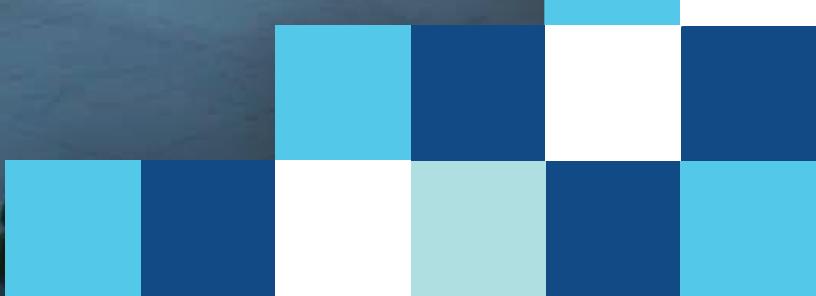




8044

MONTGOMERY RD
CINCINNATI OHIO



8044 MONTGOMERY



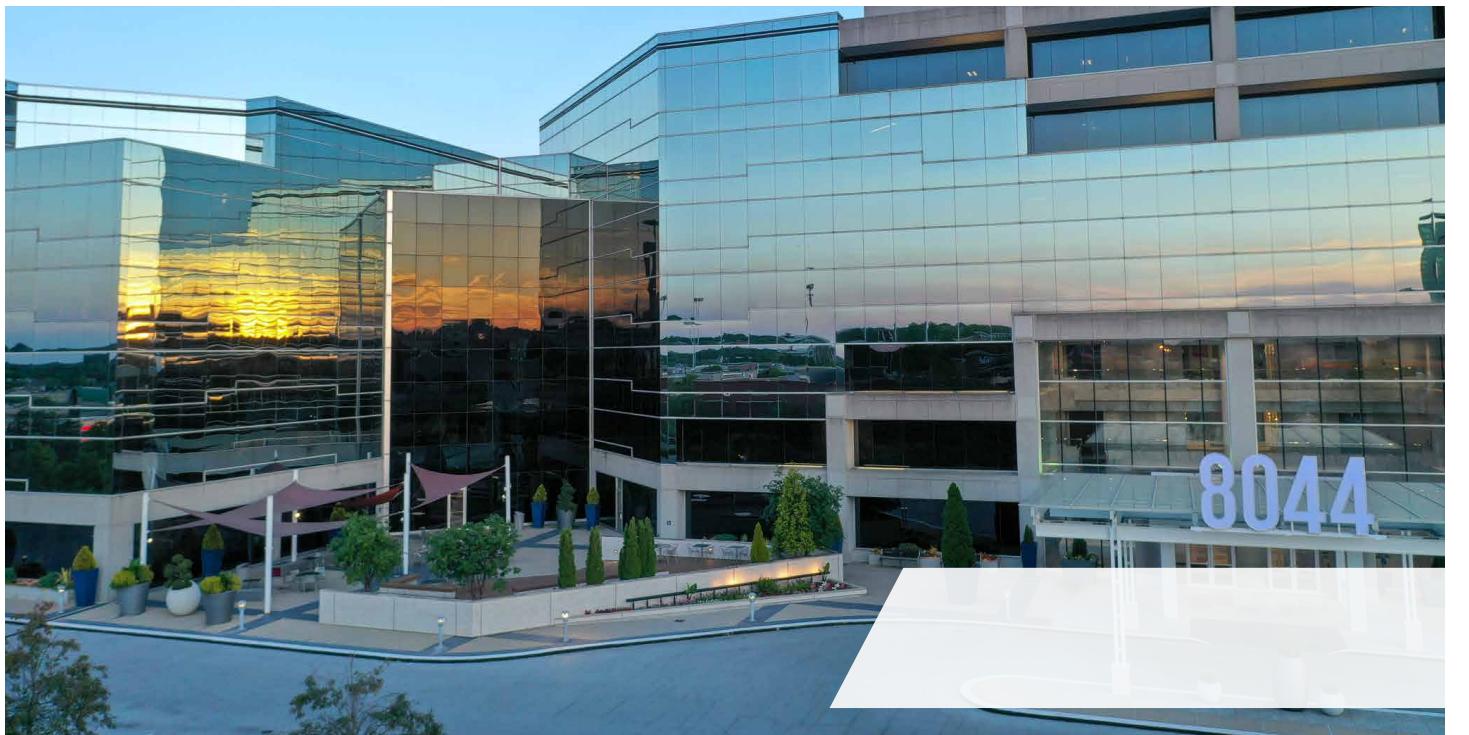
43,415 RSF (IN VARIOUS SUITE SIZES)

\$21.95-\$22.95 NET

Property Highlights

8044 Montgomery is a seven-story 406,000 SF Class A office building located in the much sought after Kenwood market. The building features a dramatic three-story atrium in both towers with stunning marble floors and walls. Each suite features a glass entrance showcasing an open and inviting environment.

