360° of Hyde Park, Oakley, Norwood & Rookwood

CORNERSTONE AT NORWOOD

4000 & 4030 SMITH ROAD
NORWOOD, OH 45209



CUSHMAN & WAKEFIELD

MATRIX HOLDINGS

CORNERSTONE at Norwood



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
- NEW indoor pickleball court for Cornerstone I & II tenants
- 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

49,283 RSF
AVAILABLE

$18.95 NNN
ASKING RATE

$12.15
OPEX

Cornerstone II
4000 Smith Road

114,989 RSF
BUILDING SIZE

30,986 RSF
AVAILABLE

$18.95 NNN
ASKING RATE

$12.10
OPEX



BY THE NUMBERS

238K

TOTAL RSF COMBINED

1,100

PARKING SPACES

2

ELECTRIC CAR CHARGING STATIONS

174K

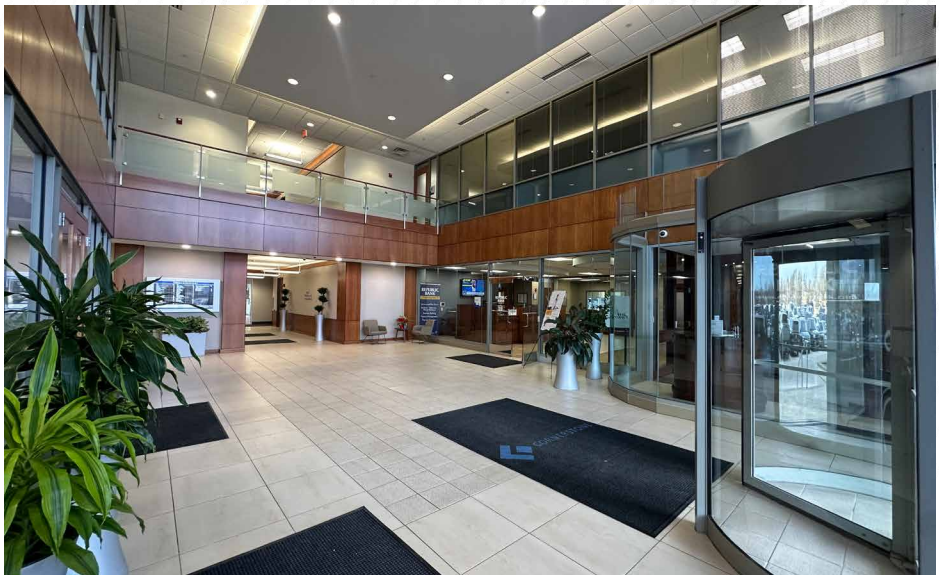
VEHICLES DRIVE BY PER DAY

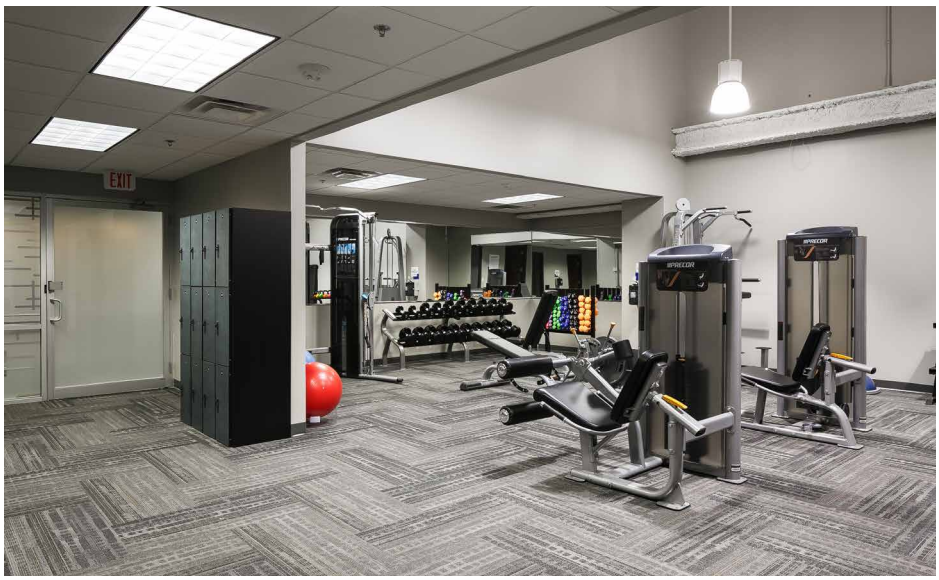
10 MIN

DRIVE TO DOWNTOWN

100+

RESTAURANTS & RETAIL WITHIN 1 MILE







NEW! PICKLEBALL COURT

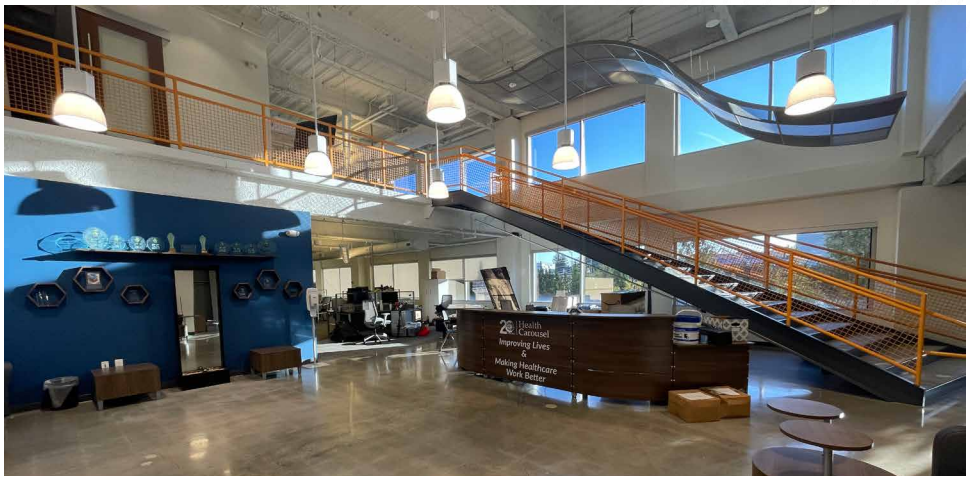
Indoor pickleball court now available for all tenants located at Cornerstone I.



