

# OFFICE SPACE FOR LEASE

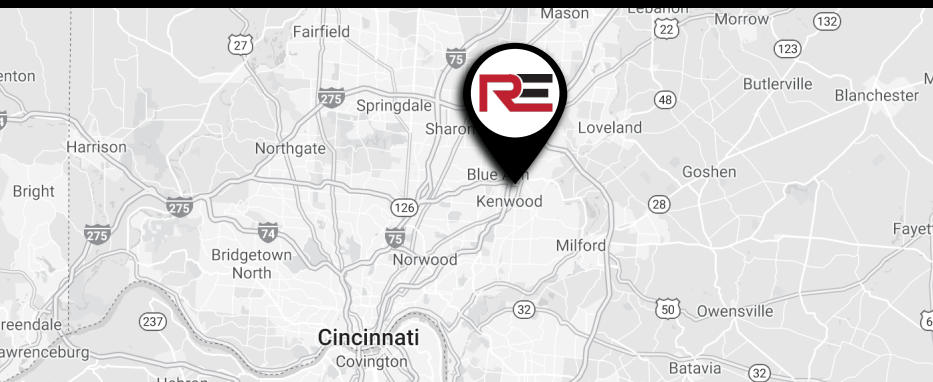
## UP TO 1,730 SF AVAILABLE

9370 Main Street | Cincinnati, OH 45242



### LEASE OVERVIEW:

**Aggressive Rates | Flexible Terms | Move-in Ready**



### PROPERTY FEATURES

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

### 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

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**RE**  
RATH EQUITY, LTD.





## LOCATION

Address	9370 Main St., Montgomery, OH 45242
Building Size	9,032 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

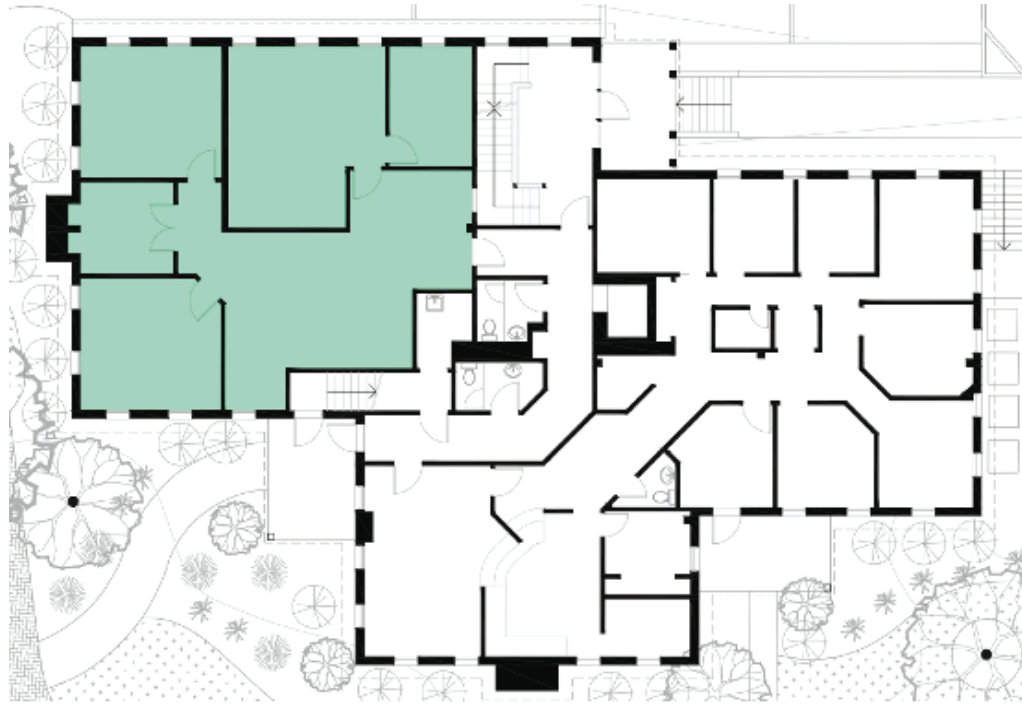
Electric	Municipal
Gas	Municipal
Water/Sewer	City
Phone/Data	High-Speed Internet