- Onsite deli and fitness center
- Free covered parking for employees
- 24-hour onsite security
- Outdoor seating plaza with free high-speed internet
- Onsite conference facilities
- Upscale amenities within walking distance
- Immediate access to I-71, close to I-275
- Renovation plans underway
- Onsite property management



BUILDING AMENITIES

- 8044 FIT - Advanced Fitness Center with Lockers and Showers and equipped with Smart Fitness Equipment, Lifetime, Peloton Bikes and Cardio
- State of the art elevator modernization
- Modern restroom renovations
- 8044 Café - full-service café
- Updated common area finishes
- EV ChargePoint
- Storage facilities
- 24-hour security



WIFI ENABLED
TENANT LOUNGE



ON-SITE FITNESS
CENTER



CONFERENCE AND TRAINING
ROOM



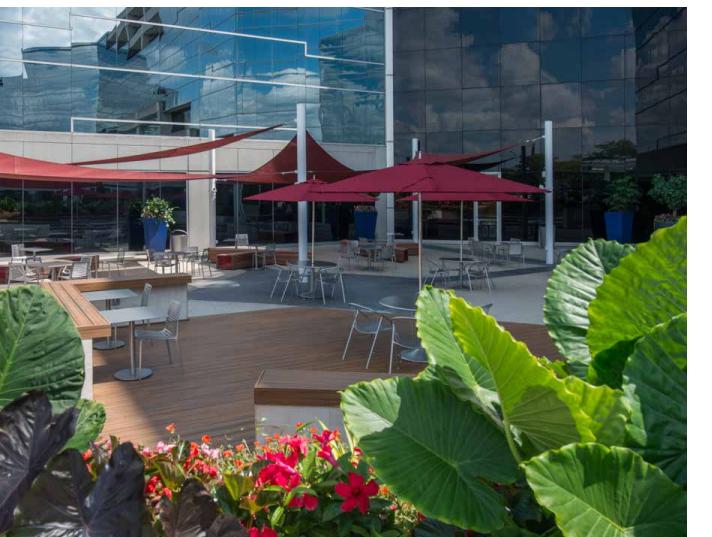
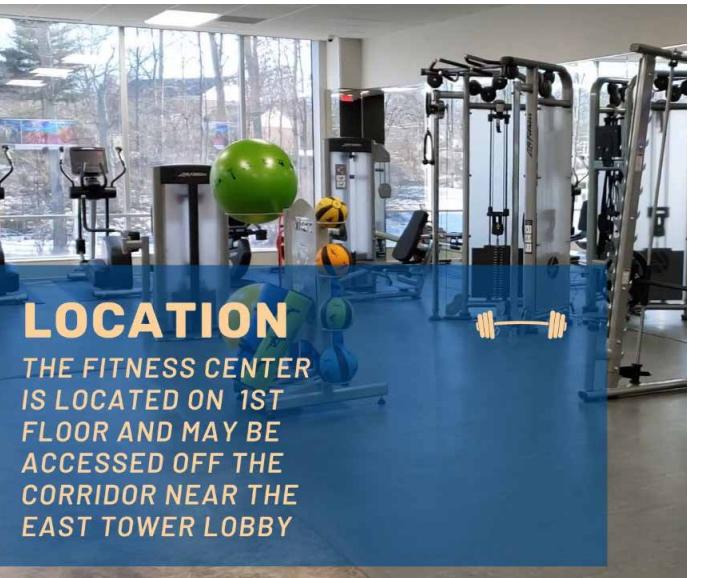
FULL-SERVICE
CAFE & MARKET



