

8044

MONTGOMERY RD
CINCINNATI OHIO



8044 MONTGOMERY

UPSCALE
Three-story atrium with modern flair
Completely renovated in 2024!



OUTDOOR
Plaza with free high-speed wifi

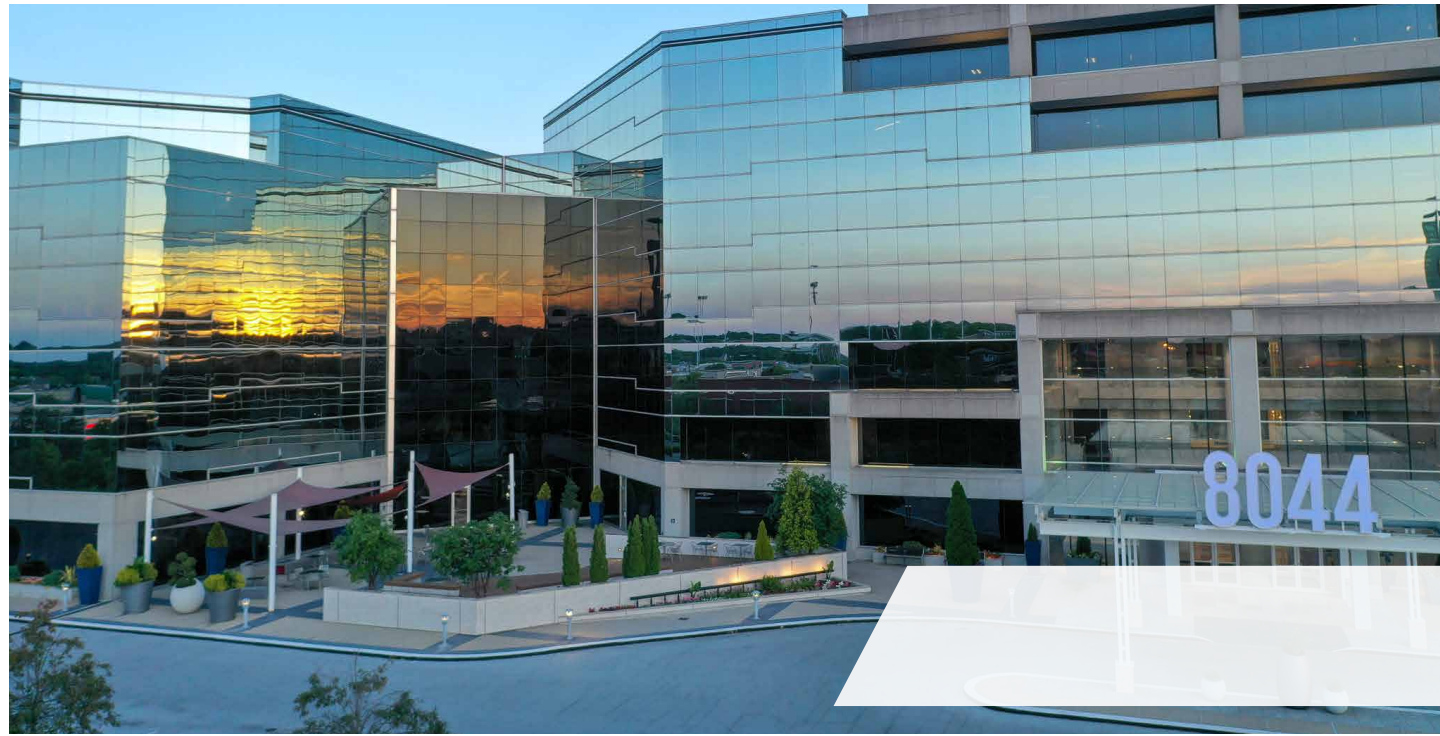
42,644 RSF (IN VARIOUS SUITE SIZES)

\$21.50 NET

Property Highlights







8044 Montgomery is a seven-story 406,000 SF Class A office building located in the much sought after Kenwood market. The building features a dramatic three-story atrium in both towers with stunning marble floors and walls. Each suite features a glass entrance showcasing an open and inviting environment.

