



RATH EQUITY, LTD.

**OFFICE BUILDING
FOR LEASE
OR SALE**

THREE 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**

**SUITE 100 - 1,948 SF: SUITED TO
MEDICAL OR DENTAL USE**

**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 NNN

SALE PRICE

\$3.575M

SQ FT

24,187 SF

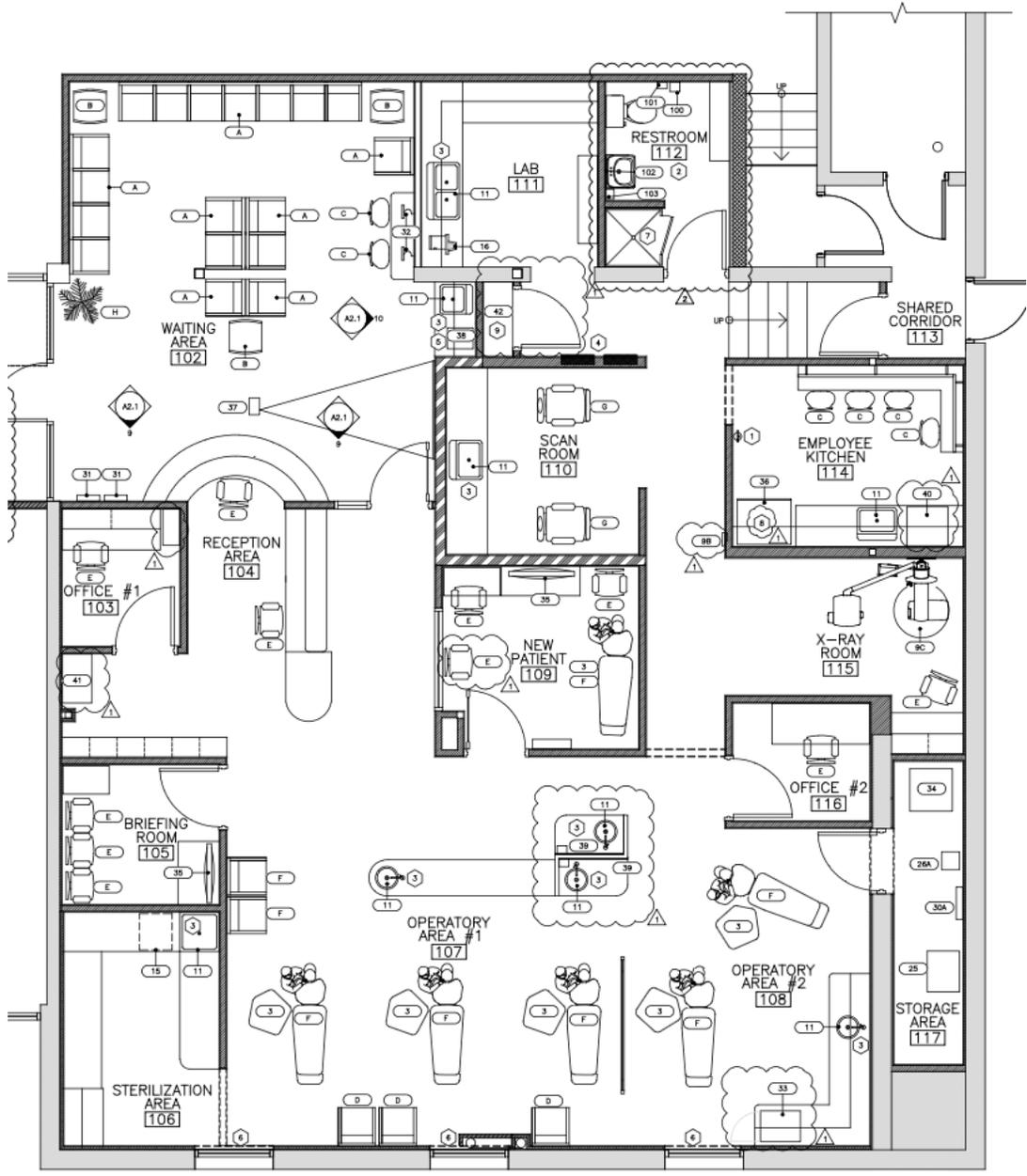
USE

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

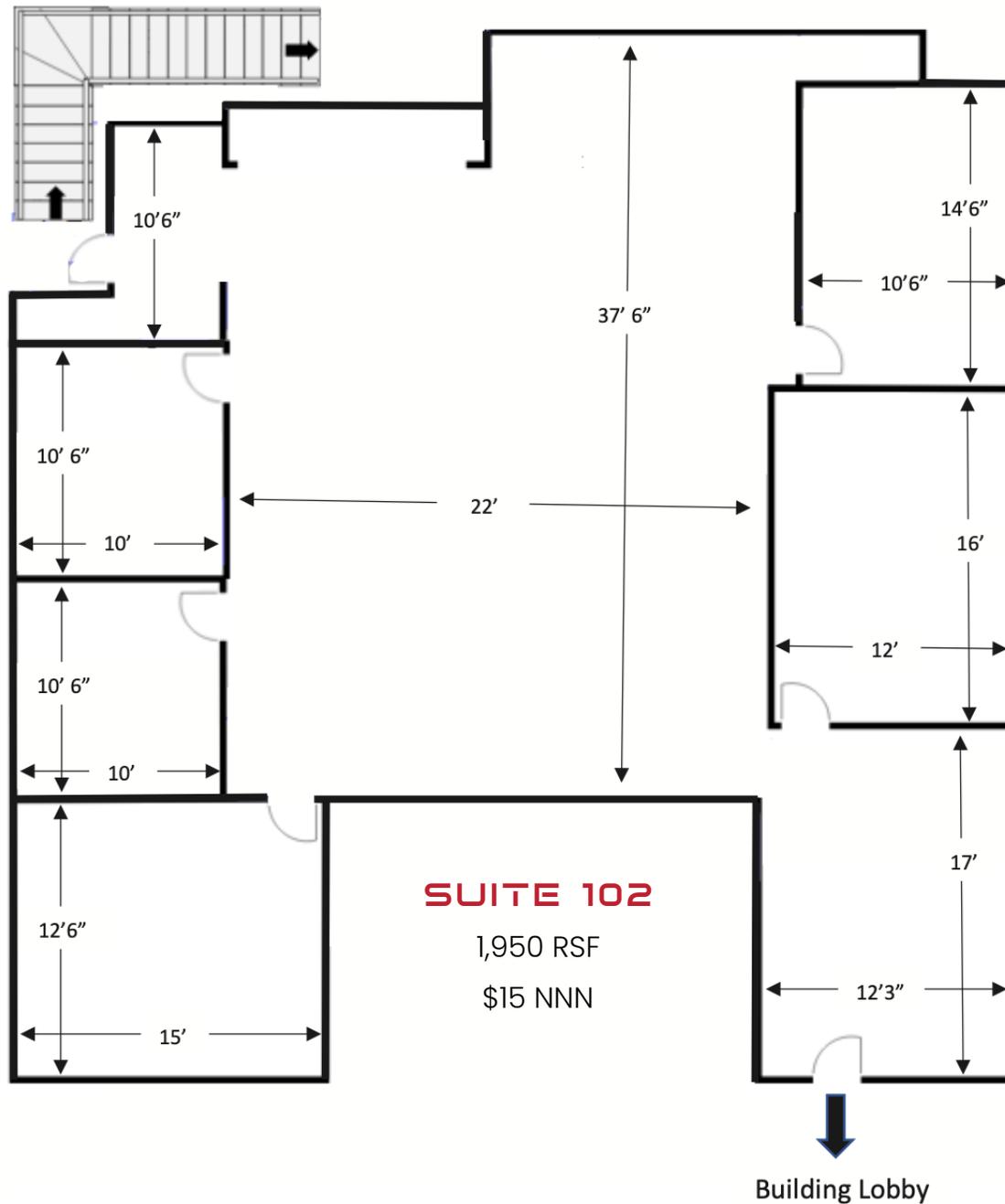


SUITE 100