MODERNIZED
ELEVATORS

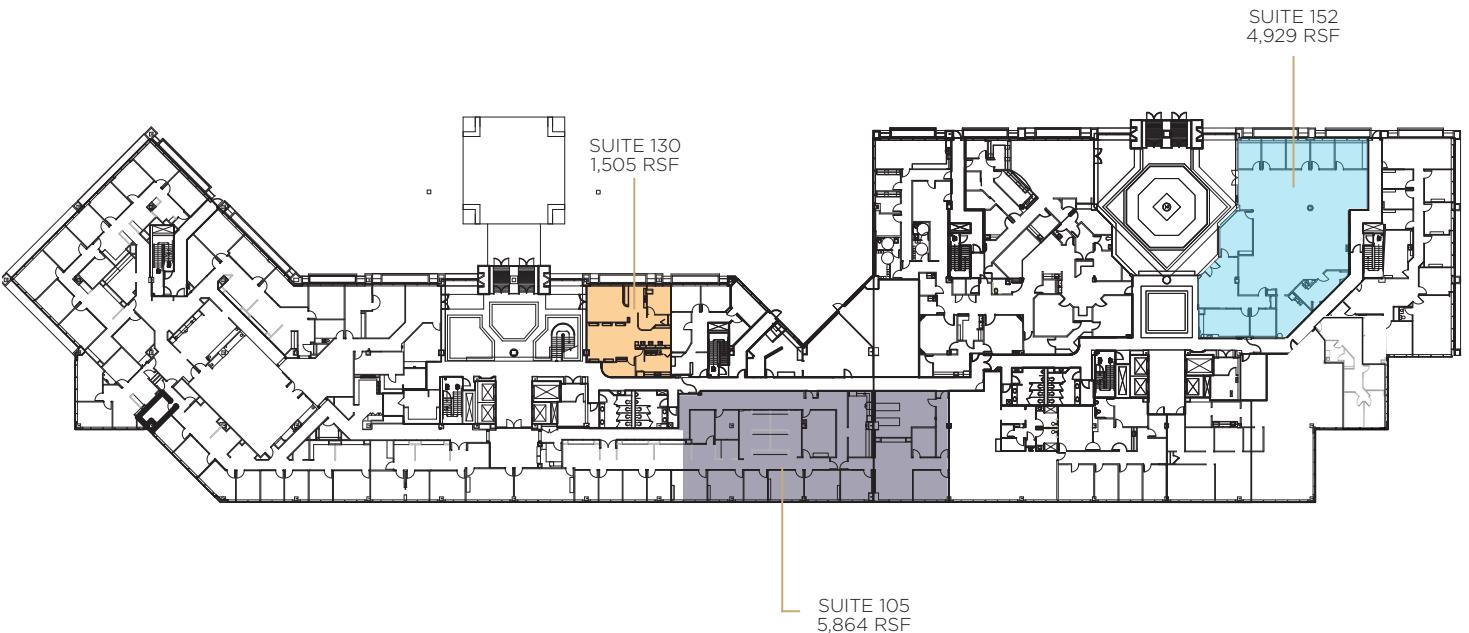


COMMON AREA
FINISHES



