



**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

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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

\$15 P/SF NNN

### SALE PRICE

\$3.575M

### SQ FT

24,187 SF

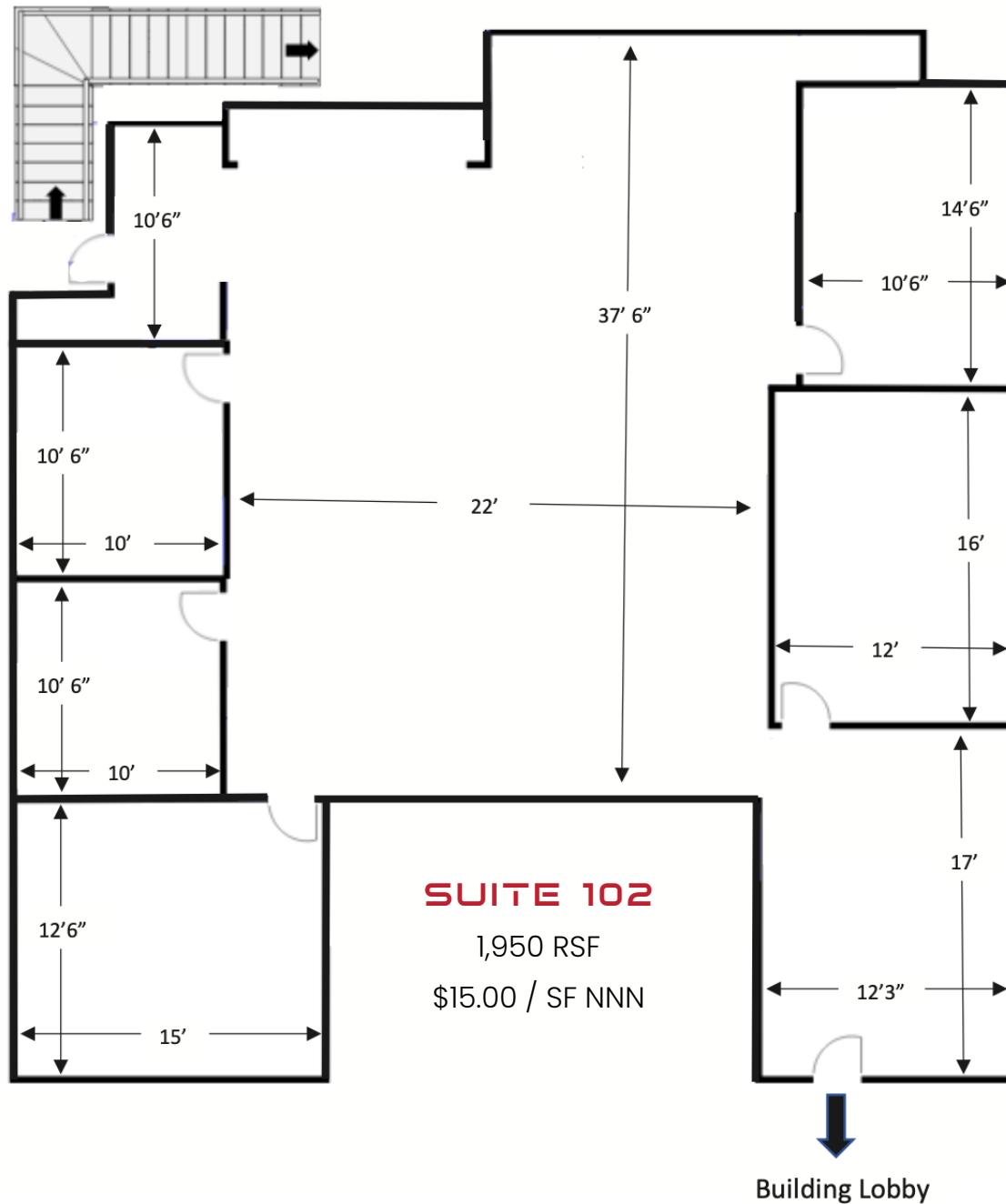
### USE

Office

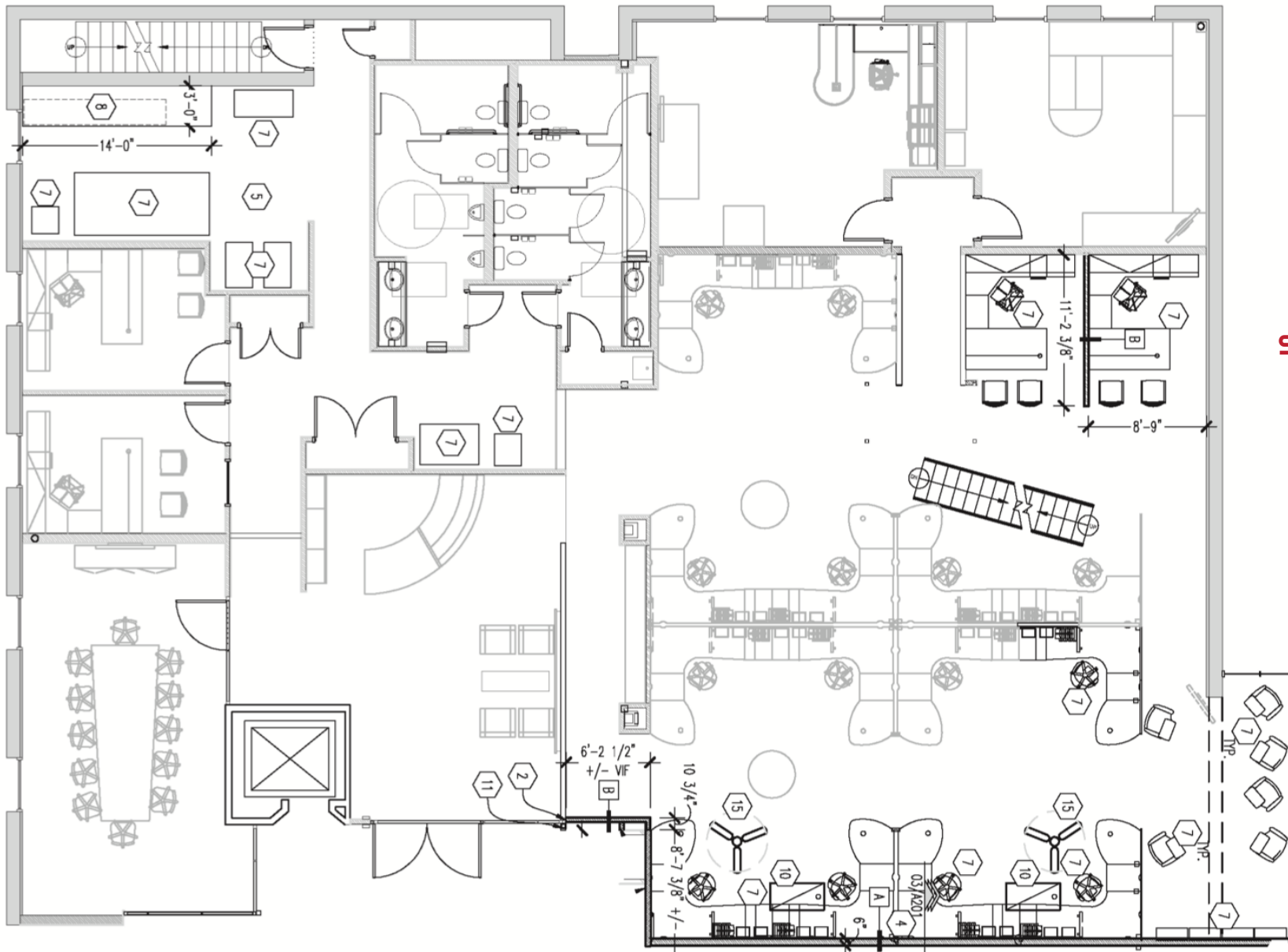
