



RATH EQUITY, LTD.

**OFFICE BUILDING
FOR LEASE
OR SALE**

TWO SPACES AVAILABLE:

SUITE 200 - 6,447 SF: MIX OF
PRIVATE OFFICE AND OPEN SPACE

SUITE 102 - 1,950 SF: 6 PRIVATE
OFFICES AND OPEN BULL PEN

9675 MONTGOMERY RD
CINCINNATI, OH
45242

PROPERTY OVERVIEW

Situated along the distinguished Montgomery Road in Cincinnati, Ohio, 9675 Montgomery emerges as an exceptional lease opportunity. This impressive two-story Class "A" multi-tenant office building spans 24,187 square feet, offering a captivating prospect for businesses seeking a unique space to thrive. With its creative ambiance and flexible spaces, ranging from 1,950 to 6,447 RSF, 9675 Montgomery is poised to accommodate a variety of needs, making it an attractive option in the competitive Cincinnati real estate market.

Nestled in the highly sought-after Mason Montgomery office submarket, 9675 Montgomery enjoys a prime location that blends seamlessly with its tremendous potential. Boasting a total building size of 24,187 square feet, the property stands out with monument signage on Montgomery Road, showcasing its visibility and accessibility. The leasing rate of \$15.00 per square foot (NNN), along with approximately \$7.00 per square foot in operating expenses, further underscore its competitive edge. With numerous restaurants and shopping options nearby, including the bustling Montgomery Quarter, tenants at 9675 Montgomery not only benefit from a sophisticated and creative office space but also a vibrant and convenient business environment.



