

# OFFICE SPACE AVAILABLE FOR LEASE | 3,110 & 1,110 SF

9393 Montgomery Rd | Cincinnati, OH 45242



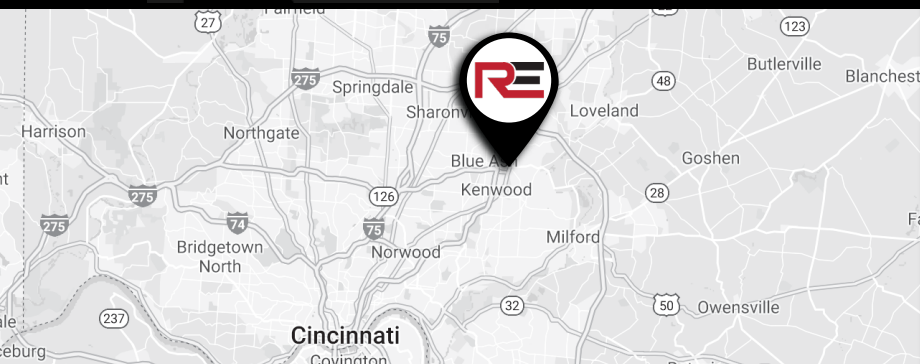
## IN THE HEART OF MONTGOMERY

Considered by many to be the quintessential example of potent retail, service, office, and commercial growth in a classic suburban setting.

### LEASE OVERVIEW:

**9407 Montgomery: \$16.50 + \$6.50 OPEX**

**9401 Montgomery: \$13.50 + \$6.50 OPEX**



### LOCATION DETAILS

- ✓ Downtown Montgomery - High Visibility Corner on Montgomery and Cooper Road
- ✓ Nearby Restaurants include Montgomery Inn, European Cafe, Napa Kitchen, Village Tavern & Corner Pub
- ✓ Easy Access to Ronald Reagan, I-71 & I-275

### PROPERTY FEATURES

- ✓ Excellent Location
- ✓ Building Signage Available
- ✓ Montgomery Submarket

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**RE**  
RATH EQUITY, LTD.





**MONTGOMERY  
QUARTER**  
\$140M Development including:

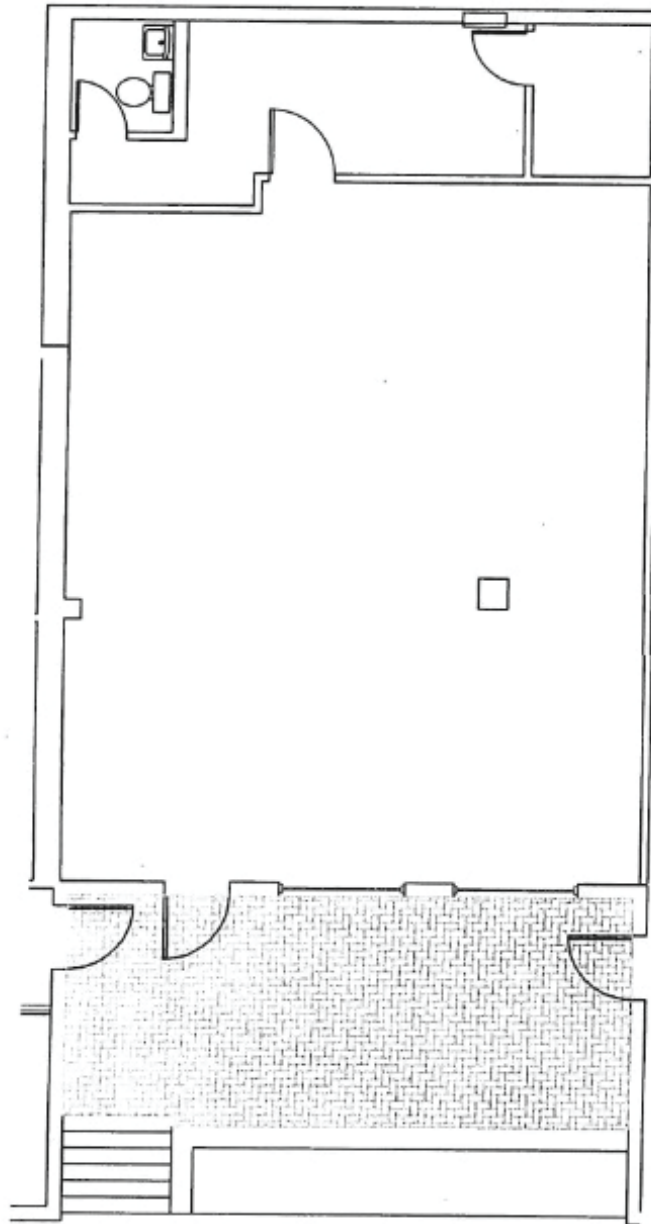
- Hotel
- +/-38,000 SF Retail
- +/-260,000 SF Office
- Luxury Apartments
- 48 Condominiums
- +/-940 parking spaces in  
multiple parking garages



9401 MONTGOMERY

1,110 SF

13.50 NET + 6.50 OPEX



## LOCATION

Address	9393 Montgomery Rd., Cincinnati OH
Building Size	16,000 SF
Parking	Free Private & City Parking
Site Size	.49 Acres
Access	Cooper & Montgomery