## LEASE HIGHLIGHTS

- > 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

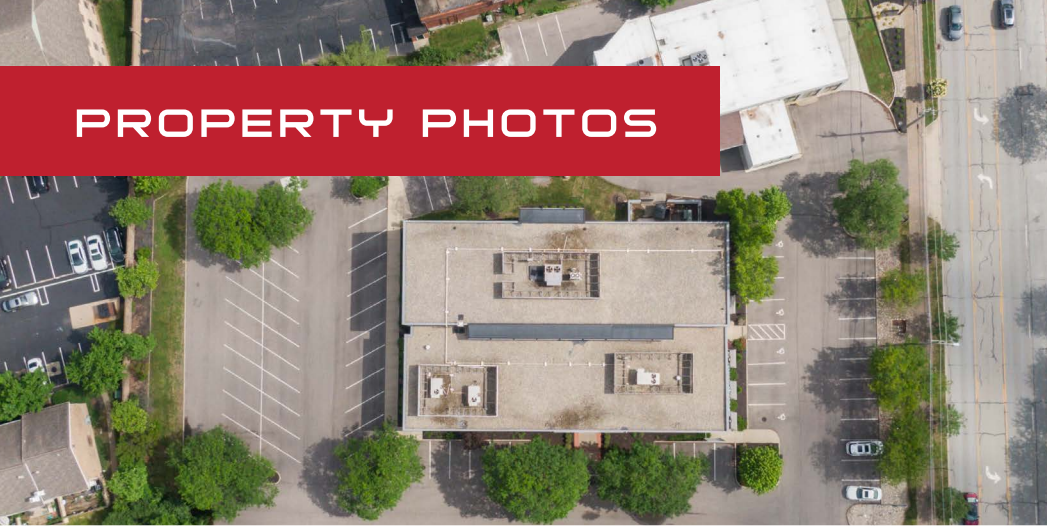
**SUITE 200**

6,447 RSF

\$15.00 / SF NNN

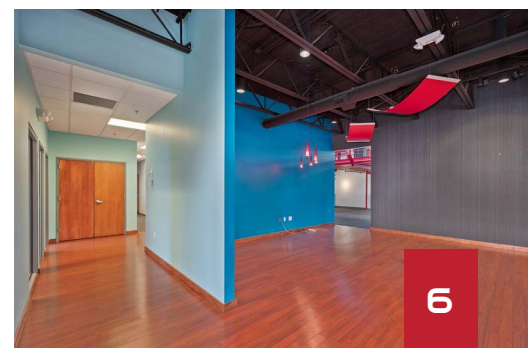
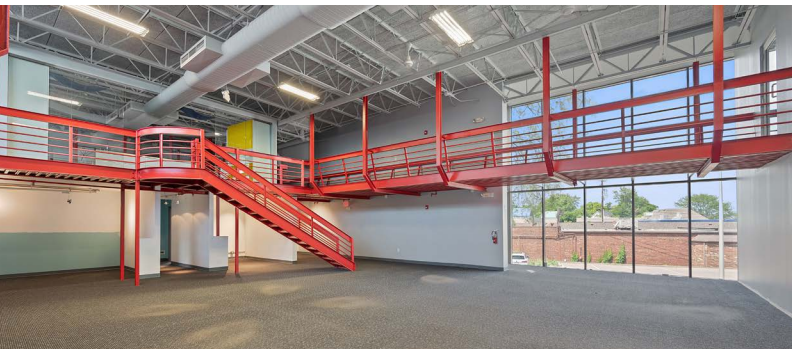


# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY AERIAL