LEASE PRICE

\$9.75 NNN

SALE PRICE

\$3.575M

SQ FT

24,187 SF

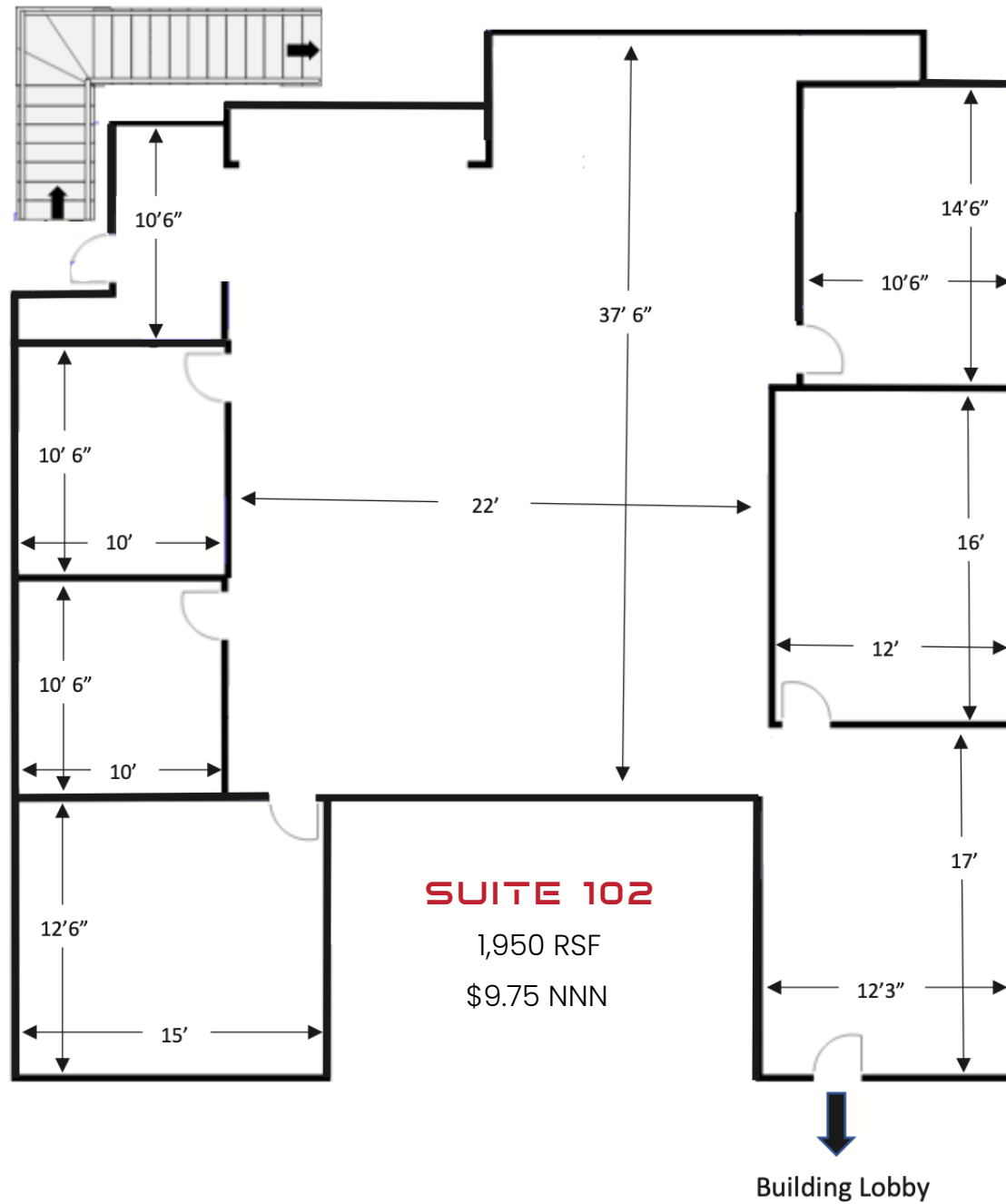
USE

Office

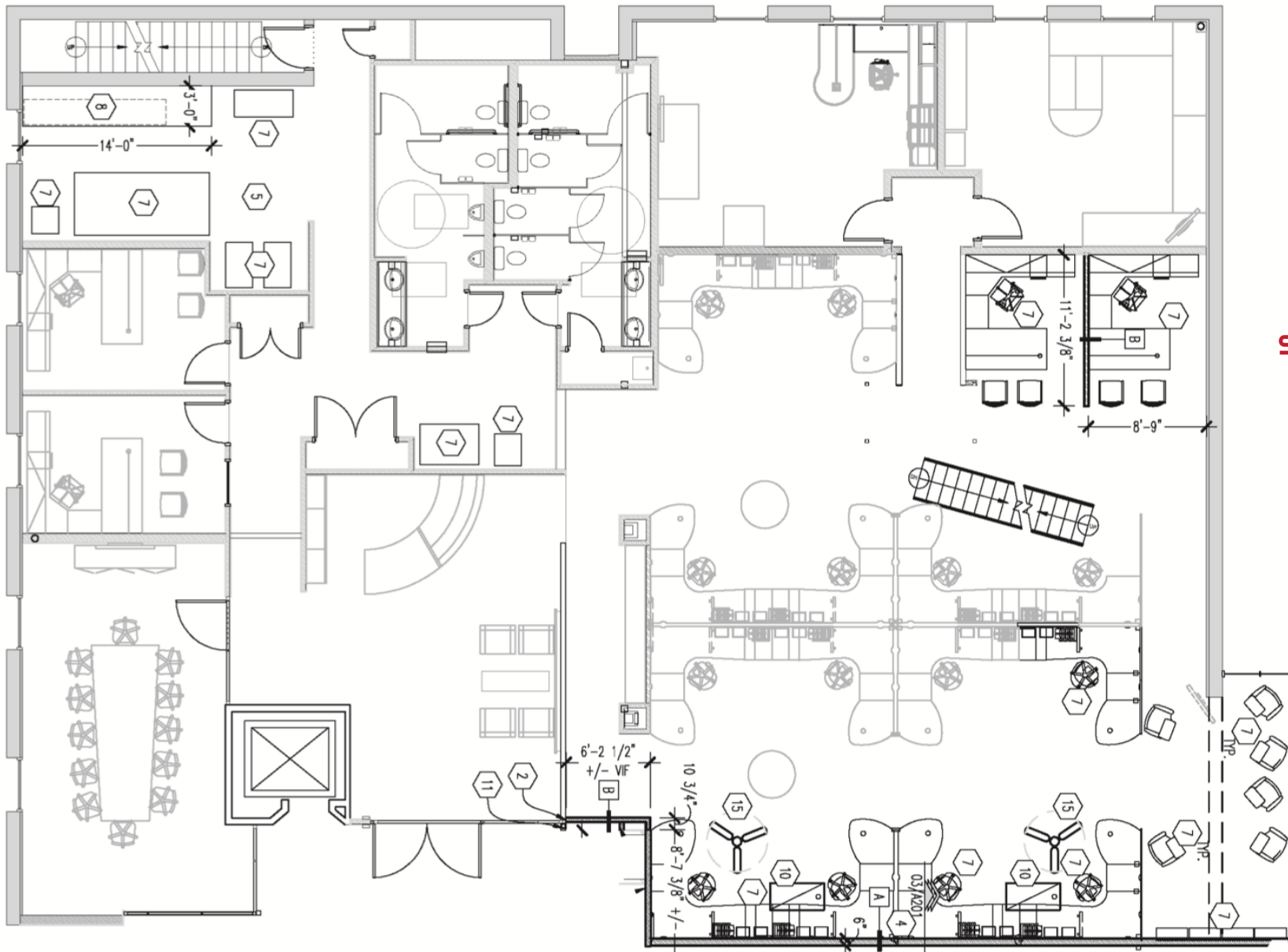
LEASE HIGHLIGHTS

- > 24,187 SF building total
- > Creative space
- > 1,950 RSF and 6,447 RSF available
- > Monument signage on Montgomery Road
- > Approximately \$7.00 / s.f. OpEx