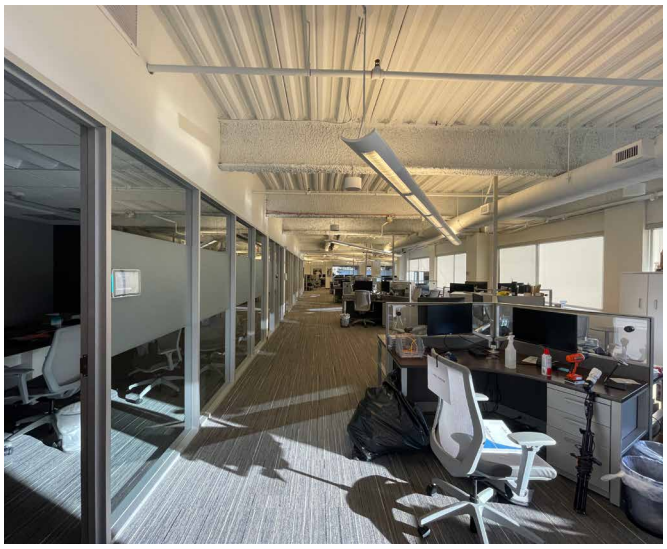
FEATURED SPACE

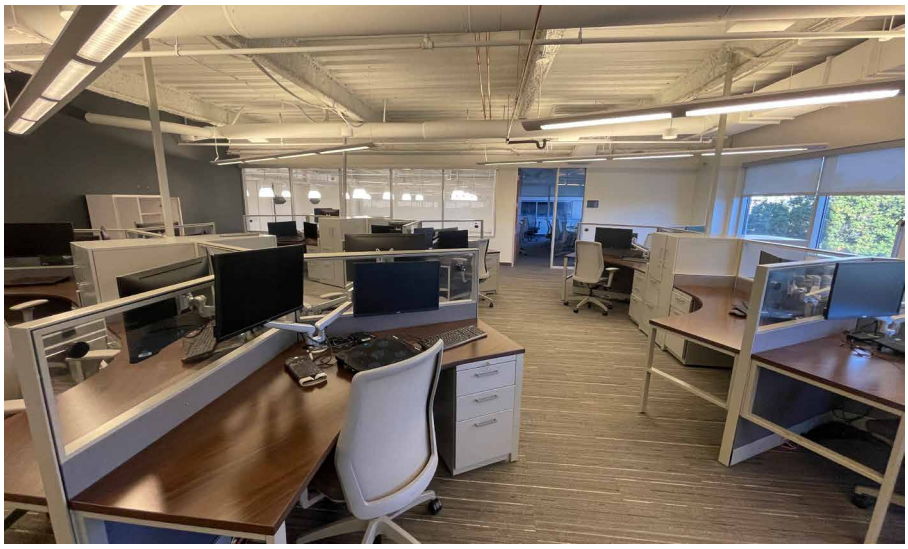
SUITE 50 AT CORNERSTONE I

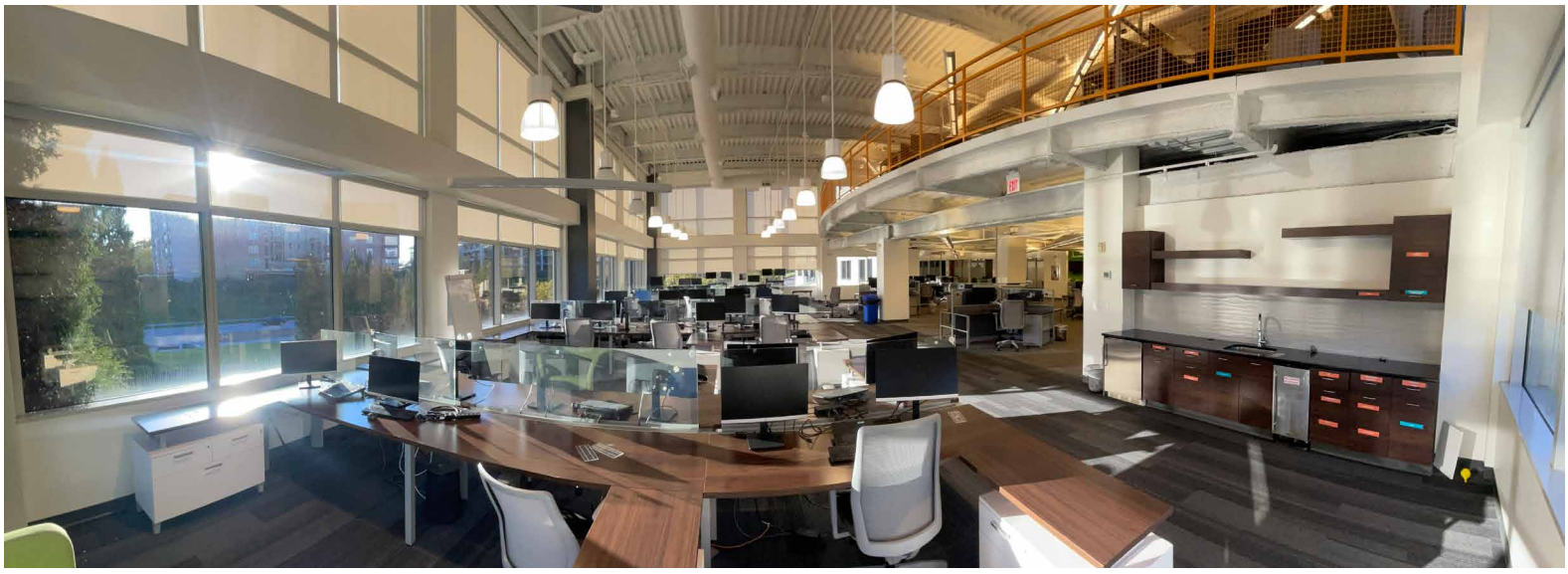
7,415 - 28,129 SF











TEST FIT OPPORTUNITY

