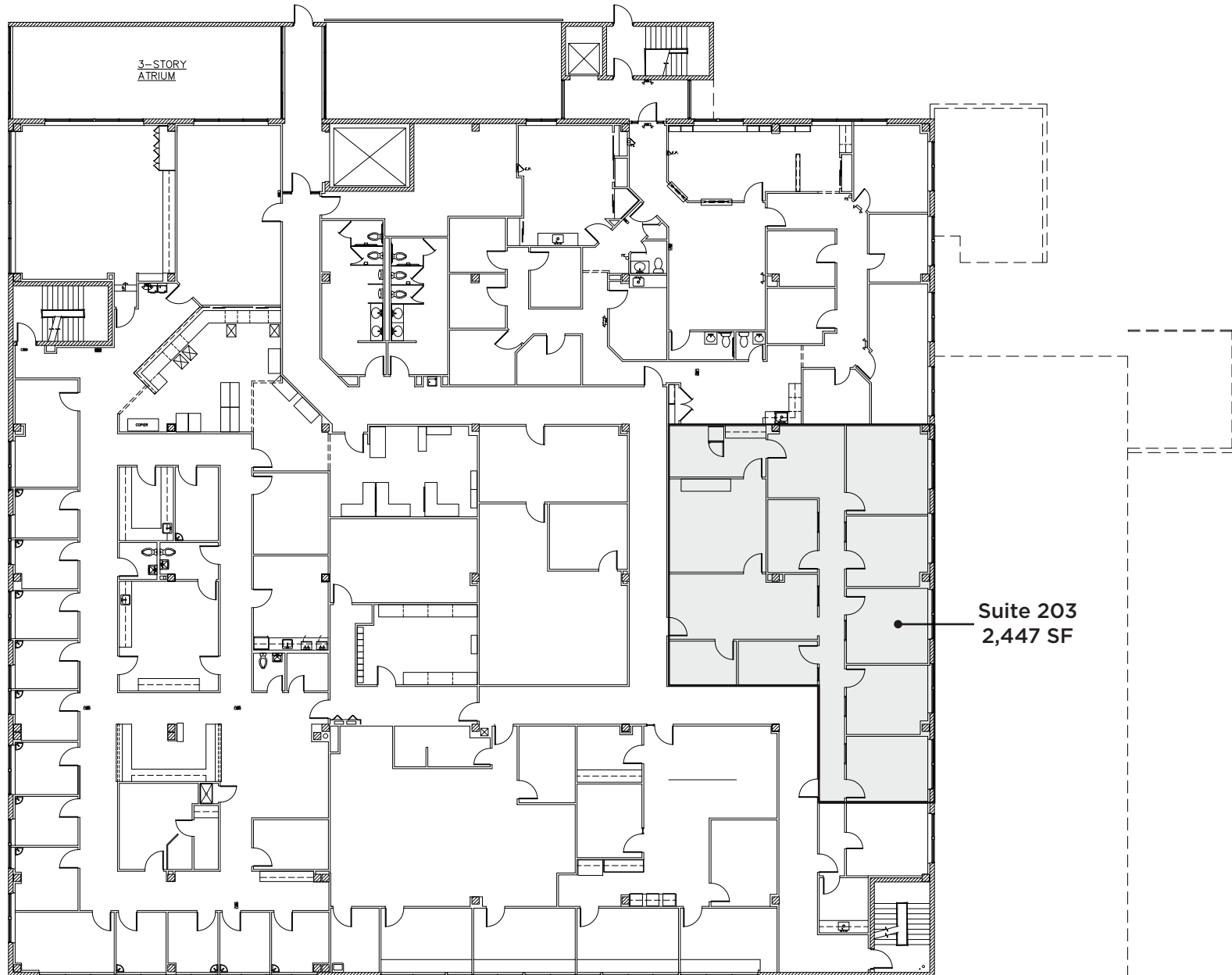
Tenant responsible for janitorial and separately metered electric

