

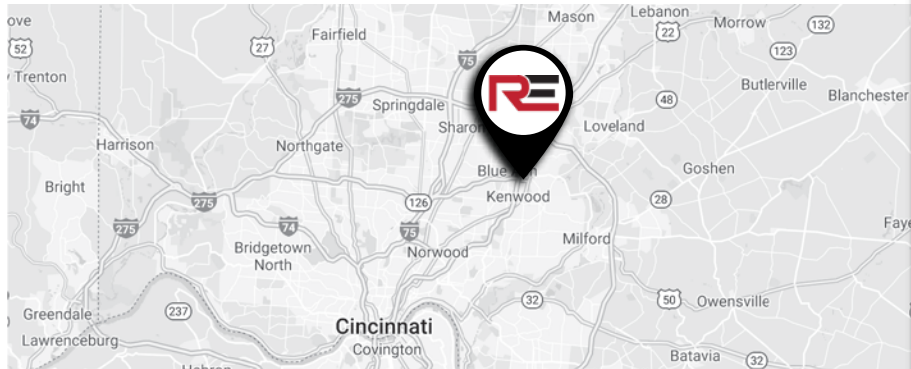
OFFICE SPACE AVAILABLE FOR LEASE | 1,730 & 1,610 SF

9370 & 9380 Main Street | Cincinnati, OH 45242



LEASE OVERVIEW:

Aggressive Rates | Flexible Terms | Move-in Ready



LOCATION DETAILS

- ✓ Walking distance to downtown Montgomery
- ✓ Nearby Restaurants include Montgomery Inn, European Café, Napa Kitchen, Salon Bastille, Village Tavern & Corner Pub
- ✓ Easy Access to Ronald Reagan, I-71 & 275



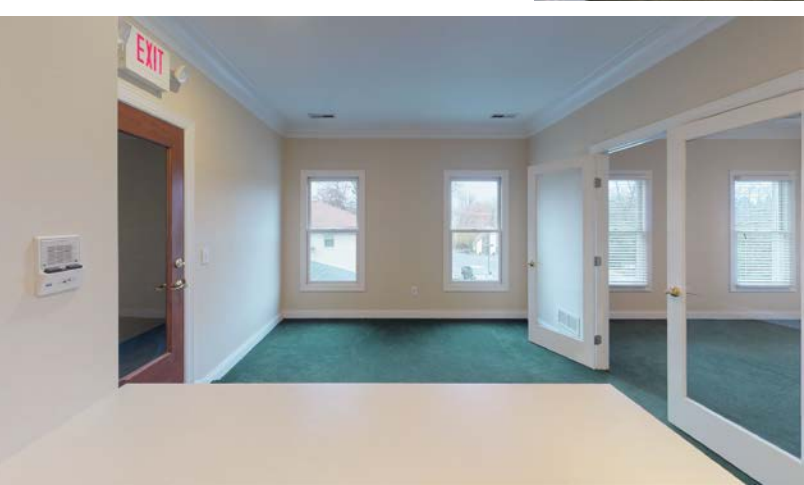
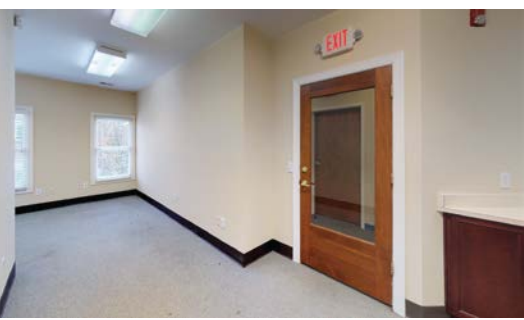
PROPERTY FEATURES

- ✓ Excellent Location
- ✓ Monument Signage Available
- ✓ Montgomery Submarket
- ✓ 9ft Ceiling Heights
- ✓ Great Access to I-275 & Ronald Reagan

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RATH EQUITY, LTD.





