THE MONTGOMERY

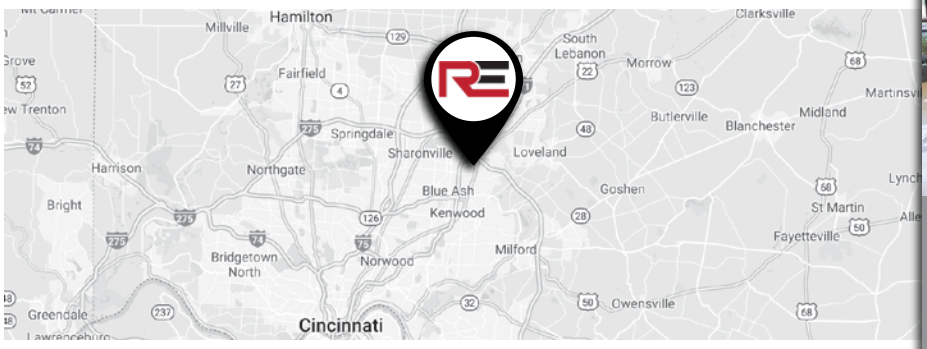
379 SF TO 22,620 SF AVAILABLE

10700 Montgomery Road | Montgomery, OH 45242

Short Term Options
Turn-Key Suites
(Fresh Paint & Carpet)

LEASE OVERVIEW:

$14.95 + Electric | New Ownership



PROPERTY FEATURES

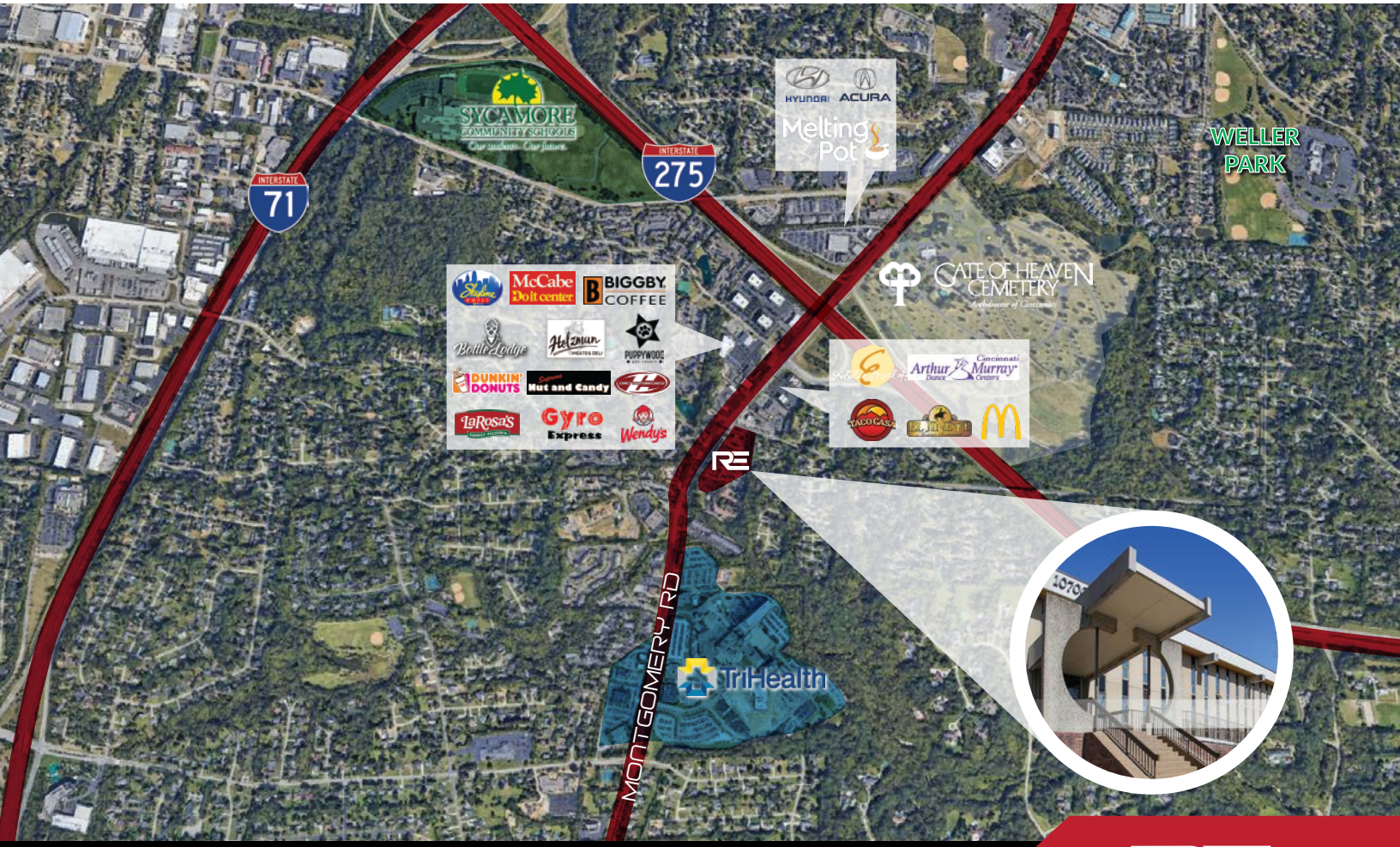
- 379 SF to 22,620 SF Available
- 60,599 SF Property
- Turn key options up to 3,500 SF
- Fresh paint and carpet
- Traffic Count 38,000 VPD
- Ample Free Parking
- Recent Common Area Improvements
- Smaller Office Suites
- New Ownership
- Exceptional Location