- Full 3rd Floor Available – 20,000 SF, which can be demised for approximately 1,000 SF user
- Suites 301 (1,589 SF), 304 (1,163 SF) & 305 (2,392 SF) are move-in ready
- 3-story parking garage with direct access to the 2nd & 3rd Floors - 5:1,000
- Building & Pylon signage available
- Located on the Cincinnati Metro Bus Line
- Building improvements & renovations recently completed
- Renovations include: New exterior paint, carpet, furniture, & ceiling tiles in the Common hall, break/lunch area, new exterior and interior signage, landscaping, new mail area, new awning, LED interior lighting, and updated elevator cabs
- Located in the heart of Norwood with numerous amenities nearby
- Just minutes from I-71, I-75 & Downtown Cincinnati

# 2ND FLOOR

2,447 SF AVAILABLE

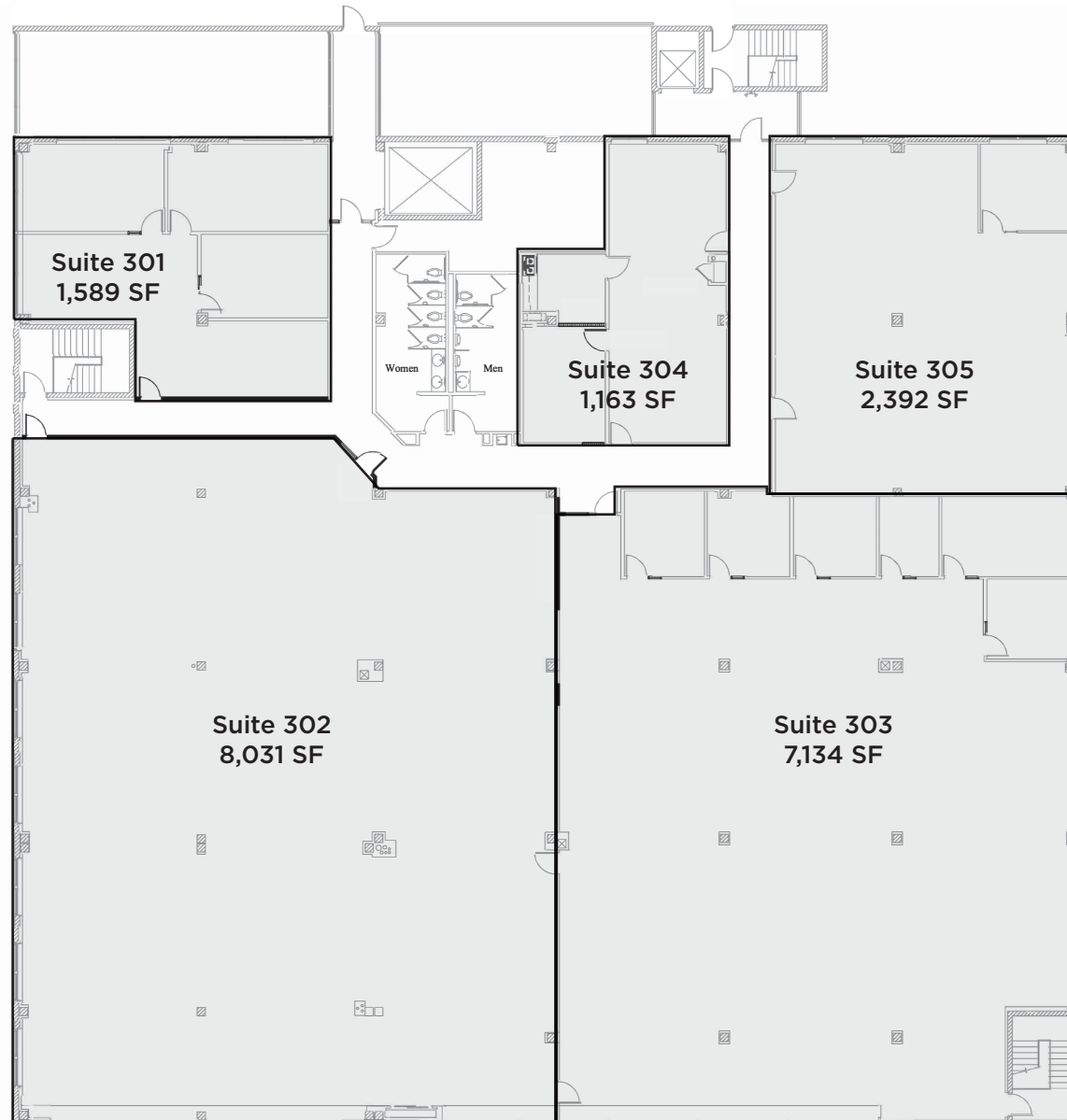
*SUITE 203 IS MOVE-IN READY!*



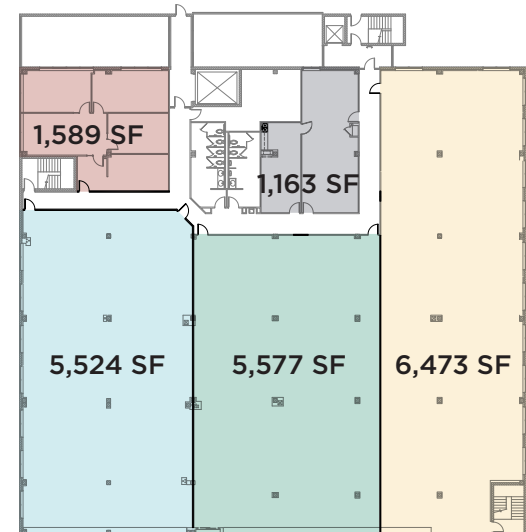
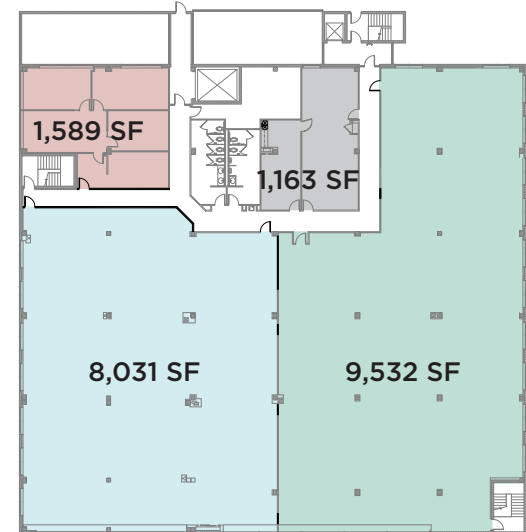
# 3RD FLOOR