MEZZANINE 1 & 2 AT CORNERSTONE I





TEST FIT OPPORTUNITY



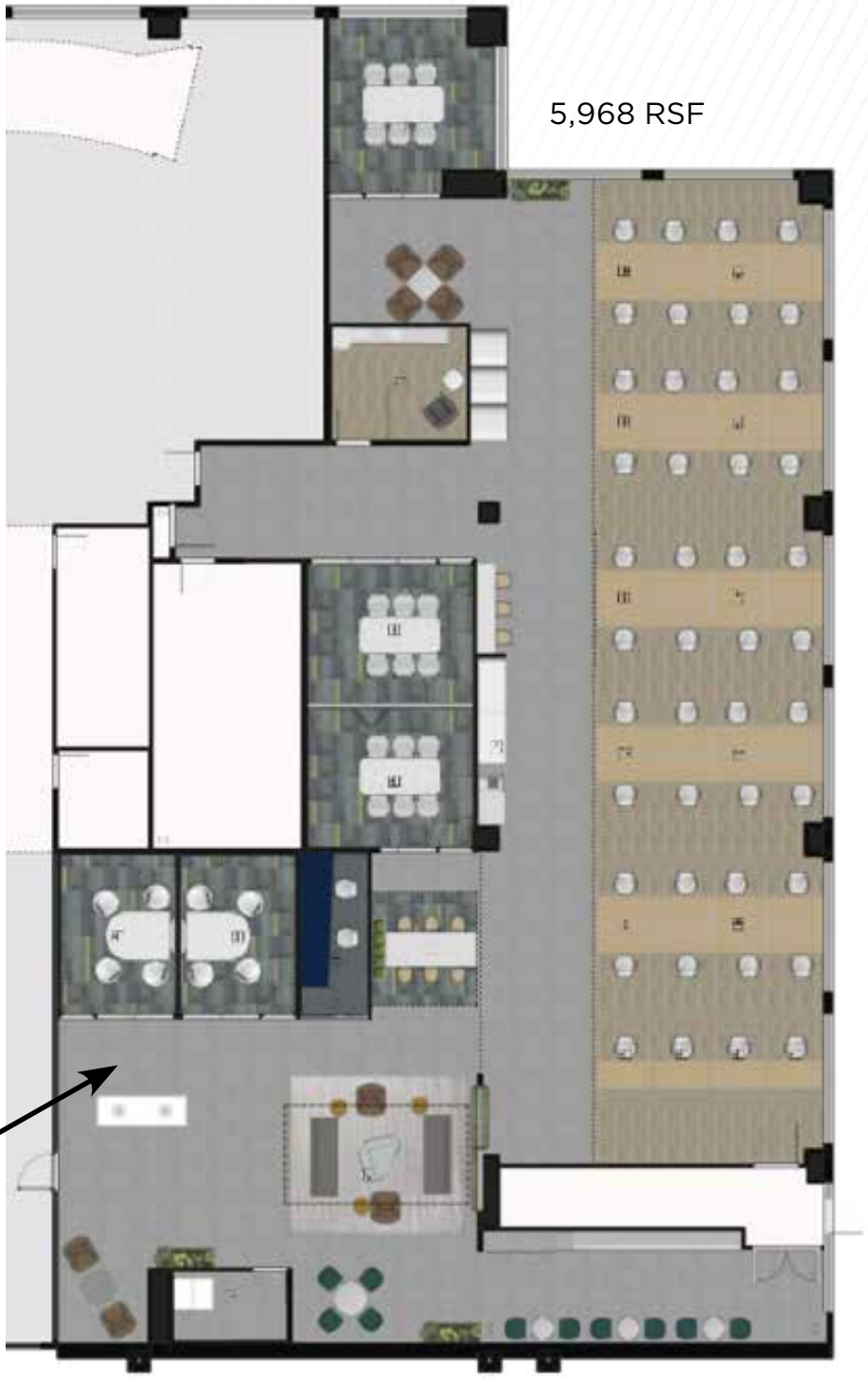




TEST FIT OPPORTUNITY

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



Click here to take a test fit virtual tour!