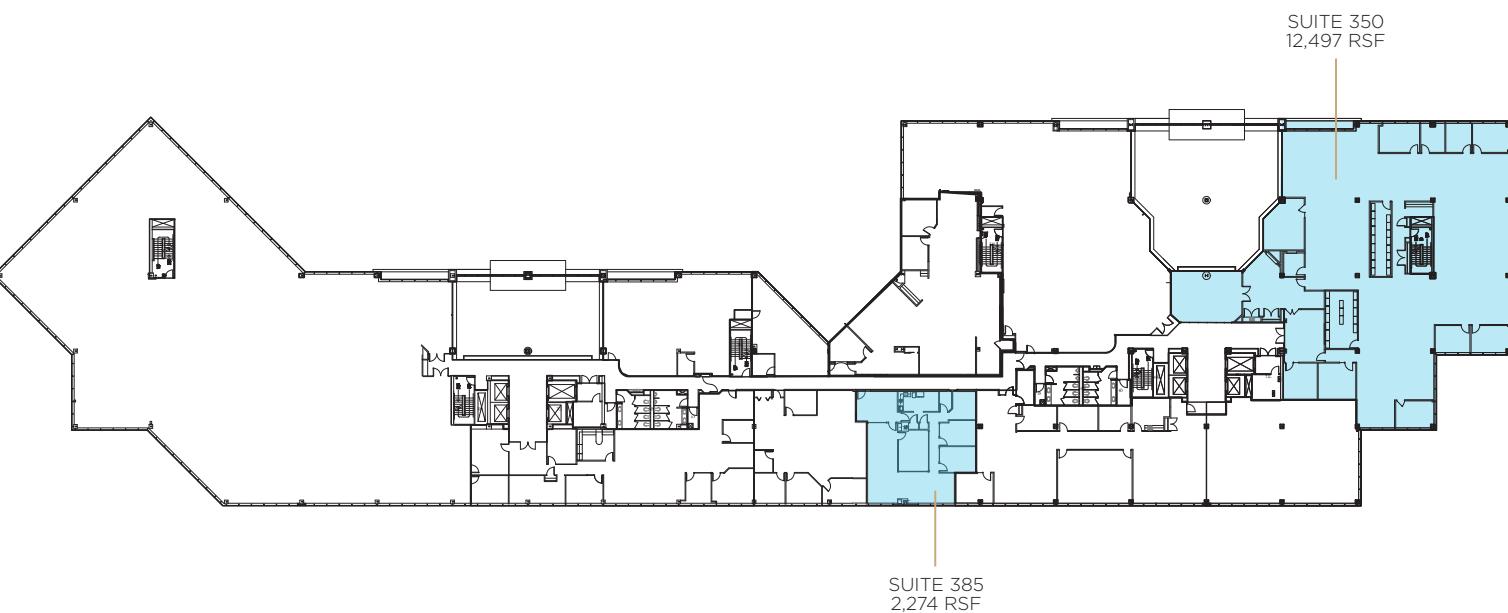
12,298 RSF

1st Floor



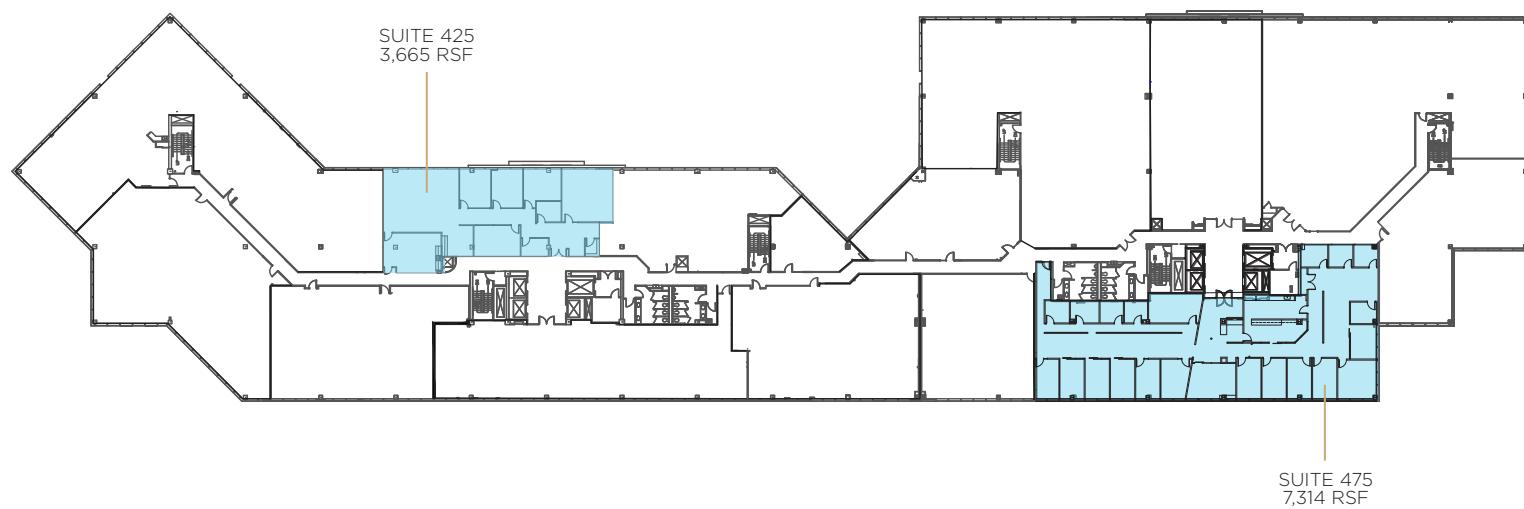
14,771 RSF