20,000 SF AVAILABLE

*SUITES 301, 304 & 305 ARE MOVE-IN READY!*



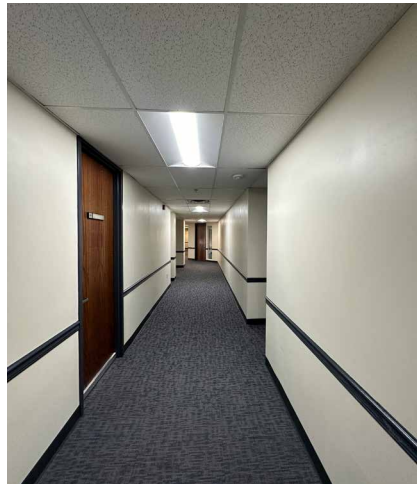
## DEMISING OPTIONS

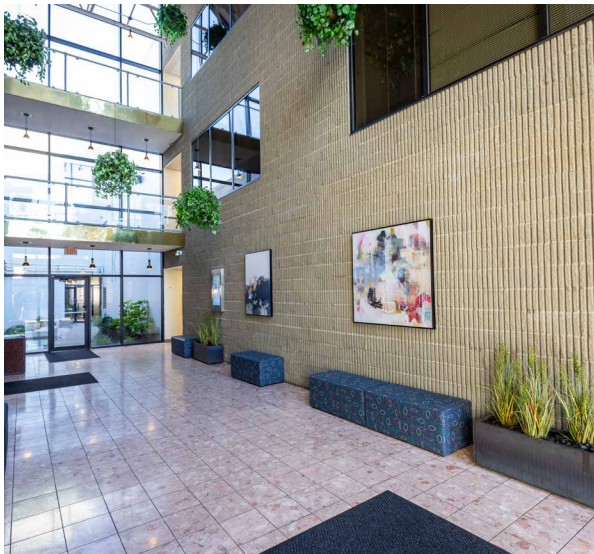
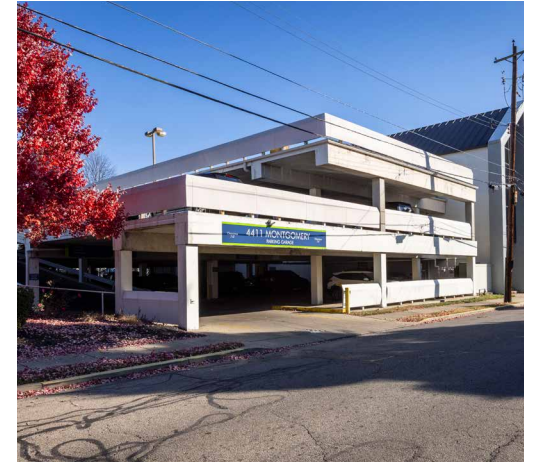
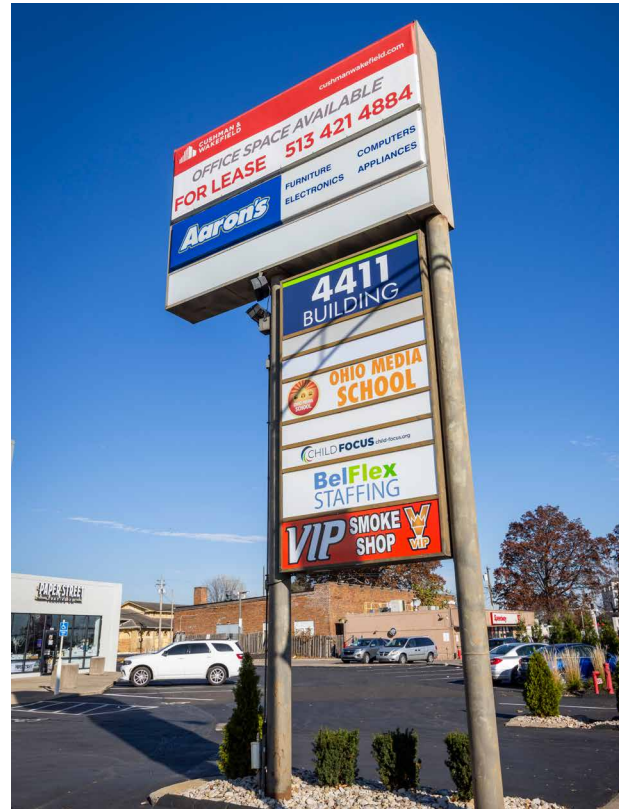


