



RATH EQUITY, LTD.

**ATHENA II OFFICE
SPACE FOR LEASE**

NEW OWNERSHIP

***LEASE RATE
\$15.95 + ELECTRIC***

10700 MONTGOMERY ROAD
MONTGOMERY, OH 45242

PROPERTY OVERVIEW

Located conveniently near two major Cincinnati highways (I-275 and I-71), 10700 Montgomery Road is ideal for businesses looking to expand within the Montgomery community. The 60,599 square foot building is available for lease, with the option of smaller rentals within the building. From office suites to full business operations, 10700 Montgomery Road can accommodate a range of commercial leasing needs for businesses large and small.

LEASE RATE
\$15.95 + Electric

YEAR BUILT/RENOVATED
1985/2019

SQ FT
61,227

PROPERTY HIGHLIGHTS

- Complete exterior power washing for a refreshed, modern look
- Tree removal and upgraded landscaping with new mulch and greenery
- New sidewalk installation and improved outdoor circulation
- Refreshed outdoor seating area with cleaned tables and concrete surfaces
- Removal of old railroad ties and site clean-up around the rear of the property
- Parking lot repairs and resurfacing (final scope underway)
- Replacement and repair of front steps for improved safety and winter traction



YEAR BUILT
1985



SQ FT
61,227



STORIES
3

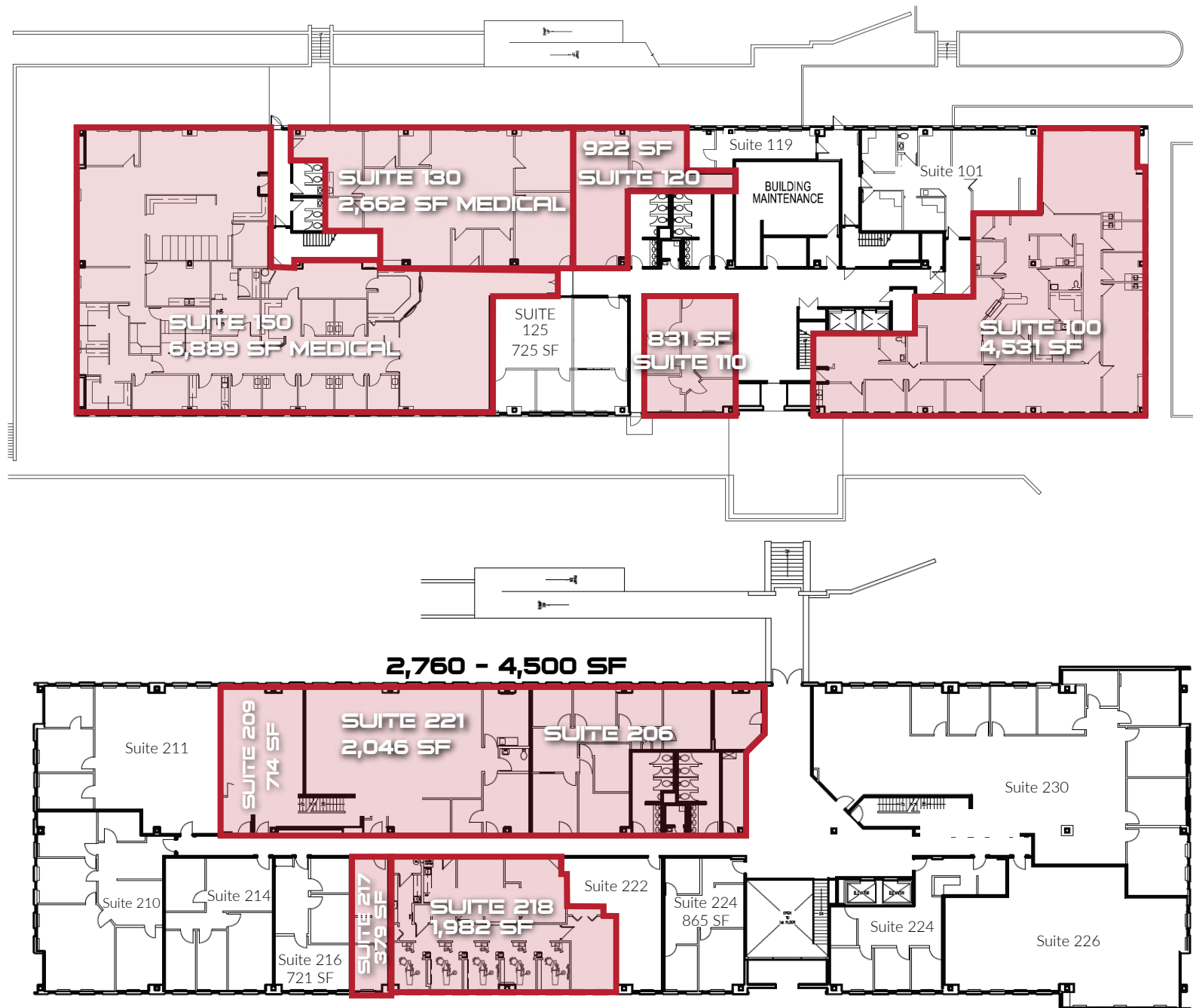


UNITS
12

PROPERTY SUMMARY

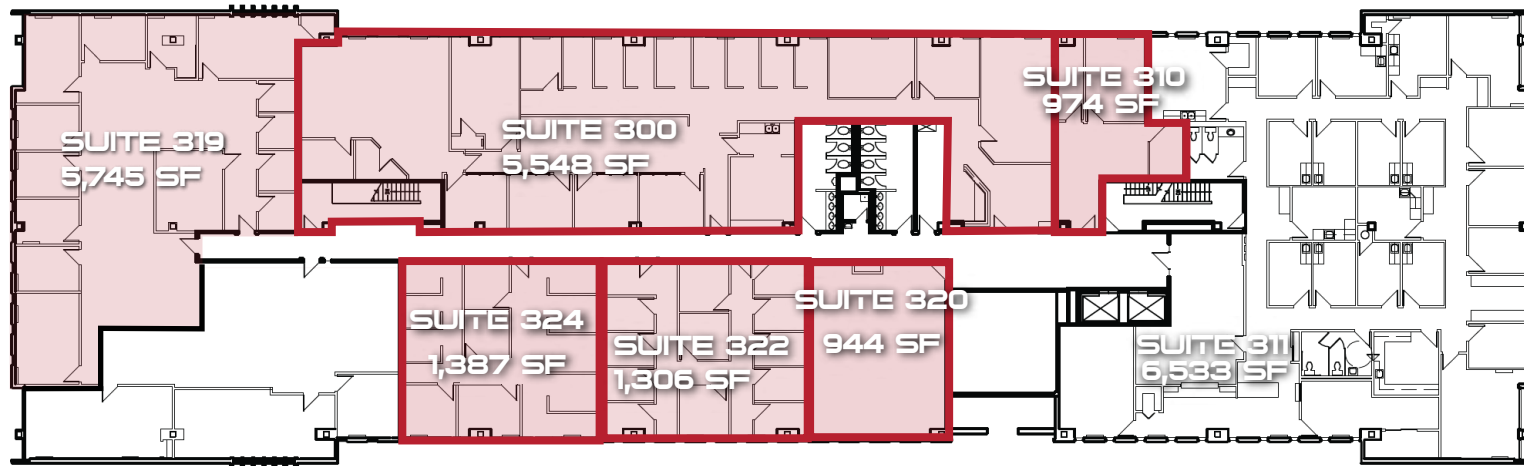
PARKING SURFACE	Asphalt
PARKING	245 parking with a ratio of 4/1000
ZONING	Commercial
HIGHWAY ACCESS	I-275 I-71 on Montgomery Road (Major Corridor)
TYPE OF OWNERSHIP	Fee Simple
PROPERTY TYPE	Office
TOPOGRAPHY	Mainly Flat
FOUNDATION	Concrete Slab
EXTERIOR	Masonry
FRAMING	Steel & Concrete
ROOF	Flat
SIGNAGE	Monument & Entry – Building Signage Available
LOCATION	Unbeatable highway exposure