TEST FIT OPPORTUNITY

TEST FIT FOR MEZZANINE 1 AT CORNERSTONE I

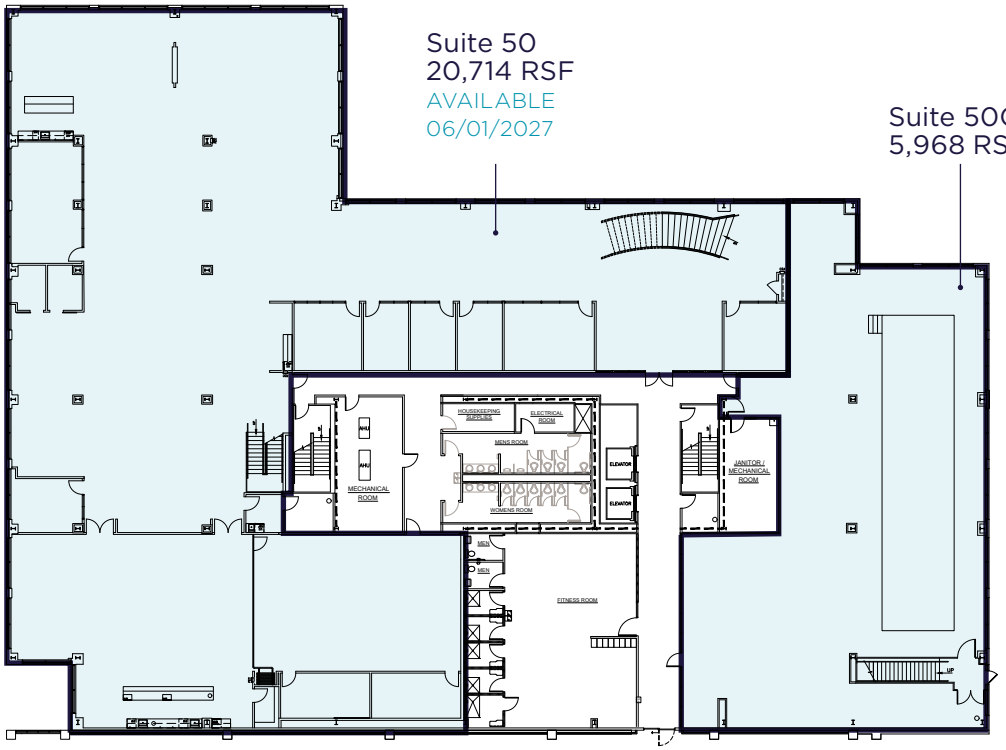
Individual Spaces	**Provided**
Workstations	20
Collaborative Spaces	**Provided**
Focus Room (1 person)	2
Huddle Room (4 people)	1
Meeting Room (6 people)	2
Open Collaboration	2
Lounge	1
Wellbeing Spaces	**Provided**
Perch	2
Hydration Station	1
IDF Room	1
Storage	1
Copy-Print-Supply Point	1





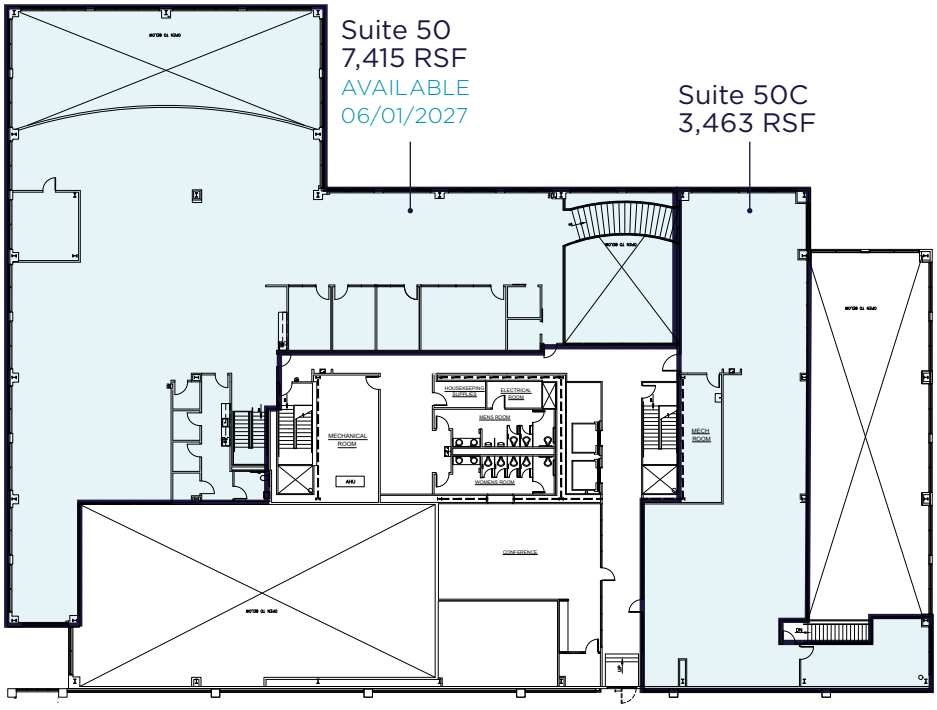
Click here to take a test fit virtual tour!