## ZONING

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

## BUILDING SYSTEMS

Fire	Fully Alarmed
HVAC	Individual

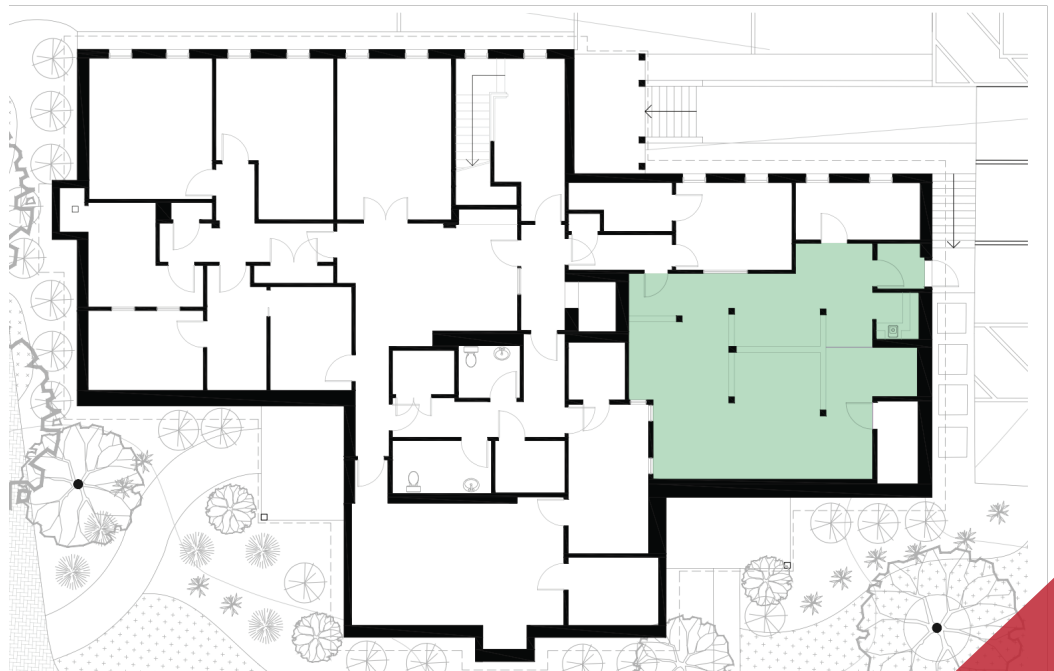


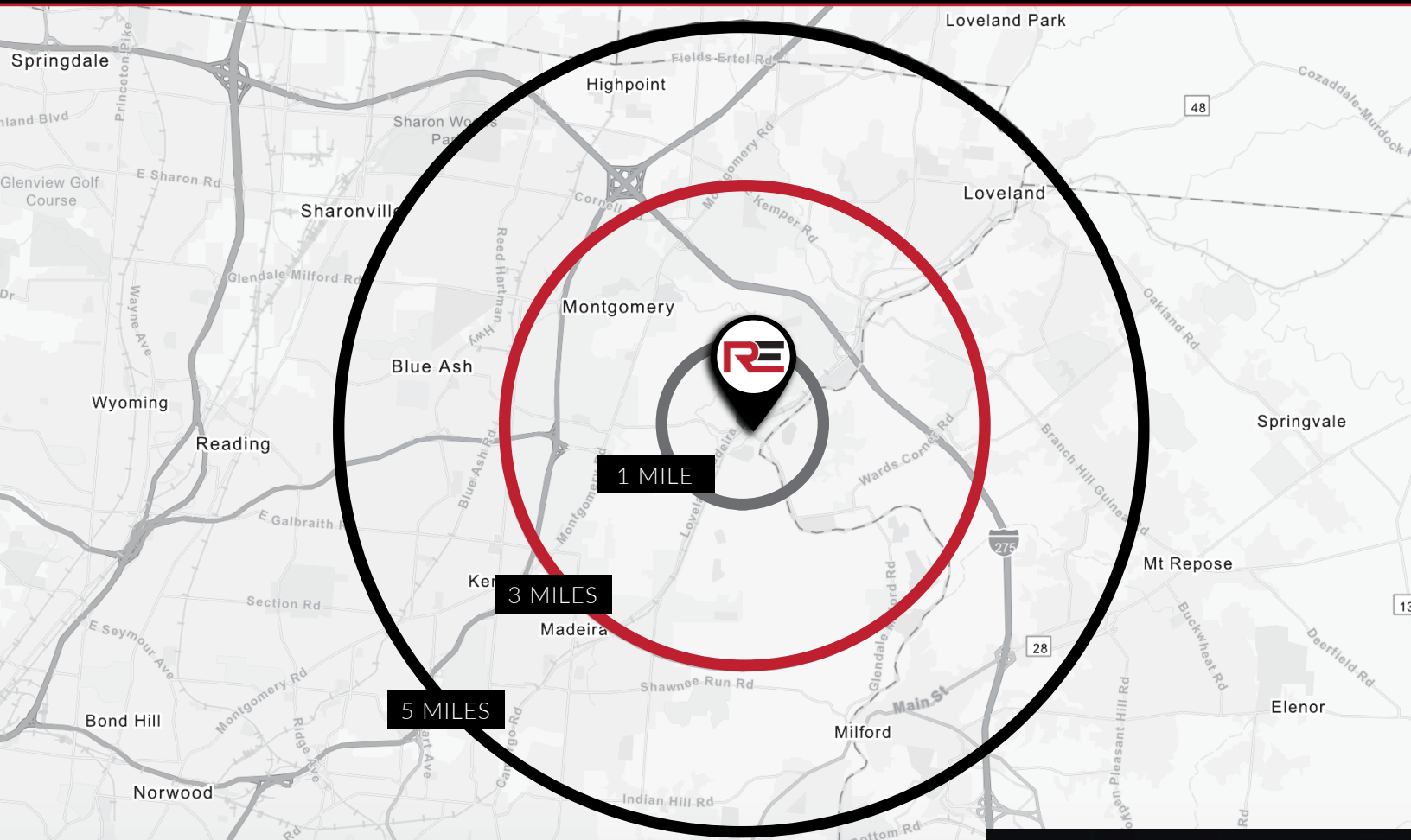
**UNIT 4 IS RIGHT OFF THE  
MAIN LOBBY WITH**

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

**LOWER LEVEL  
UNIT 1**

- ✓ 732 SF
- ✓ Direct Access to Outside
- ✓ Small Kitchenette with water
- ✓ Open layout
- ✓ Move in ready





#### 2021 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	4,087	50,284	133,867
Households	1,673	20,641	56,150
Families	1,114	13,555	36,129
Average Household Size	2.33	2.39	2.35
Owner Occupied Housing Units	1,330	15,320	40,401
Renter Occupied Housing Units	343	5,321	15,749
Median Age	51.3	45.3	44.6
Median Household Income	\$139,746	\$98,634	\$87,624
Average Household Income	\$204,524	\$136,626	\$124,351

#### 2026 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	4,196	51,116	135,237
Households	1,720	21,054	56,873
Families	1,147	13,764	36,425
Average Household Size	2.33	2.39	2.35
Owner Occupied Housing Units	1,338	15,449	40,987
Renter Occupied Housing Units	382	5,605	15,886
Median Age	52.0	45.7	45.2
Median Household Income	\$155,116	\$107,431	\$97,684
Average Household Income	\$226,673	\$151,679	\$137,832