LOCATION DETAILS

Located conveniently near two major Cincinnati highways (I-275 and I-71), 10700 Montgomery Road is ideal for businesses looking to expand within the Montgomery community. The 60,599 square foot building is available for lease, with the option of smaller rentals within the building. From office suites to full business operations, 10700 Montgomery Road can accommodate a range of commercial leasing needs for businesses large and small.

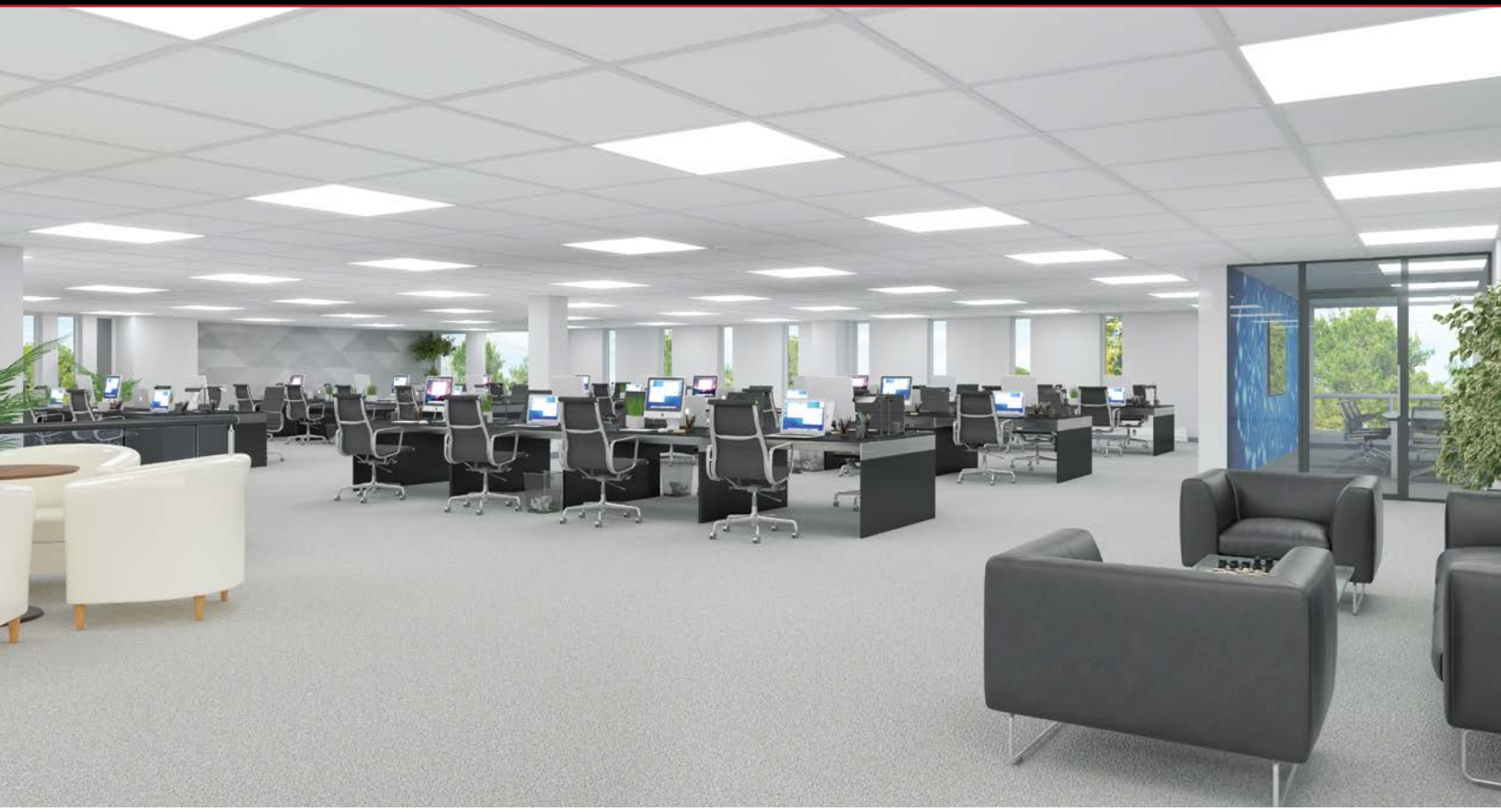
ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