CORNERSTONE I



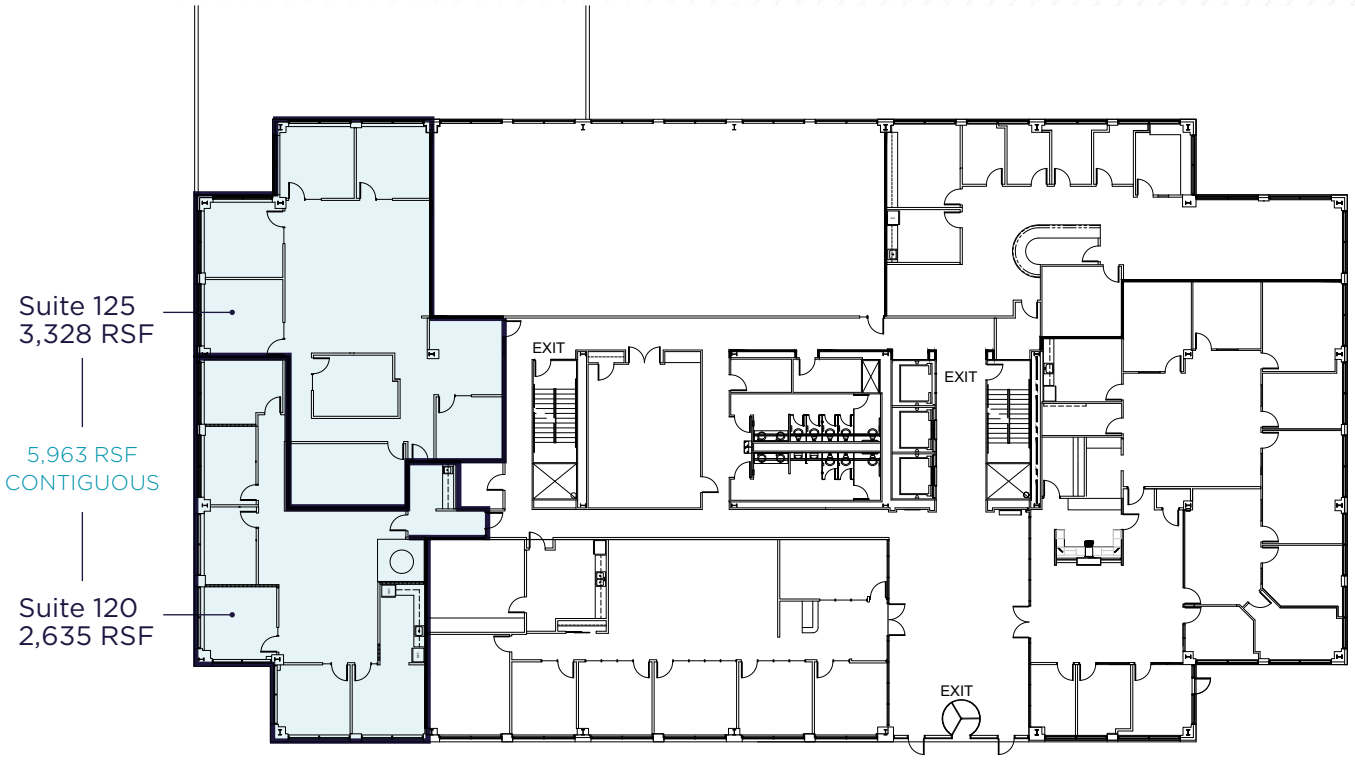
MEZZANINE 2 *26,682 TOTAL CONTIGUOUS RSF*

37,560 total contiguous RSF



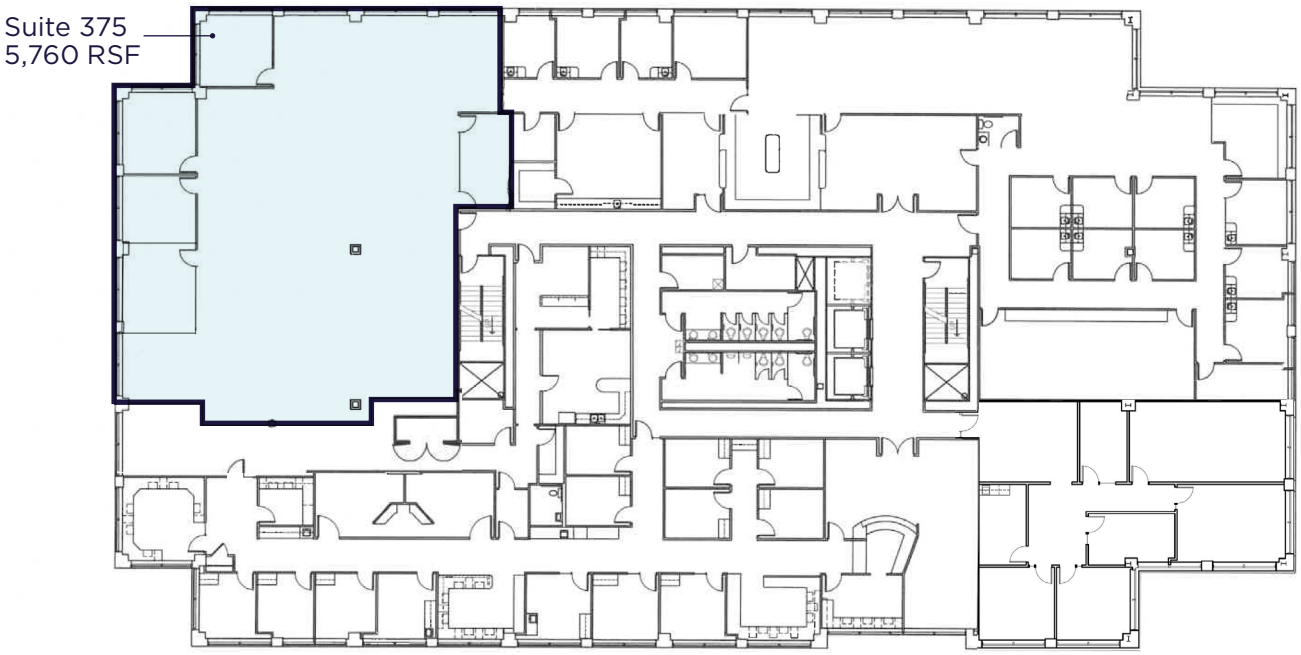
MEZZANINE 1 *10,878 TOTAL CONTIGUOUS RSF*