FLOOR PLAN



FLOOR PLAN

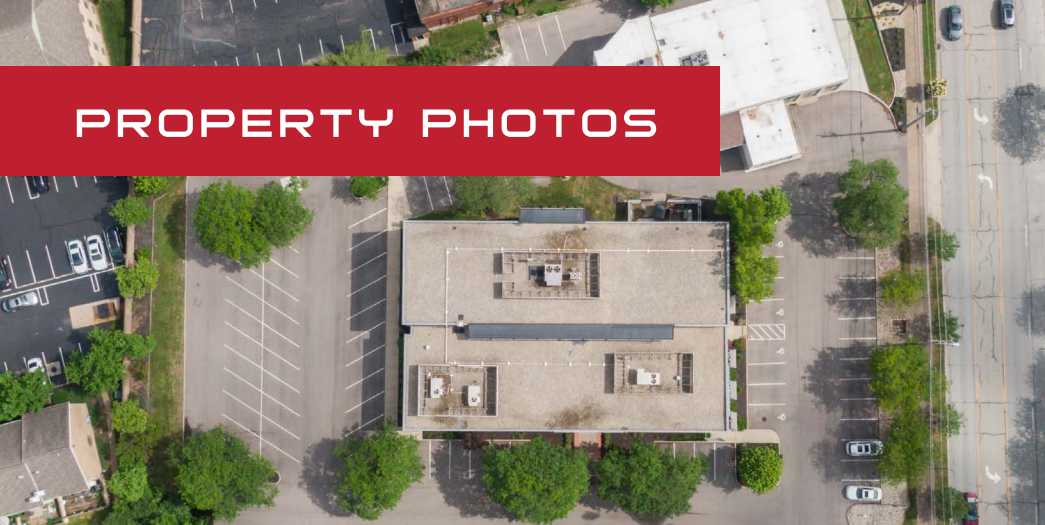


SUITE 200

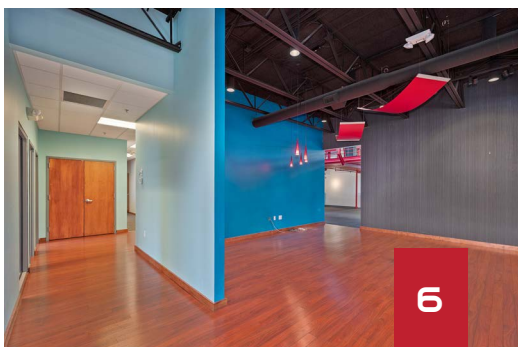
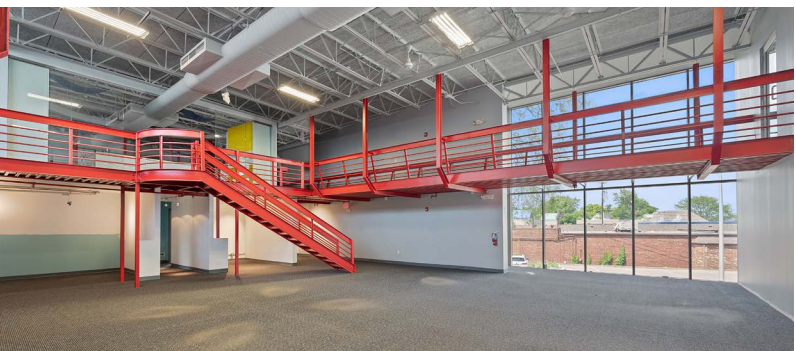
6,447 RSF

\$9.75 NNN

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



PROPERTY AERIAL



120,756 VPD



22,030 VPD



NEARBY AMENITIES



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

DEMOGRAPHICS

2023 SUMMARY

	1 MILE	2 MILE	3 MILE
Population	5,537	22,496	50,304
Households	1,992	8,674	19,877
Families	1,348	5,741	12,928
Average Household Size	2.69	2.52	2.49
Owner Occupied Housing Units	1,698	6,551	14,891
Renter Occupied Housing Units	294	2,123	4,986
Median Age	50.4	48.3	45.4
Median Household Income	\$132,054	\$112,551	\$107,050
Average Household Income	\$201,241	\$168,472	\$159,276

2028 SUMMARY

	1 MILE	2 MILE	3 MILE
Population	5,764	23,167	50,697
Households	2,081	8,991	20,168
Families	1,407	5,938	13,098
Average Household Size	2.69	2.51	2.47
Owner Occupied Housing Units	1,790	6,811	15,216
Renter Occupied Housing Units	291	2,180	4,952
Median Age	50.9	49.0	46.1
Median Household Income	\$150,071	\$128,378	\$121,072
Average Household Income	\$225,300	\$190,633	\$180,154



50,304

3-Mile
Population



\$107,050

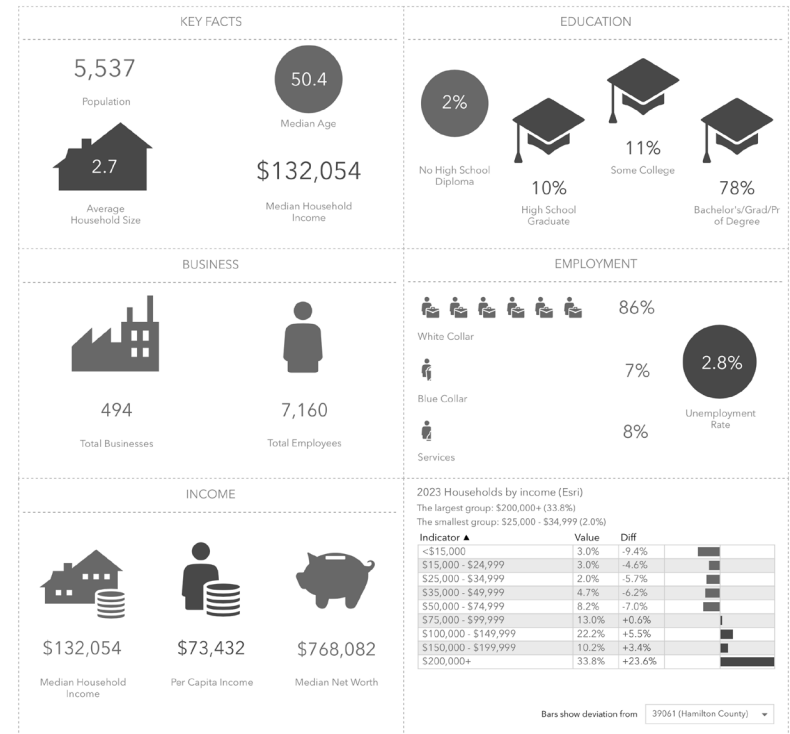
3-Mile Median
Household Income



19,877

3-Mile
Households

1 MILE KEY FACTS



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