LOCATION

| | |
|---------------|---|
| Address | 9370/9380 Main St., Montgomery, OH 45242 |
| Building Size | 9370 Main - 9,032 SF / 9380 Main - 4,086 SF |
| Parking | On-Site |
| Site Size | 0.5 Acres |
| Access | Ronald Reagan and I-71 |

FEATURES

| | |
|------------------|---------------------------|
| Ceiling Heights | 9 ft. |
| Flooring | Carpet & Ceramic Tile |
| Year Build | Built 1998 |
| Renovated | Full & Recent common Area |
| Number of Floors | 2 Floors |
| Elevators | 1 Elevator |

UTILITIES

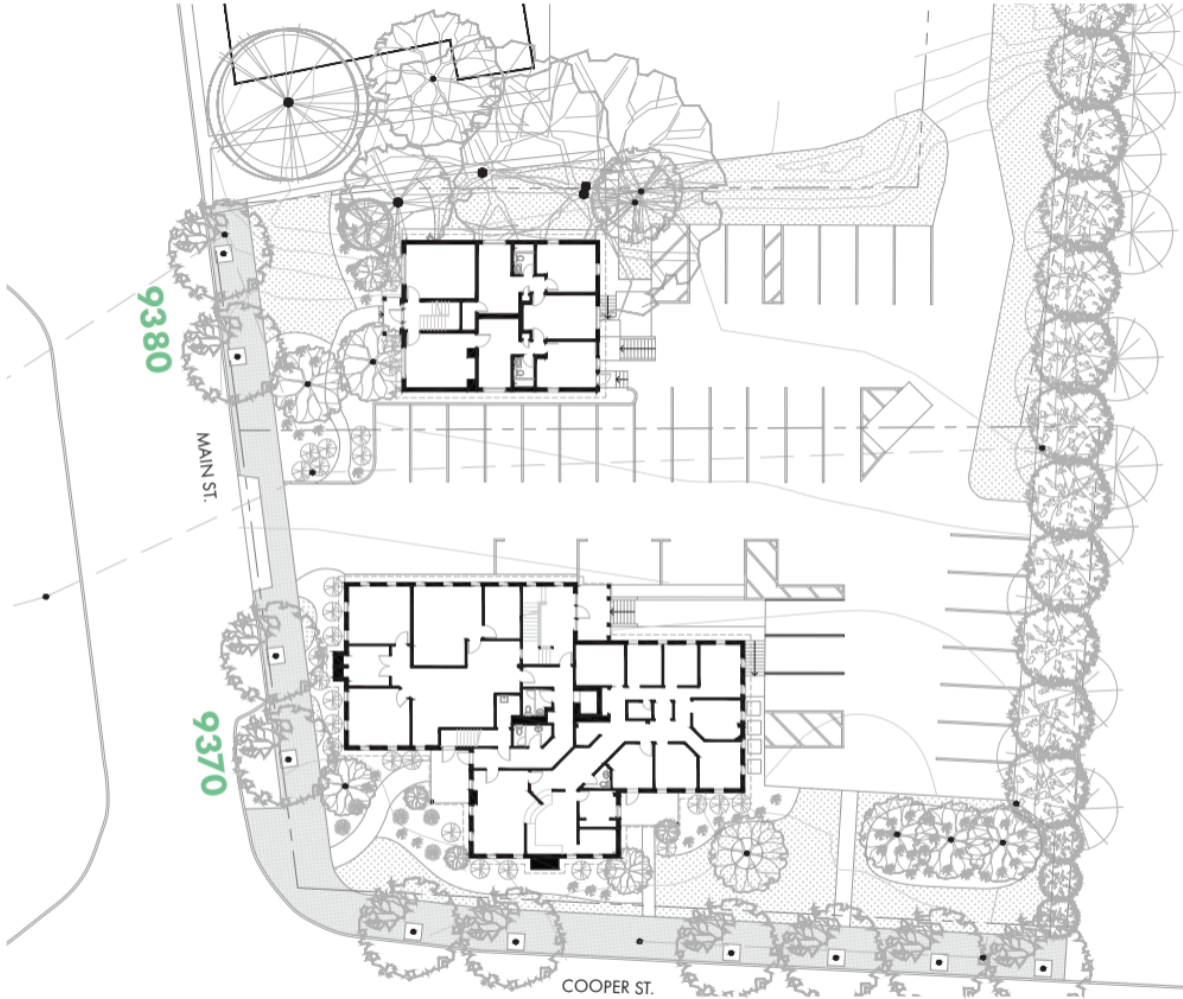
| | |
|-------------|---------------------|
| Electric | Municipal |
| Gas | Municipal |
| Water/Sewer | City |
| Phone/Data | High-Speed Internet |

ZONING

| | |
|-----------------|---------------|
| Municipality | Montgomery |
| Income Tax Rate | 1% |
| Permitted Use | Office/Retail |

BUILDING SYSTEMS

| | |
|------|---------------|
| Fire | Fully Alarmed |
| HVAC | Individual |



BUILDING SUMMARY

9370 MAIN ST.

Total Net SF: 9,872.50 SF
 Total Accessory SF: 2,908.60 SF
Total Gross SF: 12,781.10 SF