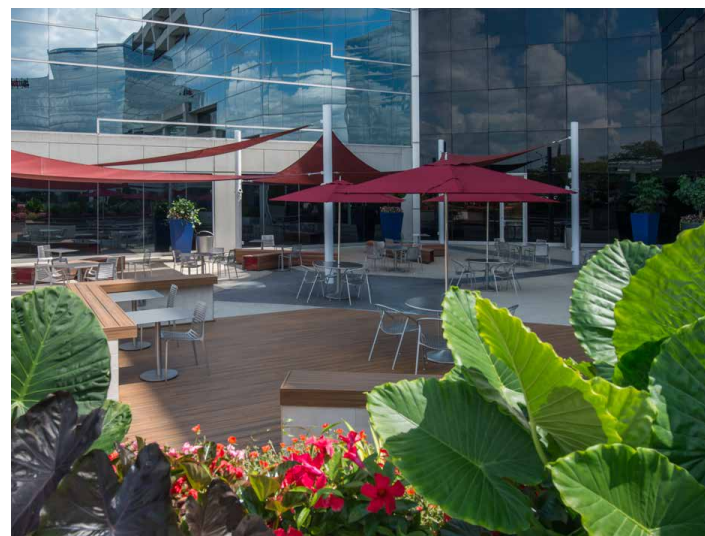
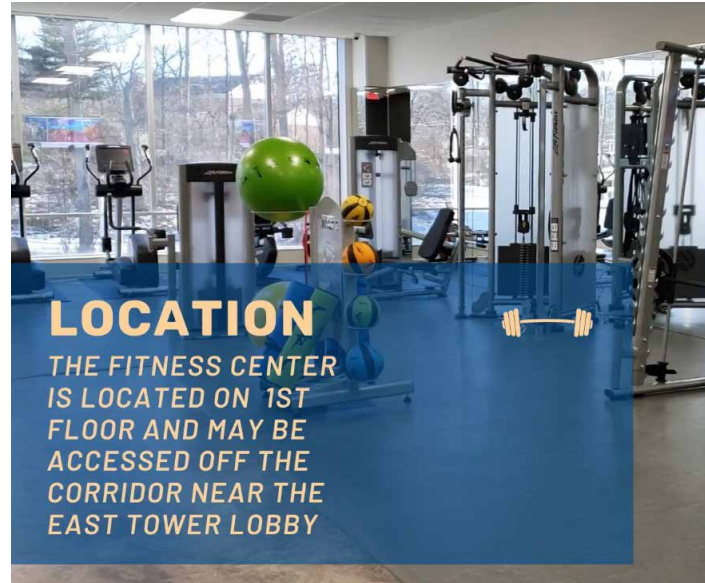
- Onsite deli and fitness center
- Free covered parking for employees
- 24-hour onsite security
- Outdoor seating plaza with free high-speed internet
- Onsite conference facilities
- Upscale amenities within walking distance
- Immediate access to I-71, close to I-275
- Renovation plans underway
- Onsite property management