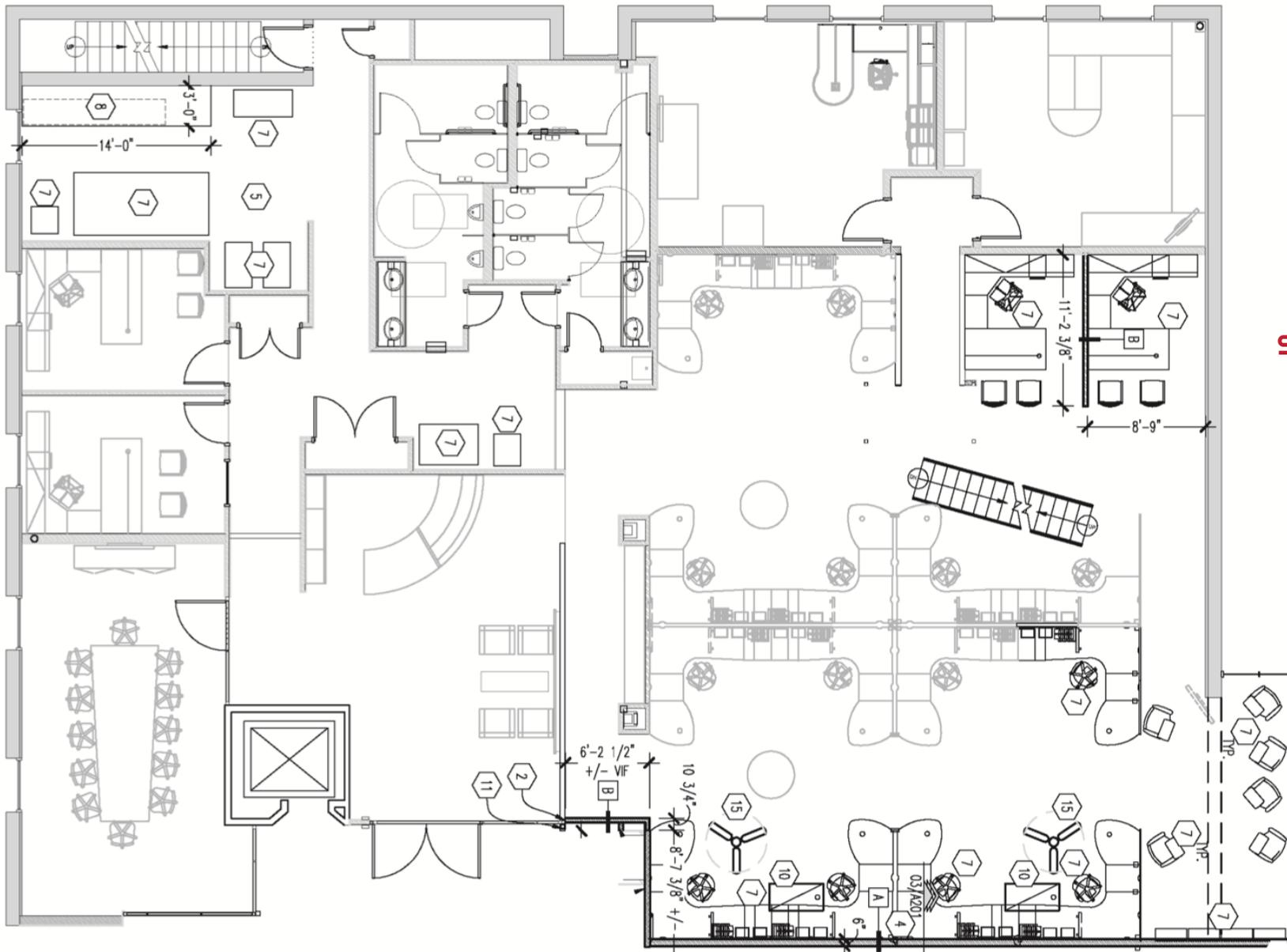
1,948 SF

\$15 NNN

FLOOR PLAN



FLOOR PLAN

**SUITE 200**

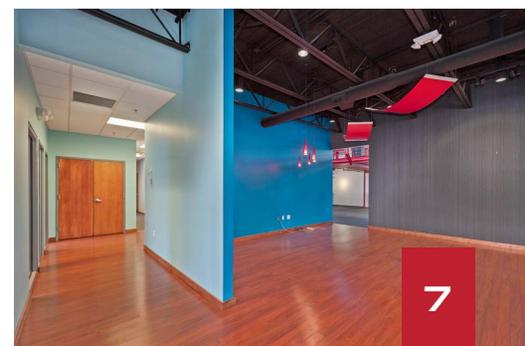
6,447 RSF

\$15 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:

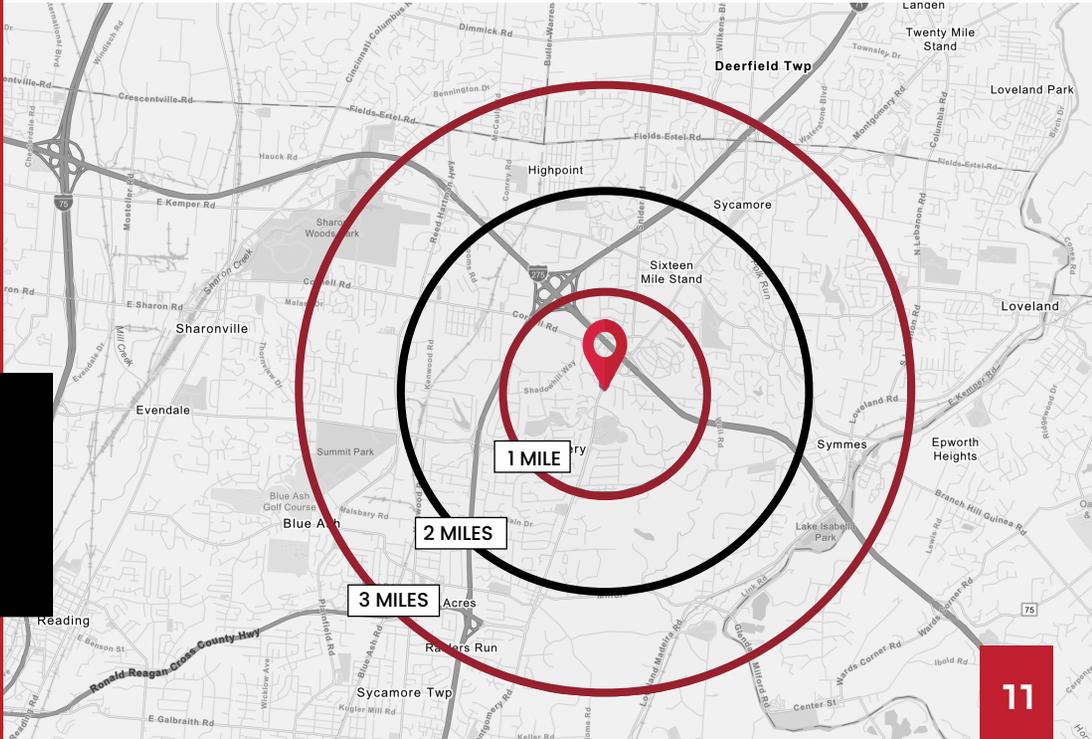
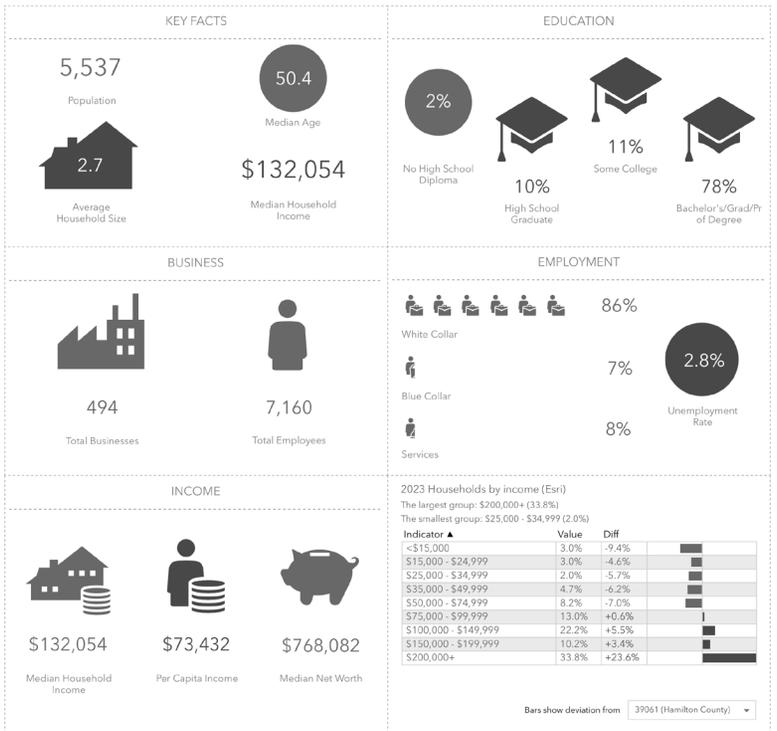
- Hotel
- +/-38,000 SF Retail
- +/-260,000 SF Office
- Luxury Apartments
- 48 Condominiums
- +/-940 parking spaces in multiple parking garages

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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