9380 MAIN ST.

Total Net SF: 4,086.50 SF
 Total Accessory SF: 279.70 SF
Total Gross SF: 4,723.50 SF

TOTAL

Total Net SF: 13,959 SF
 Total Accessory SF: 3,188.3 SF
Total Gross SF: 17,147.30 SF

COOPER AND MAIN
 9370 - 9380 Main St.
 Montgomery, OH 45242



SITE PLAN AND BUILDING SUMMARY



**BUILDING A
UNITS 4 & 5**

- 1,610 SF ✓
- 1st Floor ✓
- Class-A Finishes ✓
- Front & Rear Entrances ✓
- Two Private Restrooms ✓
- Large Conference Room ✓
- Kitchenette ✓

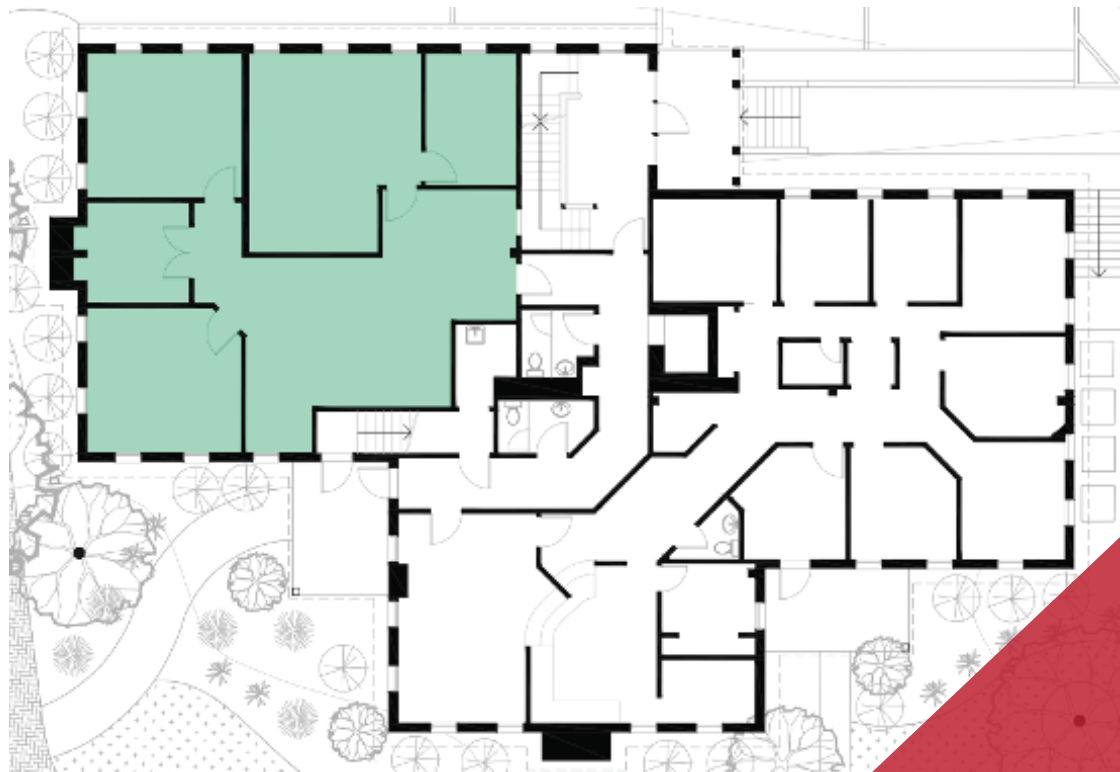
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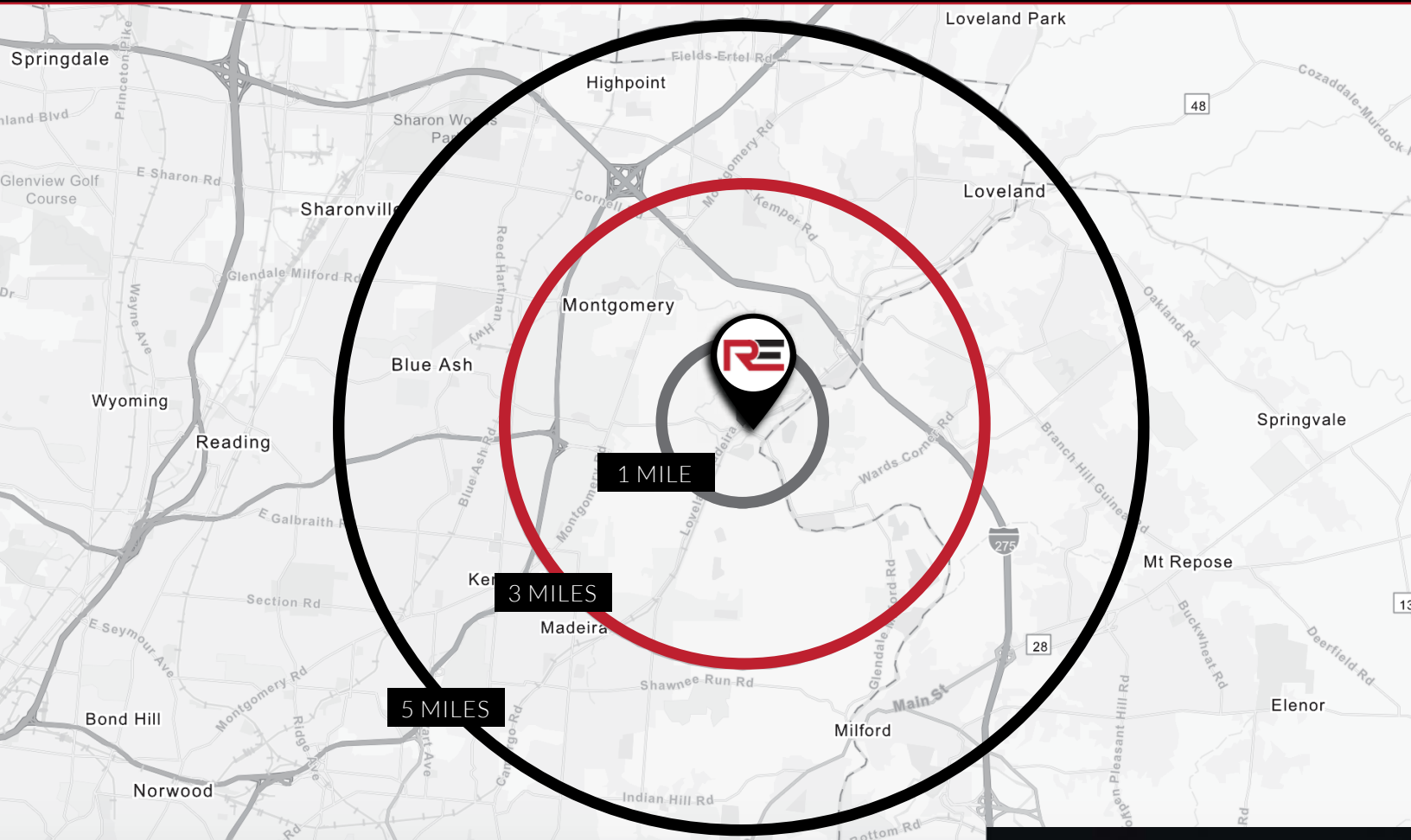
SCALE: 1/8" = 1'-0"
N