BUILDING AMENITIES

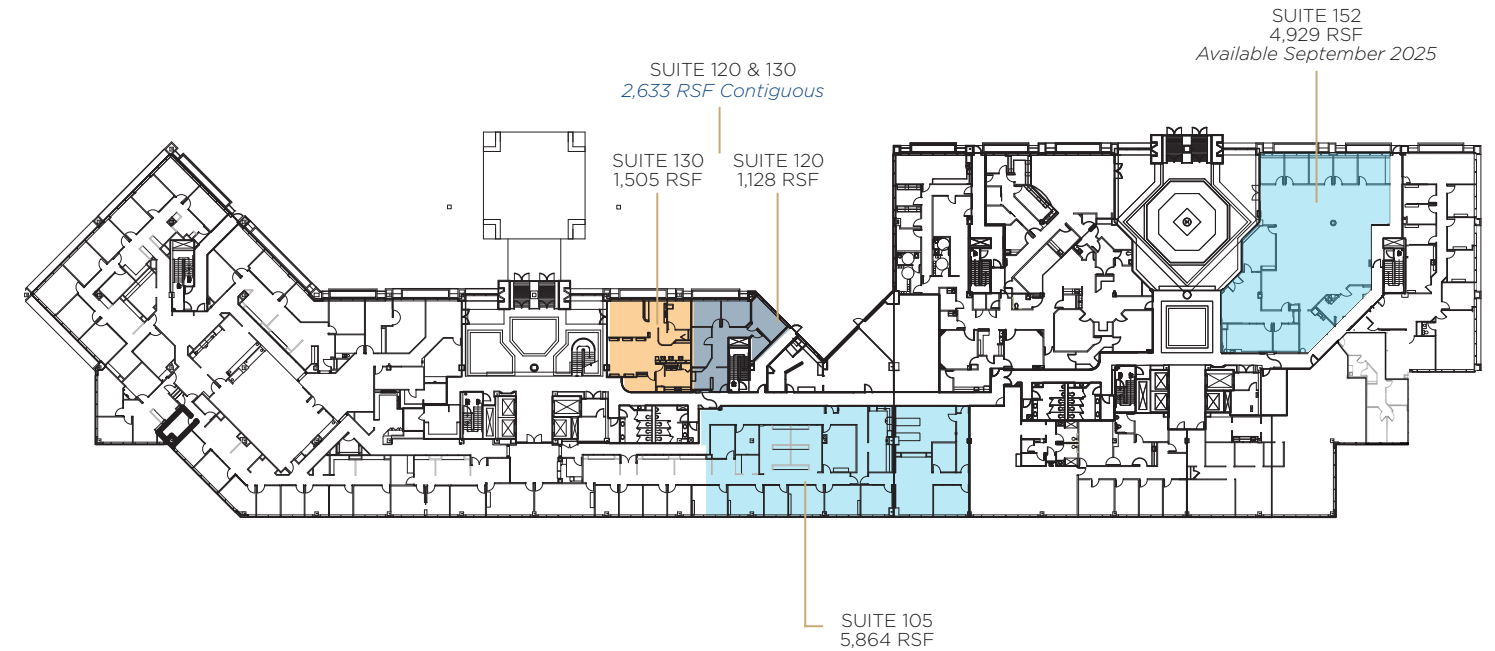
- 8044 FIT - Advanced Fitness Center with Lockers and Showers and equipped with Smart Fitness Equipment, Lifetime, Peloton Bikes and Cardio
- State of the art elevator modernization
- Modern restroom renovations
- 8044 Café - full-service café
- Updated common area finishes
- EV ChargePoint
- Storage facilities
- 24-hour security

 WIFI ENABLED TENANT LOUNGE	 ON-SITE FITNESS CENTER	 CONFERENCE AND TRAINING ROOM
 FULL-SERVICE CAFE & MARKET	 MODERNIZED ELEVATORS	 COMMON AREA FINISHES



