

# Office Space For Lease

# Montgomery, Ohio

**Lease Rate Reduced!**



## FEATURES

- **4,000+/- Total SF (Divisible)**
- Located across from Bethesda North Hospital
- Montgomery Road signage
- Minutes from I-71 & I-275
- Professional environment
- Efficient floorplan with large open area and private offices.

## LOCATION

**10597 Montgomery Road  
Cincinnati, OH 45242**

## CONTACT

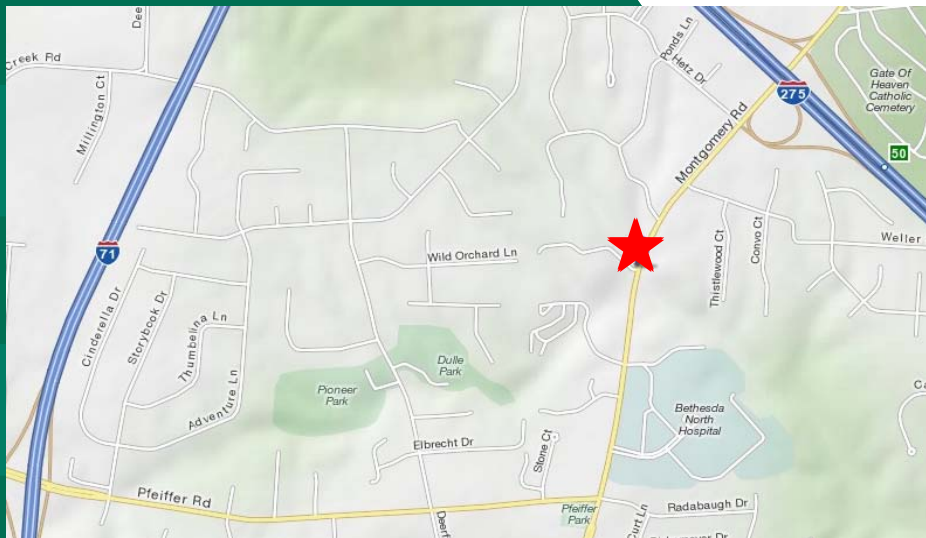
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COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

# 10597 Montgomery Road

<b>Address/City/County:</b>	10597 Montgomery Road Montgomery/Hamilton Cty.
<b>Book/Page/Parcel:</b>	603-0018-0015-00
<b>Square Footage:</b>	4,000 +/- SF (divisible)
<b>Land Size:</b>	0.922 acres
<b>Date of Construction:</b>	1992
<b>Type of Construction:</b>	Brick on frame
<b>Zoning:</b>	Commercial - medical clinics and offices
<b>Levels:</b>	One
<b>Sprinkler:</b>	None
<b>Lighting:</b>	Fluorescent/Can
<b>Parking:</b>	25+/- spaces
<b>Roof:</b>	Asphalt pitched
<b>Heat &amp; A/C:</b>	Gas/electric
<b>Lease Rate:</b>	<del>\$12.50</del> \$10.50 PSF Net (operating expenses not to exceed \$5.50 PSF)



FOR MORE INFORMATION, CONTACT

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