BUILDING A, FIRST FLOOR, UNIT 4
NET SF: 604 SF

BUILDING B - UNIT 4 IS RIGHT OFF THE MAIN LOBBY WITH

- ✓ 4 Private Offices
- ✓ 1,730 Square Feet
- ✓ Kitchenette Area w/Water
- ✓ 3 Walls of Windows
- ✓ Reception Area
- ✓ Great Space





| 2020 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 1,537 | 34,085 | 131,260 |
| Households | 543 | 13,361 | 53,127 |
| Families | 458 | 9,486 | 35,535 |
| Average Household Size | 2.83 | 2.51 | 2.44 |
| Owner Occupied Housing Units | 497 | 9,983 | 38,033 |
| Renter Occupied Housing Units | 45 | 3,378 | 15,093 |
| Median Age | 47.8 | 46.6 | 43.7 |
| Median Household Income | \$175,169 | \$105,597 | \$85,772 |
| Average Household Income | \$225,749 | \$153,766 | \$124,490 |

| 2025 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 1,544 | 34,217 | 133,486 |
| Households | 547 | 13,469 | 54,233 |
| Families | 460 | 9,506 | 36,052 |
| Average Household Size | 2.82 | 2.50 | 2.43 |
| Owner Occupied Housing Units | 502 | 10,033 | 38,358 |
| Renter Occupied Housing Units | 45 | 3,435 | 15,875 |
| Median Age | 48.1 | 46.9 | 44.3 |
| Median Household Income | \$190,347 | \$113,480 | \$91,629 |
| Average Household Income | \$248,261 | \$170,093 | \$136,580 |