# 3RD FLOOR

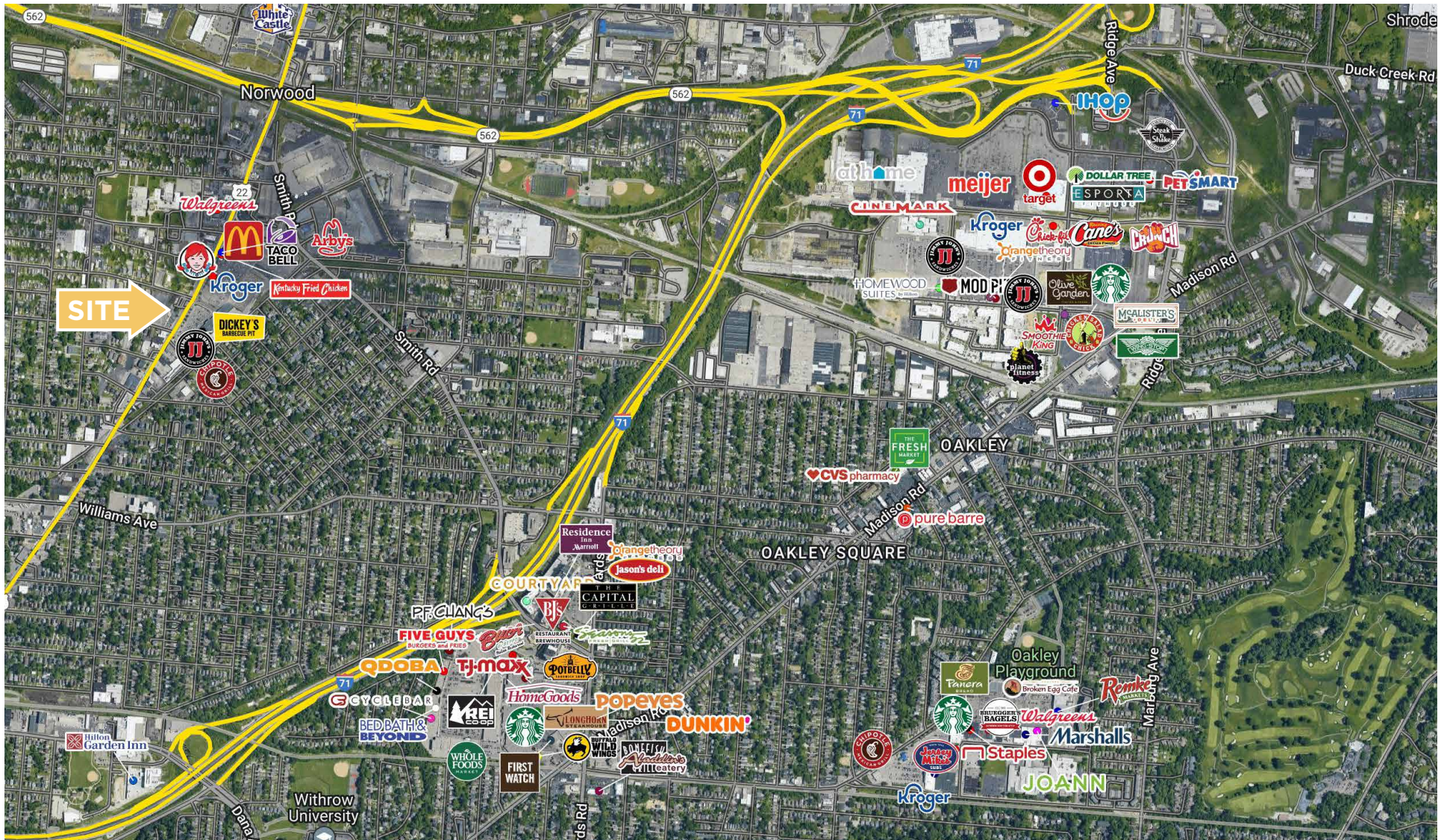
MOVE-IN READY SUITES RECENTLY FINISHED!

1,163 - 20,000 SF OPTIONS





# SURROUNDED BY AN ABUNDANCE OF AMENITIES



# EASY HIGHWAY ACCESS

Located in the heart of the Norwood market, the 4411 Building provides a great central location with easy access to all parts of Greater Cincinnati given its close proximity to the Norwood Lateral – the bridge to both Interstate-71 and Interstate-75.