CORNERSTONE I



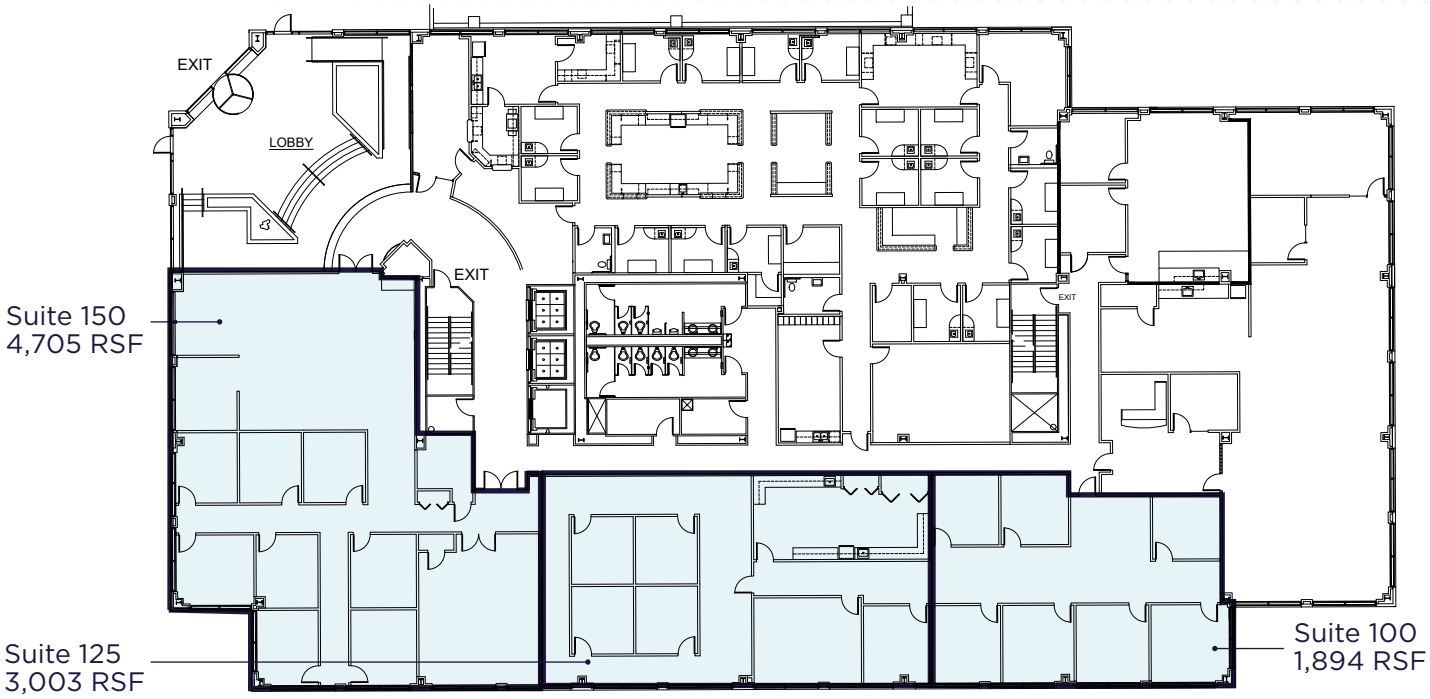
FLOOR 1

5,963 TOTAL CONTIGUOUS RSF



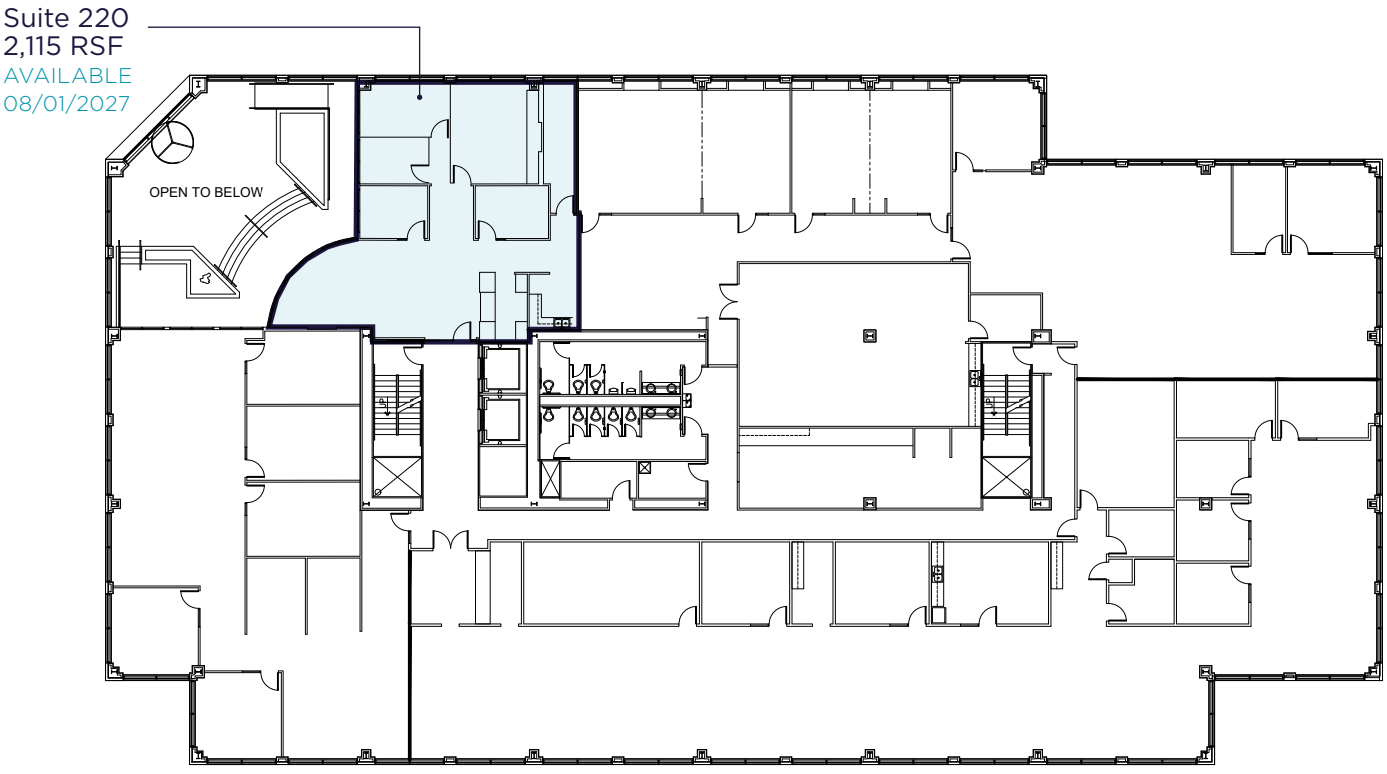
FLOOR 3

CORNERSTONE II



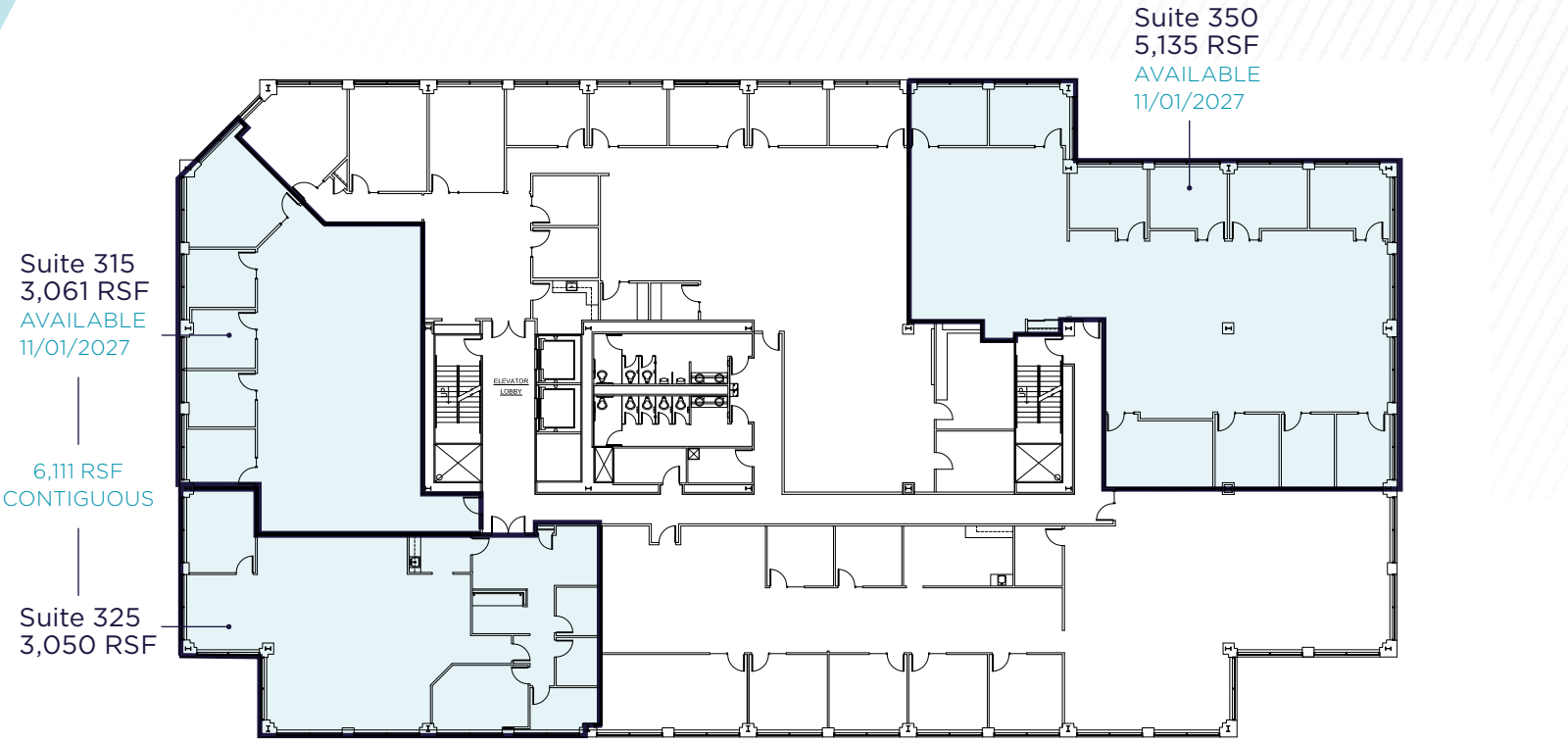
FLOOR 1

9,602 TOTAL CONTIGUOUS RSF