RATH EQUITY, LTD.



ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

RATH EQUITY, LTD.

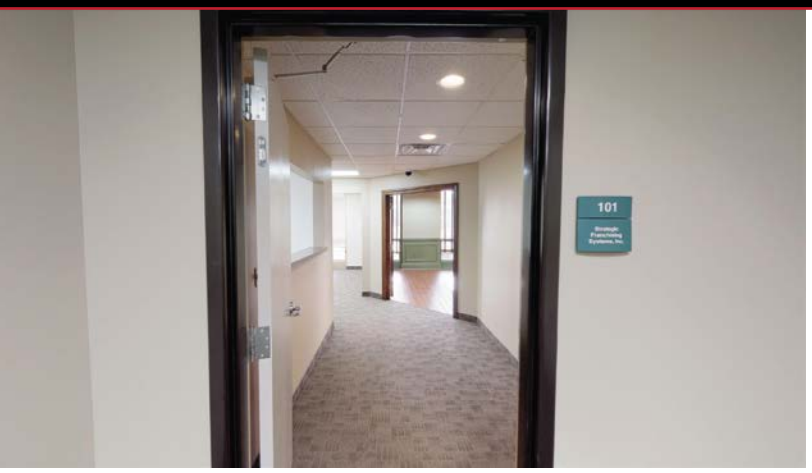


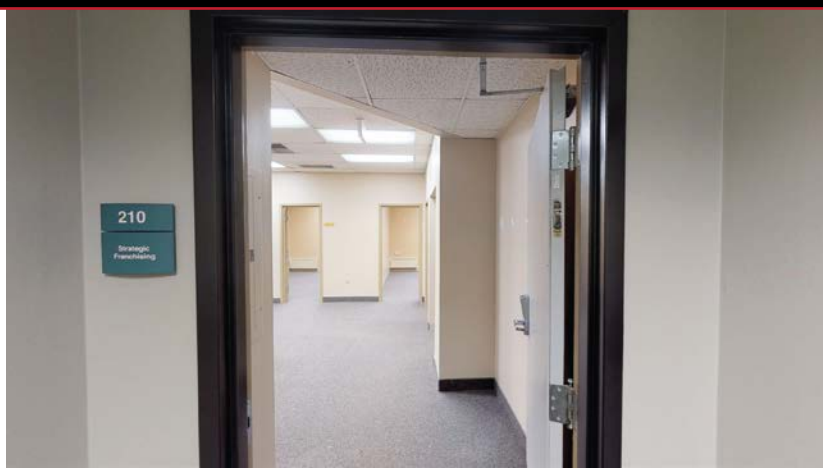
ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

RATH EQUITY, LTD.