FLOOR PLAN - 1ST & 2ND FLOOR

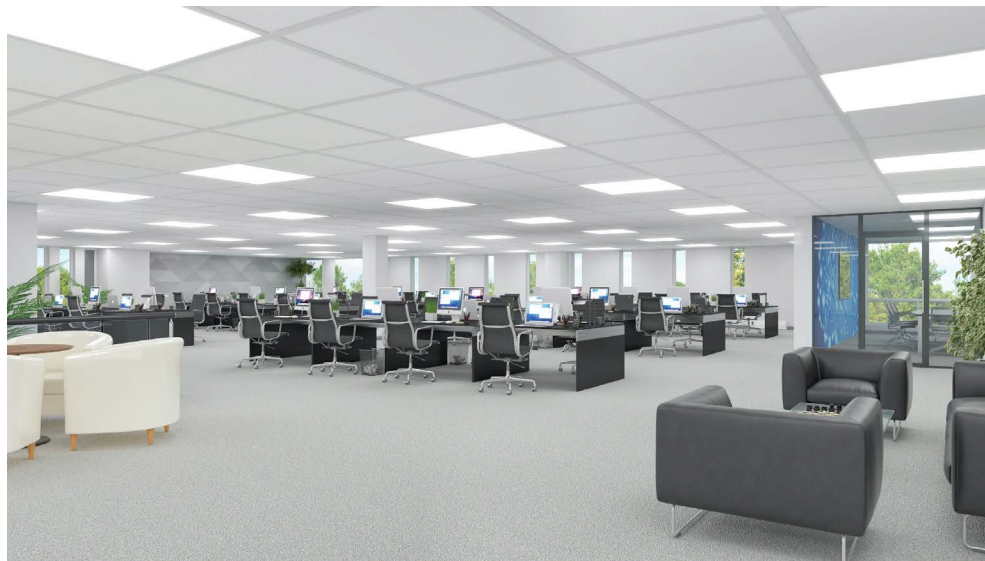


FLOOR PLAN - 3RD FLOOR

Max Contiguous: 22,620 SF



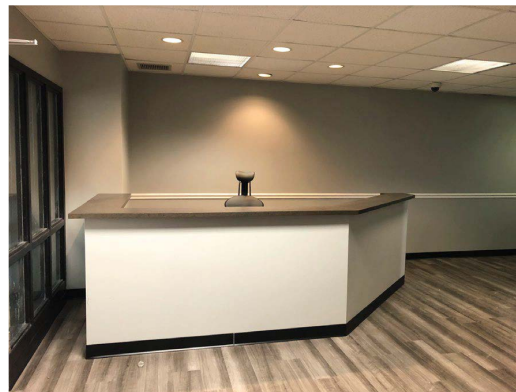
3rd Floor Rendering



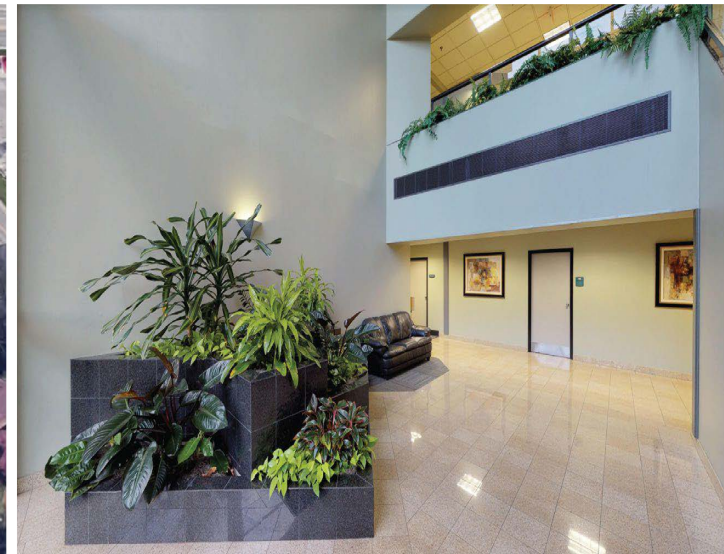
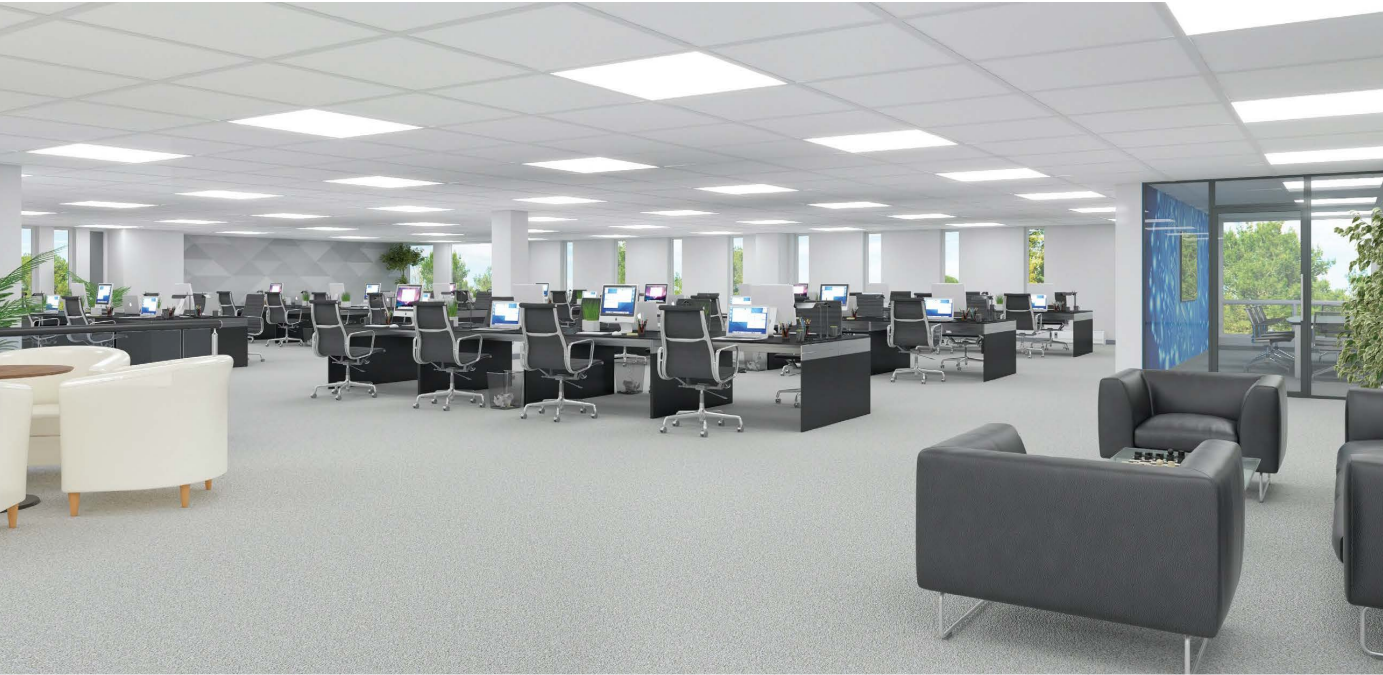
PROPERTY PHOTOS