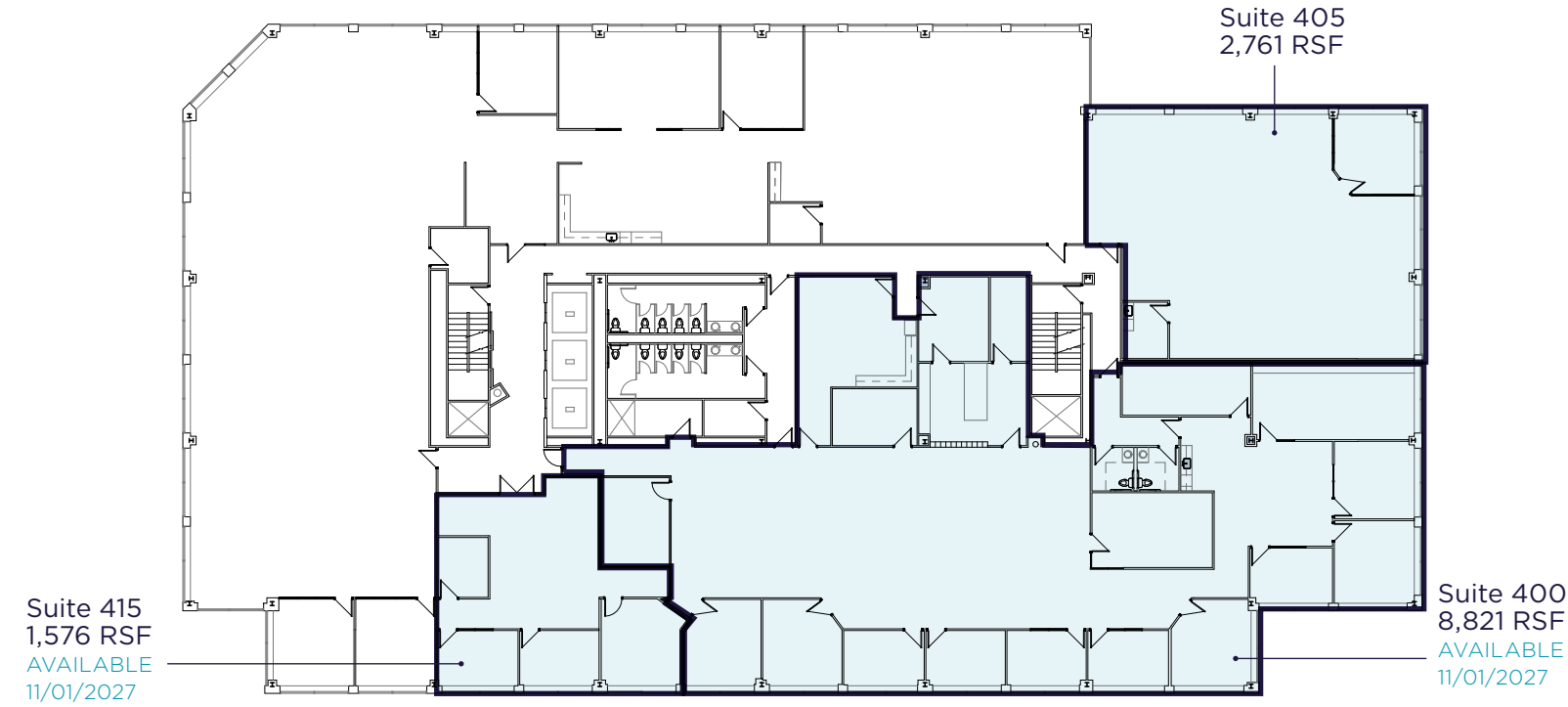
FLOOR 2

CORNERSTONE II



FLOOR 3

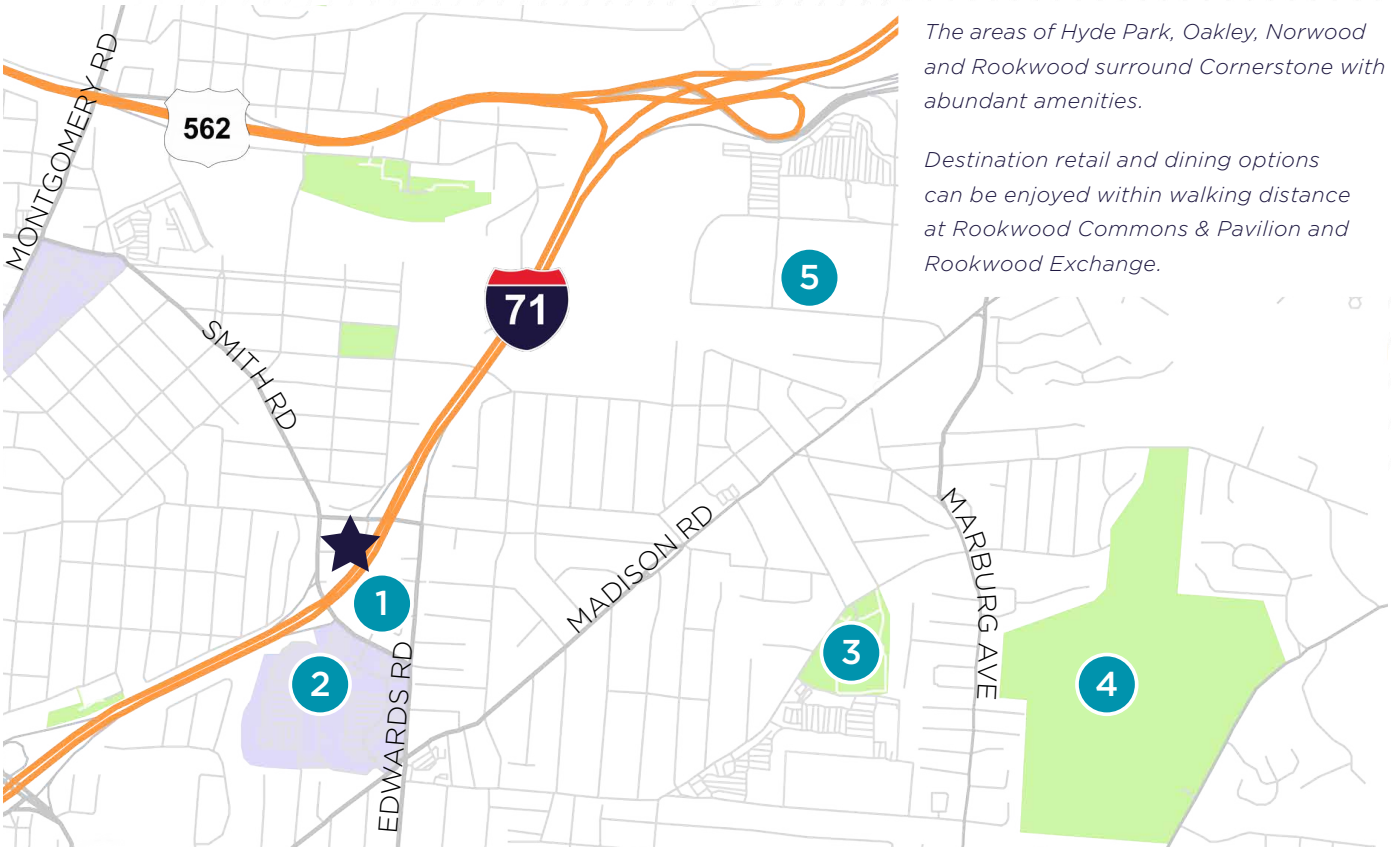
6,111 TOTAL CONTIGUOUS RSF



FLOOR 4

13,158 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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CUSHMAN & WAKEFIELD

MATRIX HOLDINGS

CORNERSTONE at Norwood

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cincyofficeadvisors.com

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