1ST & 2ND FLOOR PHOTOS

10700 Montgomery Road | Montgomery, OH 45242





ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

RATH EQUITY, LTD.

LOCATION

Address	10700 Montgomery Road
Building Size	60,599 SF
Parking	4/1,000
Site Size	4.86 Acres
Access	Minutes to I-71 and I-275

FEATURES

Ceiling Heights	9'7"
Lighting	Fluorescent
Flooring	Carpet and Tile
Windows	Single Pane
Year Build	1980; Recently Renovated
Number of Floors	3 (Three) Floors
Elevators	2 (Two) Elevators

UTILITIES

Electric	Duke Energy
Water/Sewer	City of Montgomery
Phone/Data	Cincinnati Bell & Time Warner (Spectrum)

ZONING

Municipality	City of Montgomery
Income Tax Rate	1%

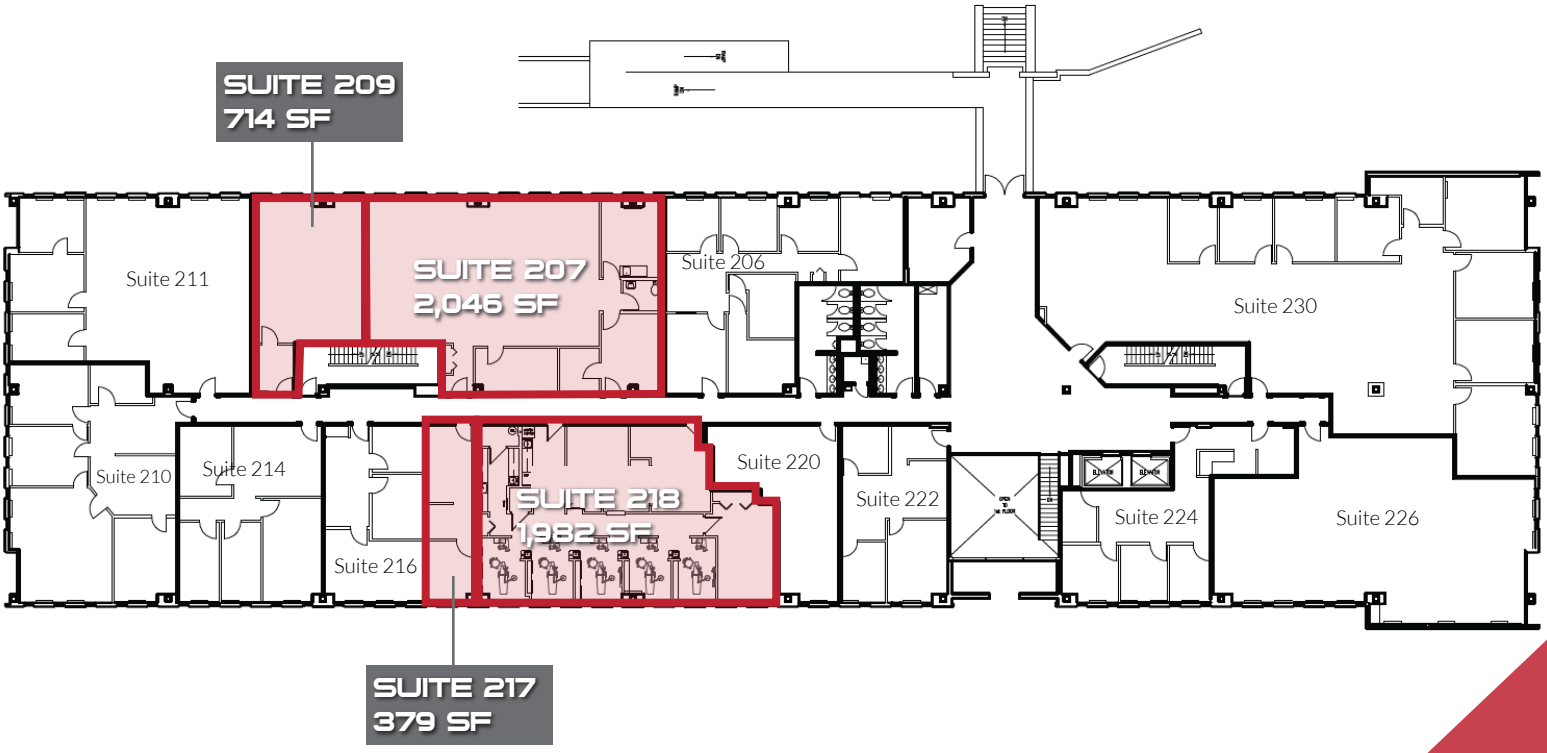
BUILDING SYSTEMS

HVAC	Rooftop Units with Air Handlers
Sprinkler System	Wet

ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

FLOOR PLAN | 1ST & 2ND FLOOR

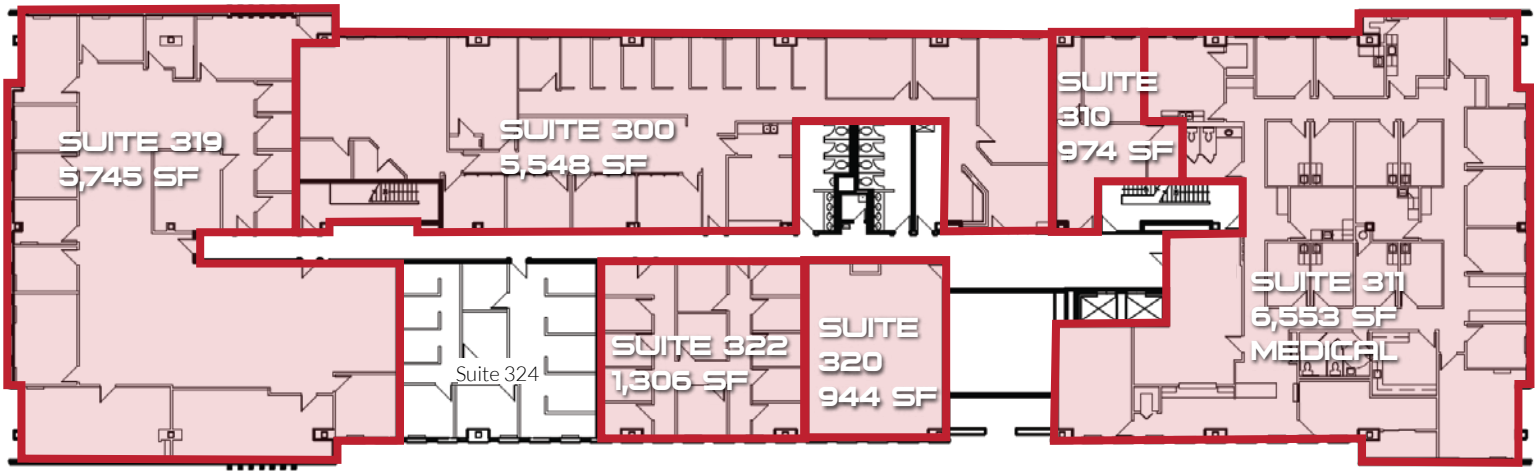
10700 Montgomery Road | Montgomery, OH 45242