22

22,030 VPD



# 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

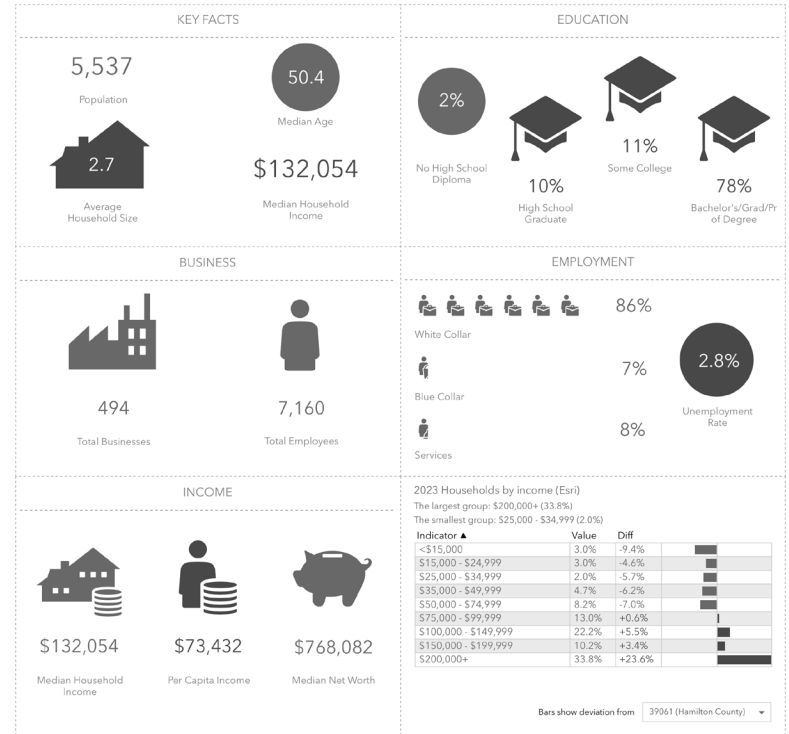


# 1 MILE KEY FACTS

## 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



## CONFIDENTIALITY DISCLAIMER

PRESENTED  
EXCLUSIVELY BY:



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