3rd Floor



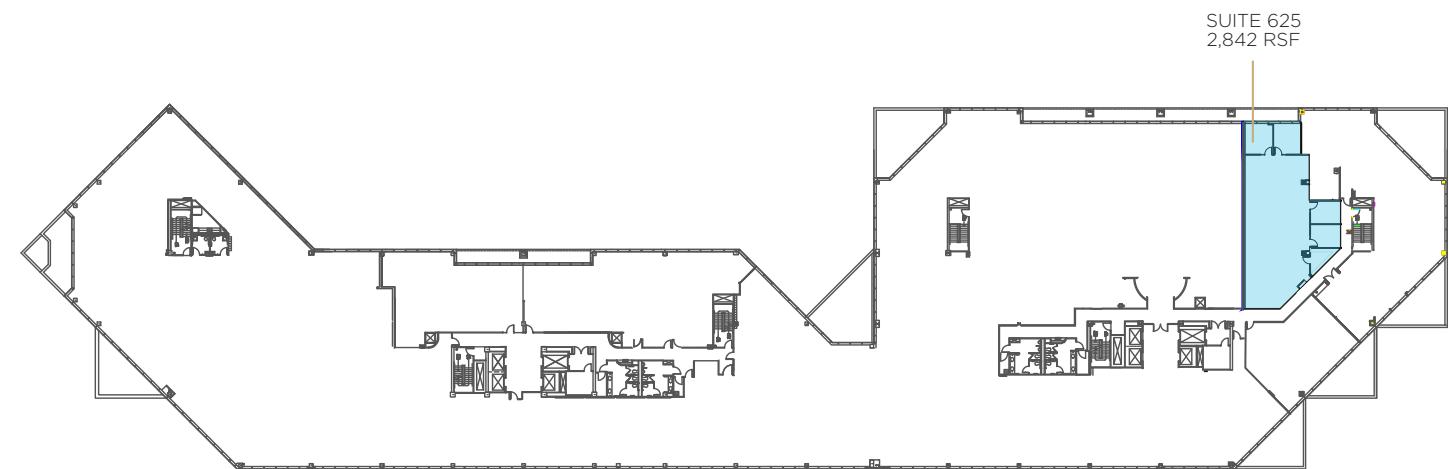
10,979 RSF

4th Floor



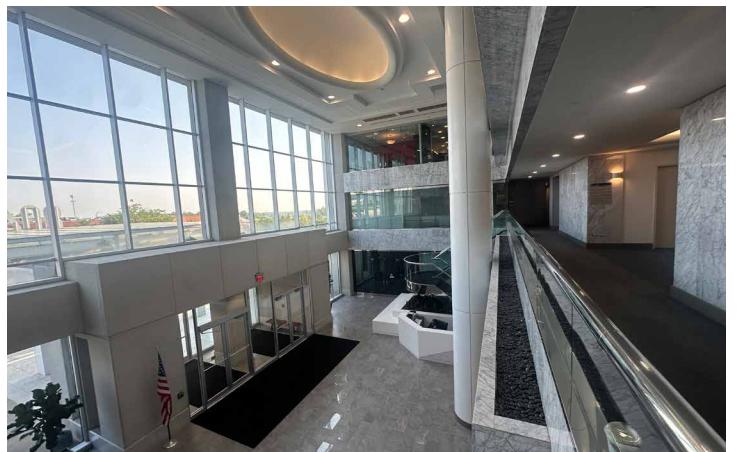