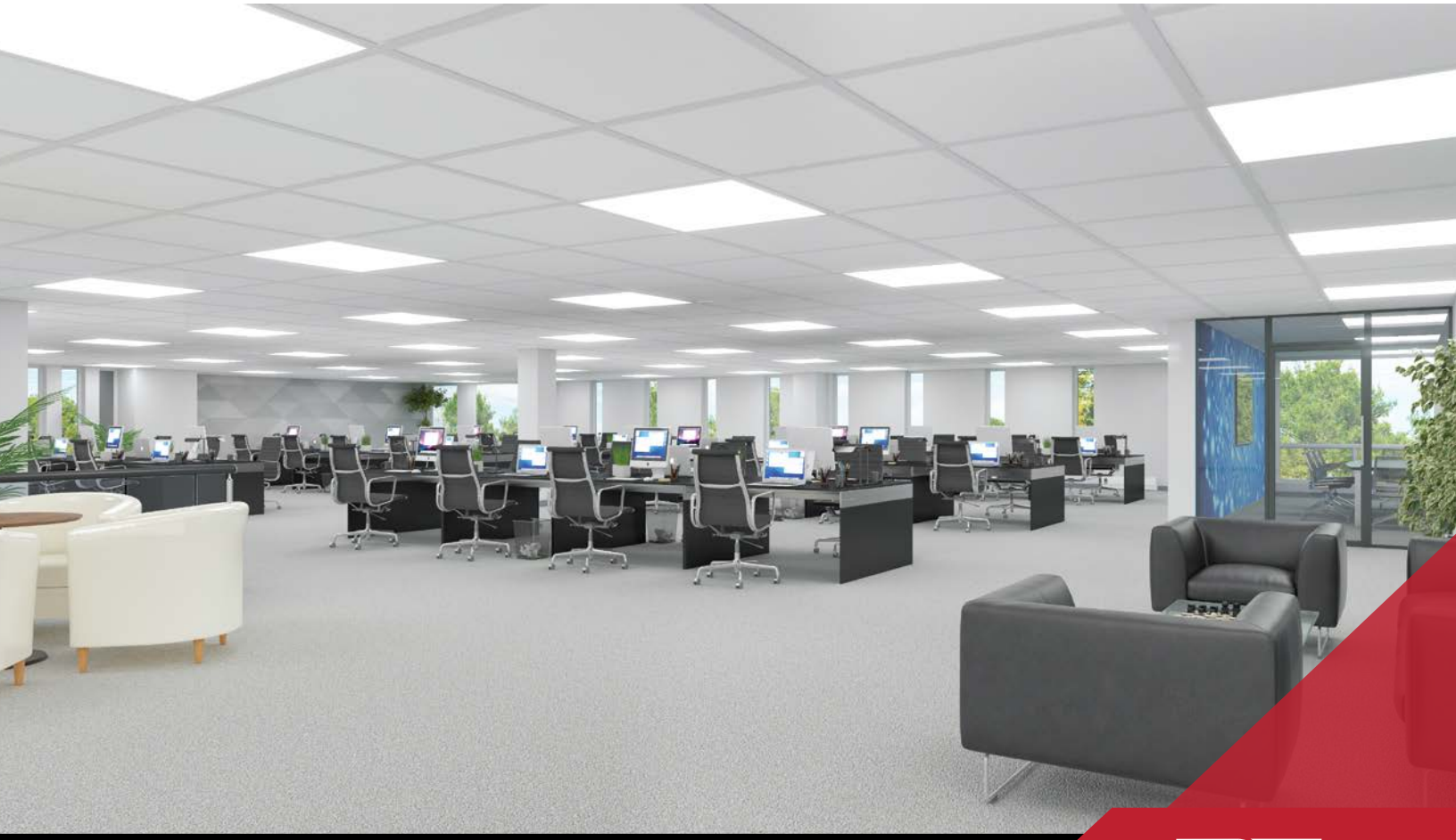
ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

RATH EQUITY, LTD.