2

2 MINUTES  
NORWOOD  
LATERAL (562)

5

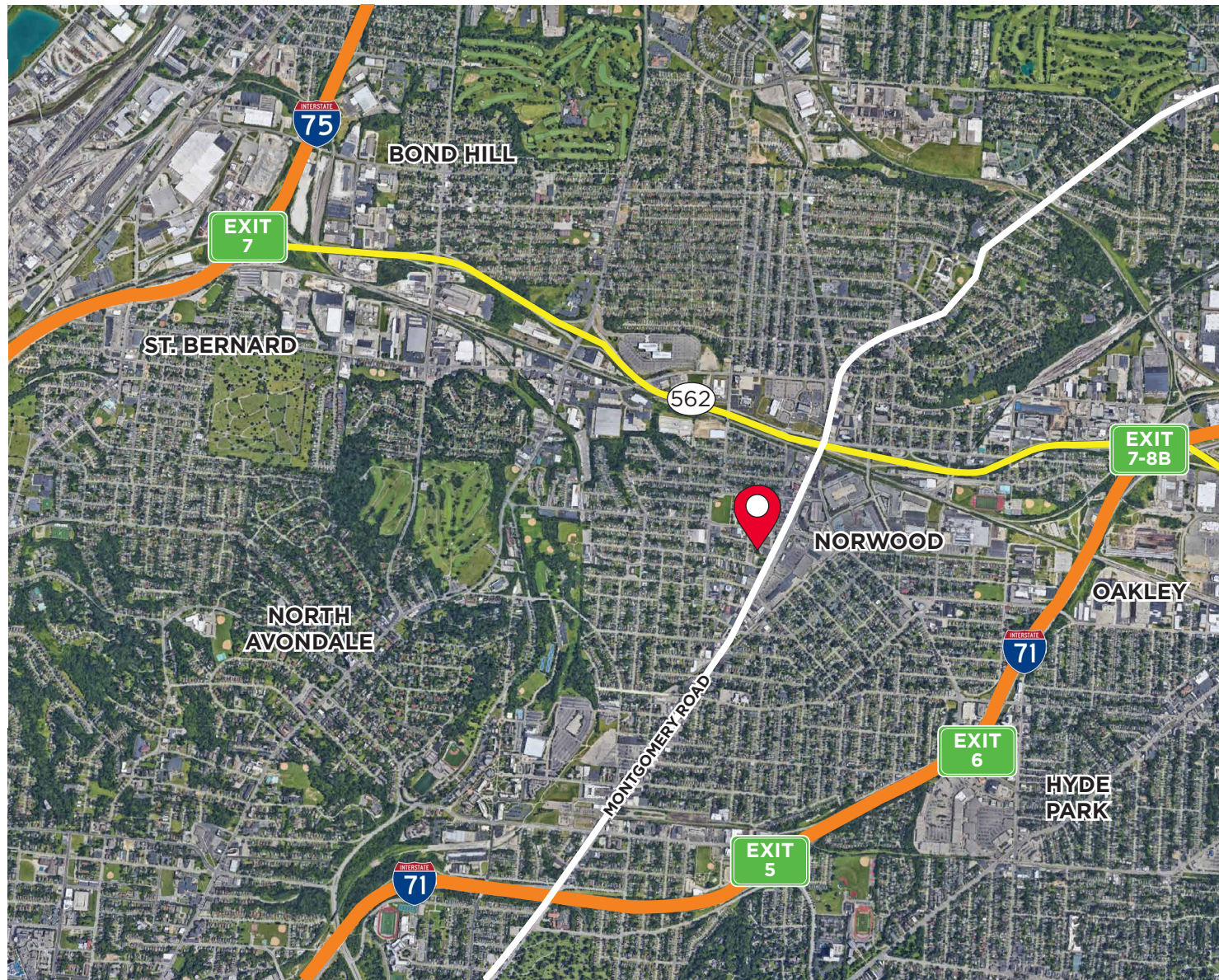
5 MINUTES  
INTERSTATE  
71

8

10 MINUTES  
INTERSTATE  
75

10

10 MINUTES  
DOWNTOWN  
CINCINNATI





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