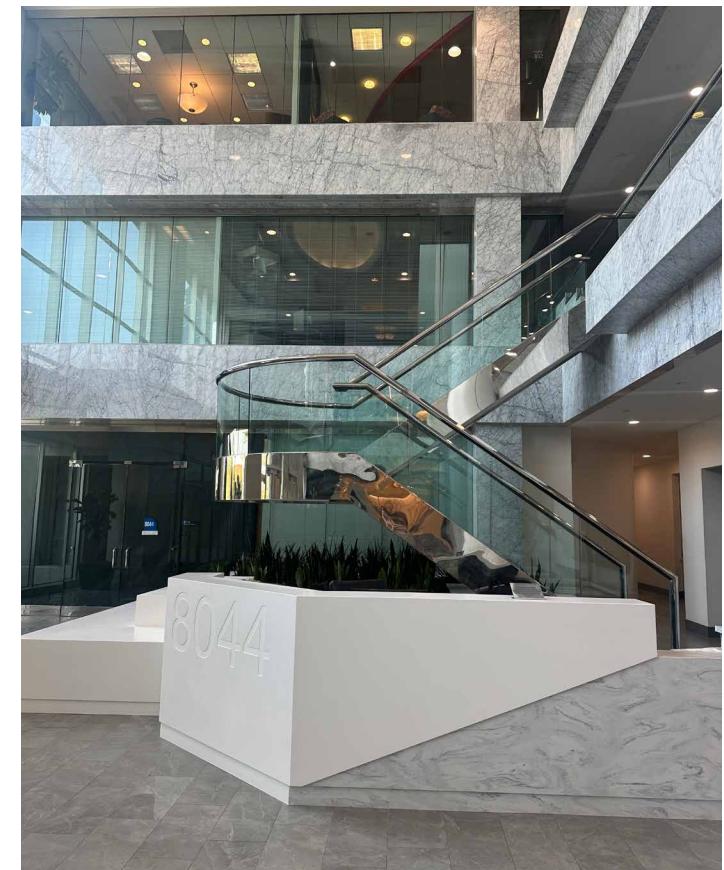
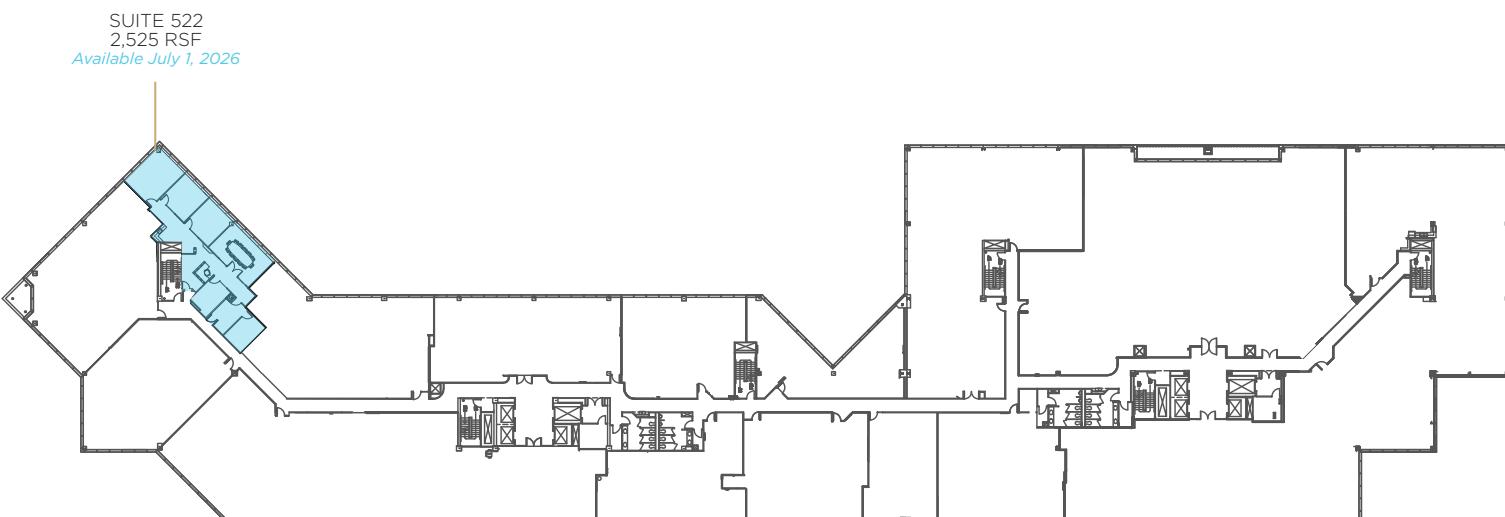
2,842 RSF