MAX CONTIGUOUS: 22,620 SF

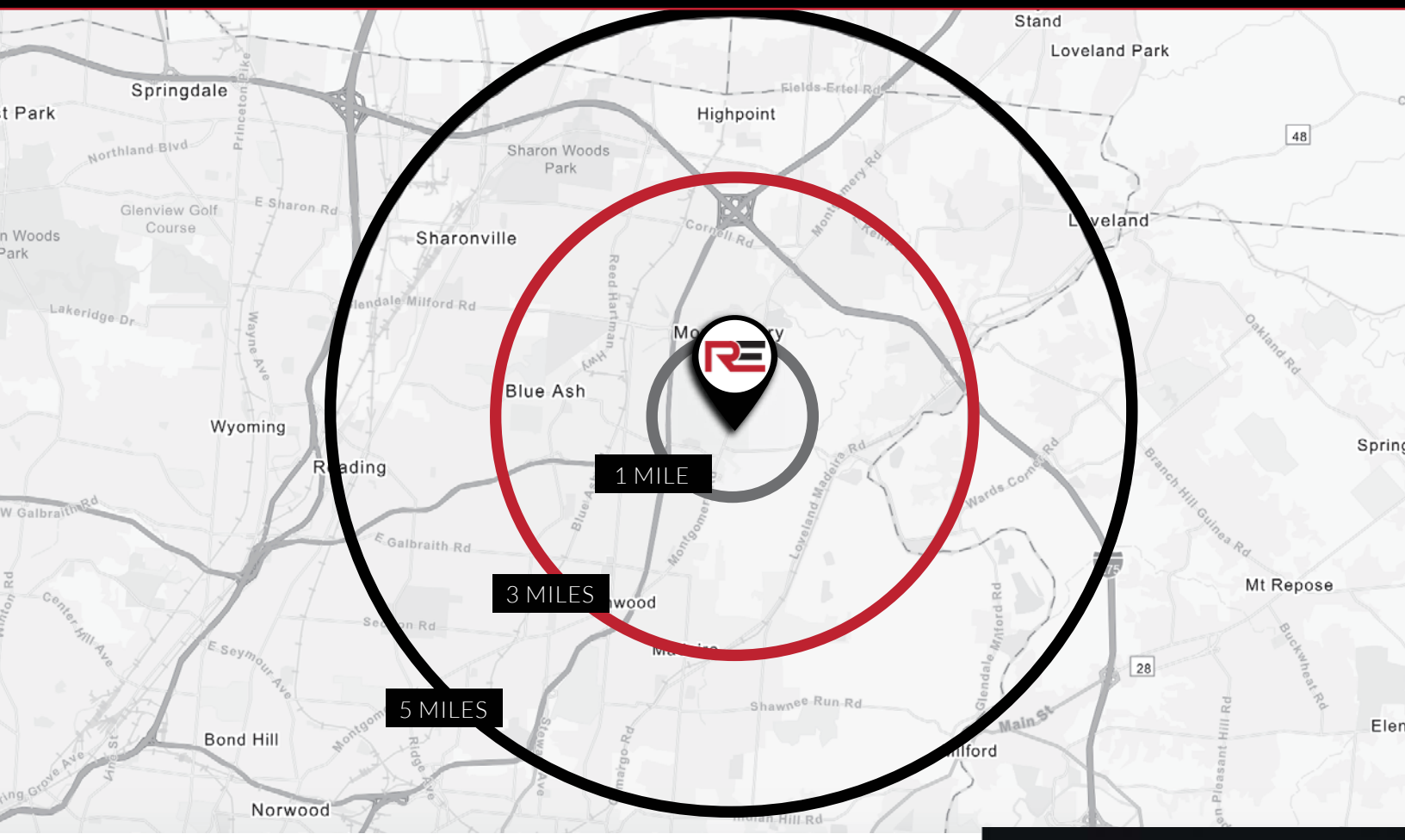


3RD FLOOR RENDERING



ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

RATH EQUITY, LTD.



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,361	46,637	129,565
Households	2,129	19,234	54,147
Families	1,525	12,795	34,970
Average Household Size	2.44	2.40	2.36
Owner Occupied Housing Units	1,744	13,639	37,444
Renter Occupied Housing Units	385	5,595	16,703
Median Age	50.3	45.0	44.2
Median Household Income	$121,110	$88,103	$81,116
Average Household Income	$181,725	$131,369	$118,931

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,354	47,562	131,324
Households	2,135	19,731	55,084
Families	1,521	13,031	35,350
Average Household Size	2.43	2.38	2.36
Owner Occupied Housing Units	1,746	13,650	37,582
Renter Occupied Housing Units	388	6,081	17,502
Median Age	51.1	45.2	44.7
Median Household Income	$130,326	$94,432	$86,542
Average Household Income	$200,419	$143,574	$130,187

ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
RATHEQUITY.COM

RATH EQUITY, LTD.