## FEATURES

Ceiling Heights	9 ft
Lighting	Fluorescent & Can Lighting
Flooring	Carpet & Laminate
Windows	Single Pane
Year Build	1987
Number of Floors	2

## UTILITIES

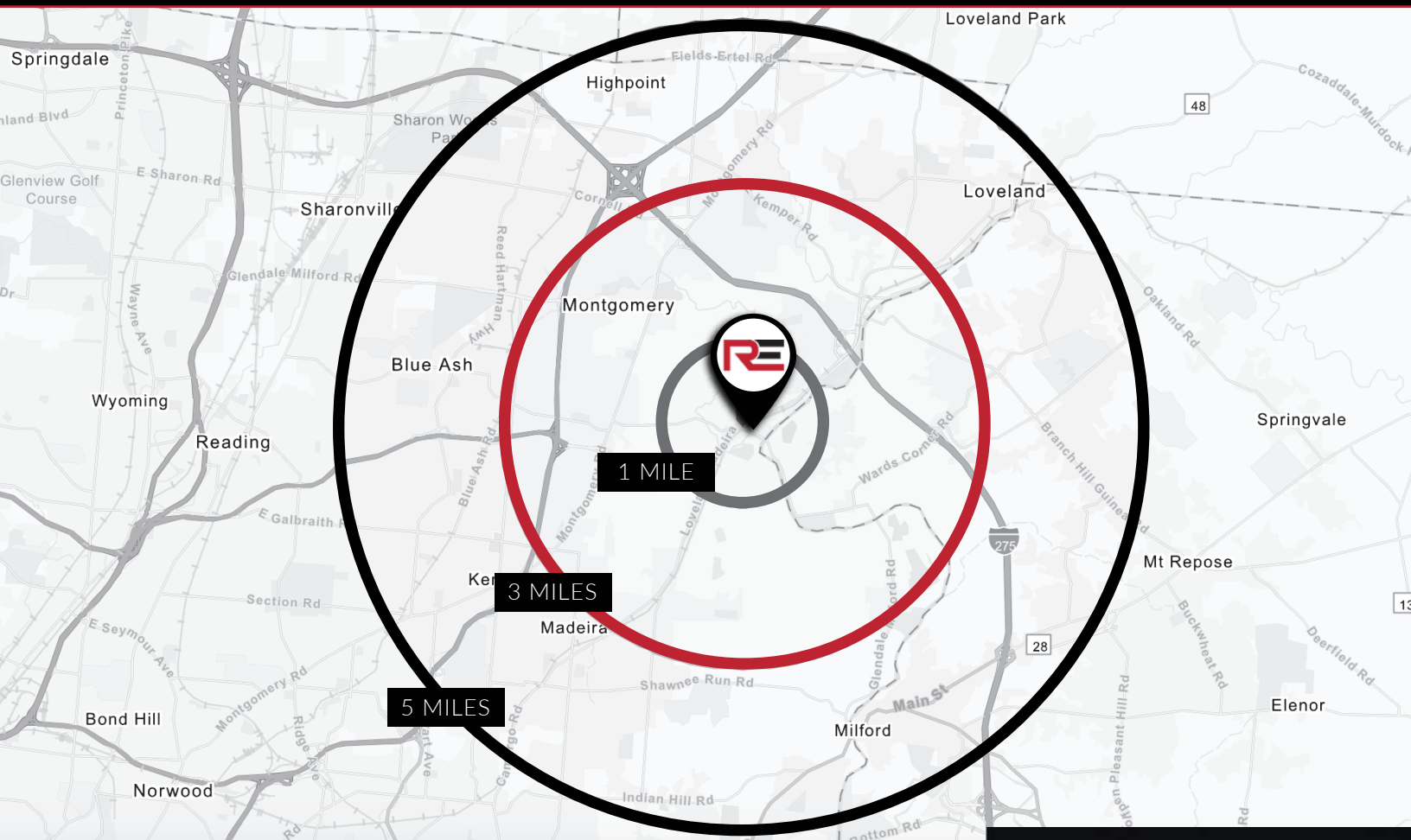
Electric	Duke
Water/Sewer	City
Phone/Data	Cincinnati Bell and Spectrum

## ZONING

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

## BUILDING SYSTEMS

HVAC	Individual Roof Mounted
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2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,485	51,039	133,696
Households	1,820	20,945	55,946
Families	1,197	13,745	36,017
Average Household Size	2.36	2.39	2.36
Owner Occupied Housing Units	1,406	15,579	40,312
Renter Occupied Housing Units	414	5,367	15,635
Median Age	50.9	45.3	44.6
Median Household Income	\$133,975	\$98,148	\$87,627
Average Household Income	\$198,718	\$135,865	\$124,281

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,606	51,856	135,050
Households	1,873	21,353	56,659
Families	1,233	13,950	36,307
Average Household Size	2.36	2.39	2.35
Owner Occupied Housing Units	1,418	15,704	40,888
Renter Occupied Housing Units	455	5,648	15,771
Median Age	51.3	45.7	45.2
Median Household Income	\$148,274	\$107,023	\$97,676
Average Household Income	\$220,232	\$150,865	\$137,742