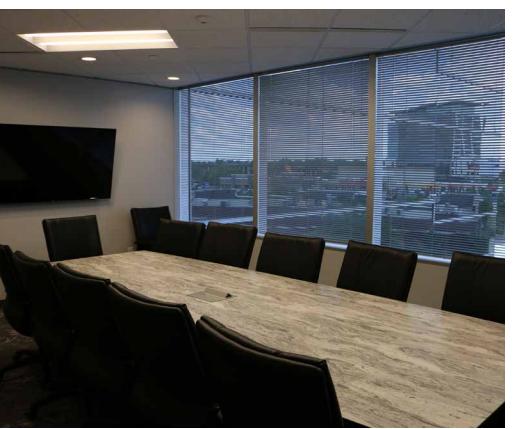
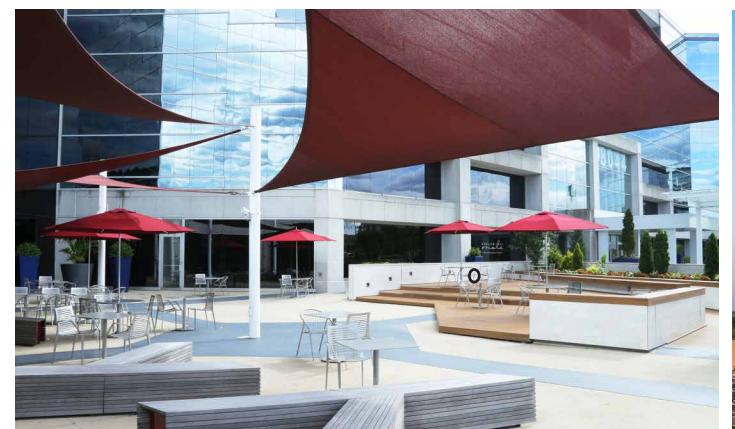
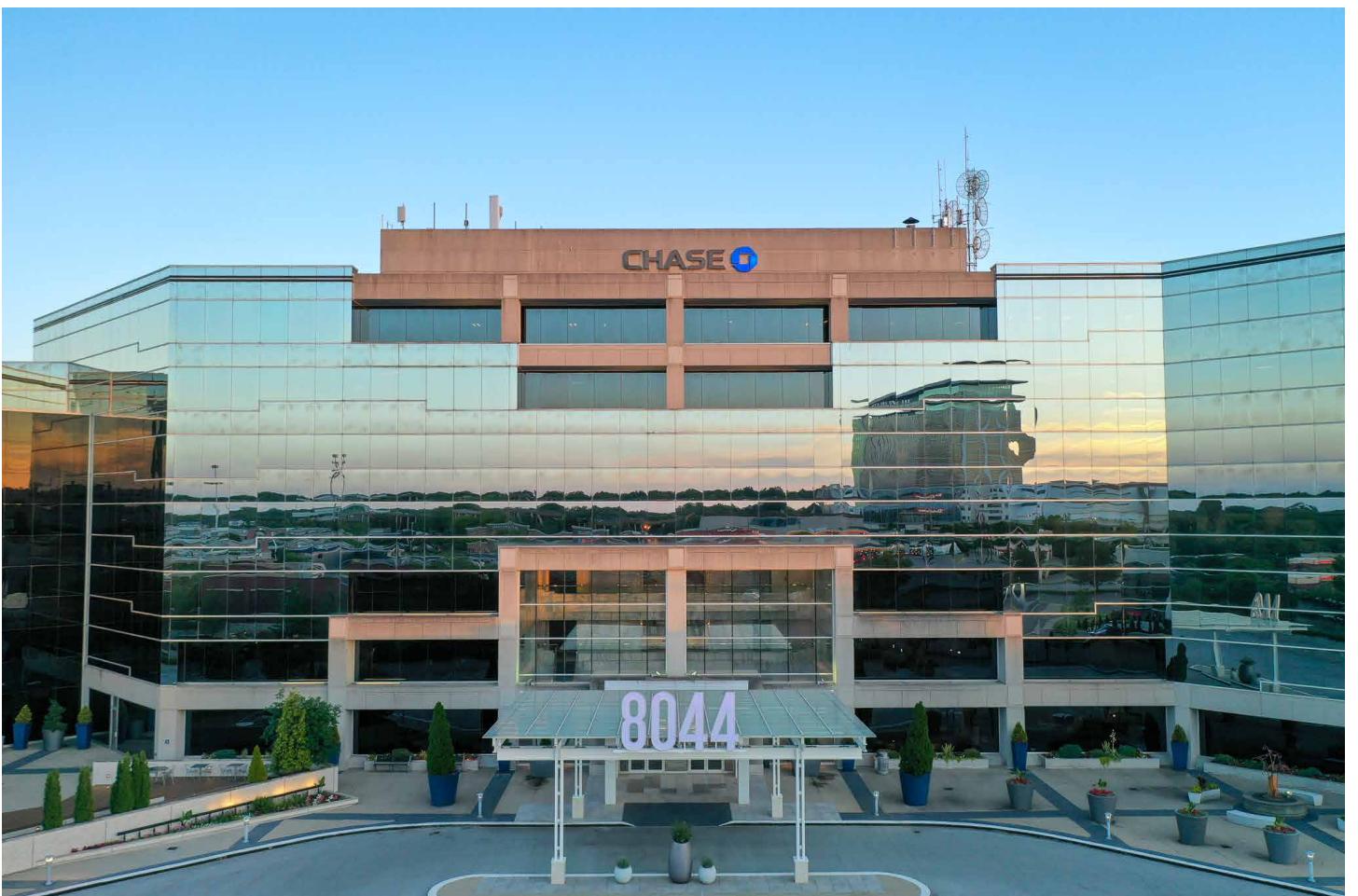
6th Floor