PROPERTY PHOTOS - INTERIOR VACANT SUITE



PROPERTY PHOTOS



PROPERTY AERIAL



INTERSTATE
275

MONTGOMERY ROAD

NEARBY AMENITIES



WELLER PARK



DEMOGRAPHICS

2025 SUMMARY	1 MILE	2 MILE	3 MILE
Population	5,916	20,754	50,256
Households	2,240	7,726	19,315
Families	1,532	5,571	13,335
Average Household Size	2.58	2.65	2.57
Owner Occupied Housing Units	1,505	5,895	14,195
Renter Occupied Housing Units	735	1,831	5,120
Median Age	42.1	43.1	41.9
Median Household Income	\$109,150	\$136,380	\$122,226
Average Household Income	\$163,098	\$203,050	\$181,455

2030 SUMMARY	1 MILE	2 MILE	3 MILE
Population	5,899	20,891	51,078
Households	2,222	7,730	19,562
Families	1,508	5,539	13,402
Average Household Size	2.59	2.66	2.58
Owner Occupied Housing Units	1,539	5,988	14,499
Renter Occupied Housing Units	684	1,742	5,063
Median Age	43.1	43.9	42.7
Median Household Income	\$123,128	\$168,400	\$147,280
Average Household Income	\$184,112	\$230,763	\$206,709



50,256
3-Mile
Population

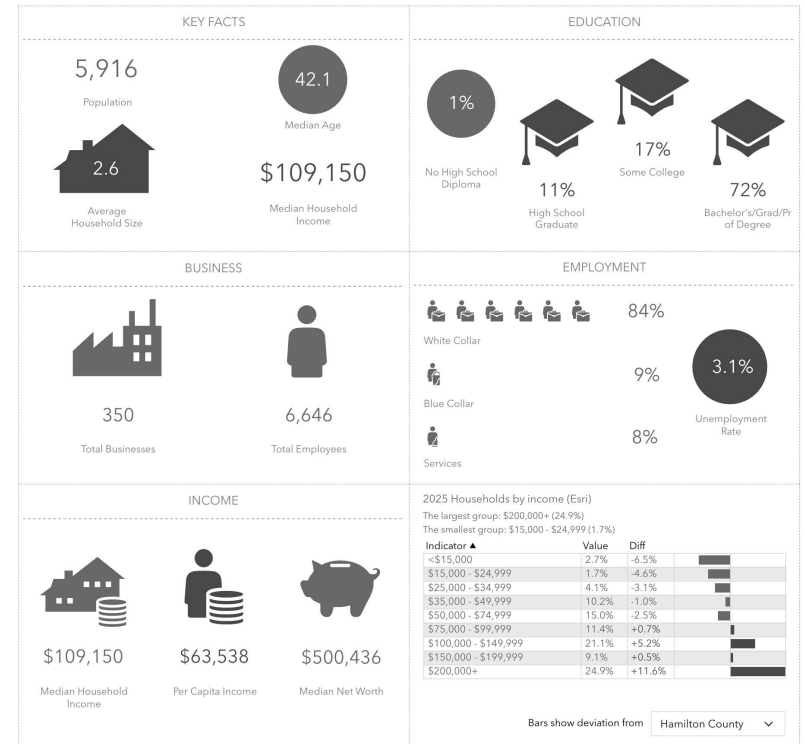


\$122,226
3-Mile Median
Household Income



19,315
3-Mile
Households

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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