2,525 RSF

5th Floor







Area Amenities

RESTAURANTS

1. First Watch
2. Panera Bread
3. Red Lobster
4. Outback Steakhouse
5. Cheesecake Factory
6. Maggiano's
7. Texas Roadhouse
8. Bibbop
9. Buffalo Wild Wings
10. McAlister's Deli

RETAIL OPTIONS

1. Kenwood Town Centre
2. Crate & Barrel
3. Whole Foods
4. Dillard's
5. Macy's
6. Apple
7. Nordstrom
8. Orangetheory Fitness
9. Trader Joe's
10. Staples

HOTELS

1. Hampton Inn
2. Best Western Plus
3. NEW! The Summit Hotel (4 miles south)

HEALTHCARE

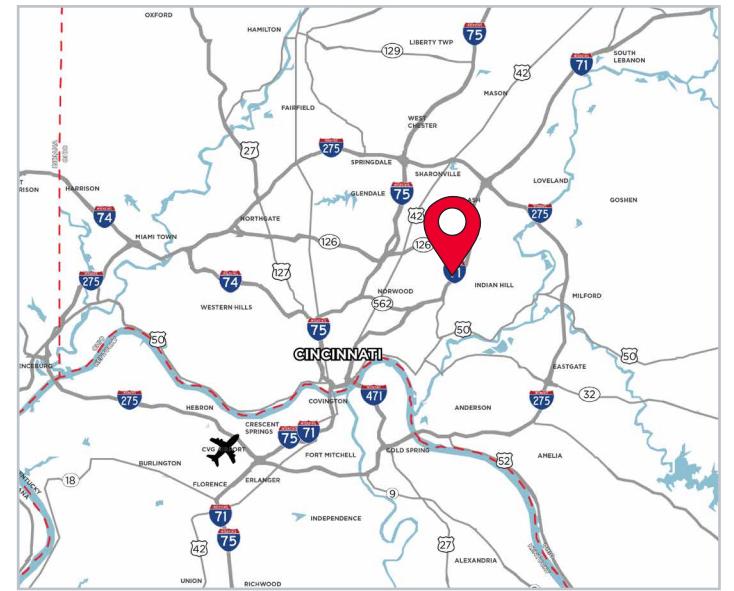
1. Mercy Health - The Jewish Hospital
2. TriHealth Women's Center



Location

Kenwood is located in Sycamore Township and is conveniently located between two major highway (I-71 & I-75). Kenwood is only minutes away from downtown, museums, the arts, major sporting events, theme parks, airports and more.

Kenwood is situated in the heart of Cincinnati's upscale neighborhoods, providing more than 15 million shoppers who visit annually with an outstanding shopping, dining and entertainment destination. Kenwood embodies a happy medium between urban and suburban living.



30
RESTAURANTS
within 1 mile

100+
RETAIL OPTIONS
within 1 mile

3
HOTELS
within 4 miles

10
MULTI-FAMILY
within 1 mile



8044

MONTGOMERY RD
CINCINNATI OHIO



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