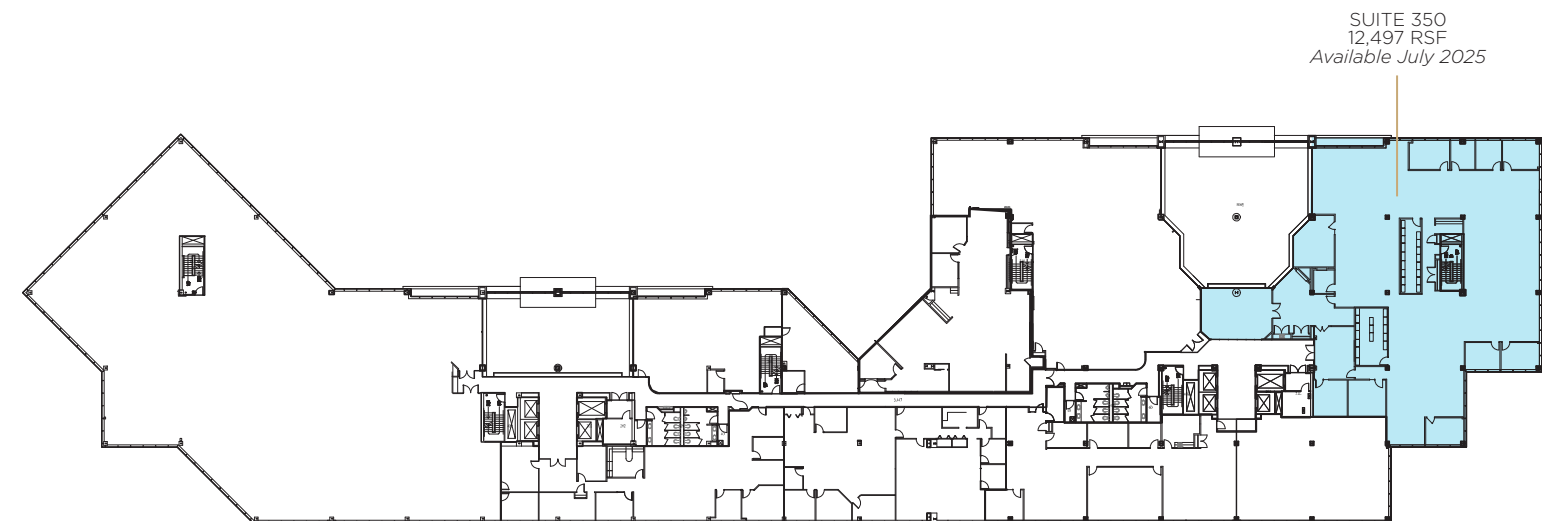
13,426 RSF

1st Floor



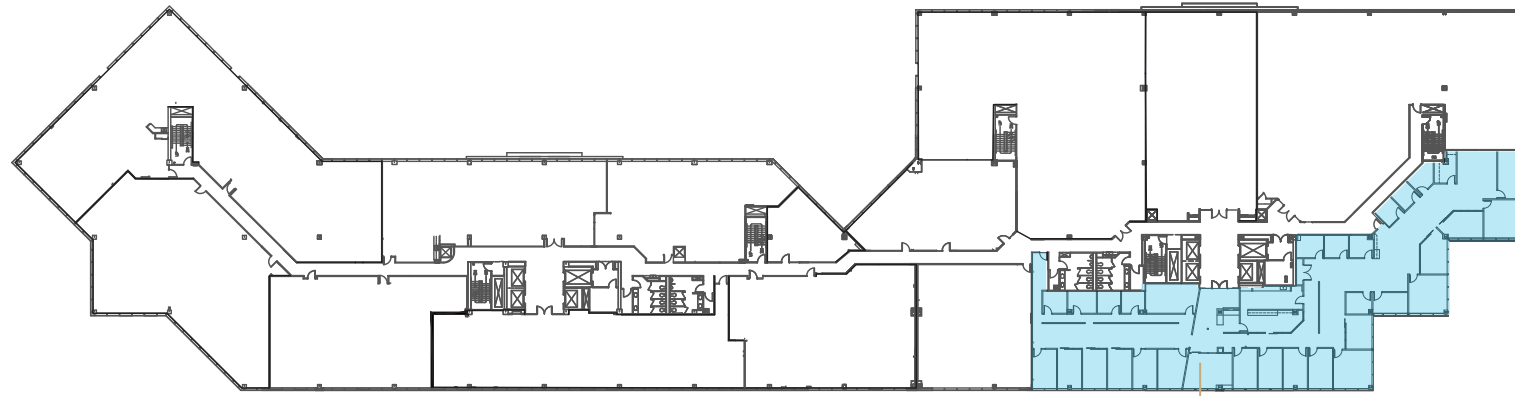
12,497 RSF

3rd Floor



10,464 RSF

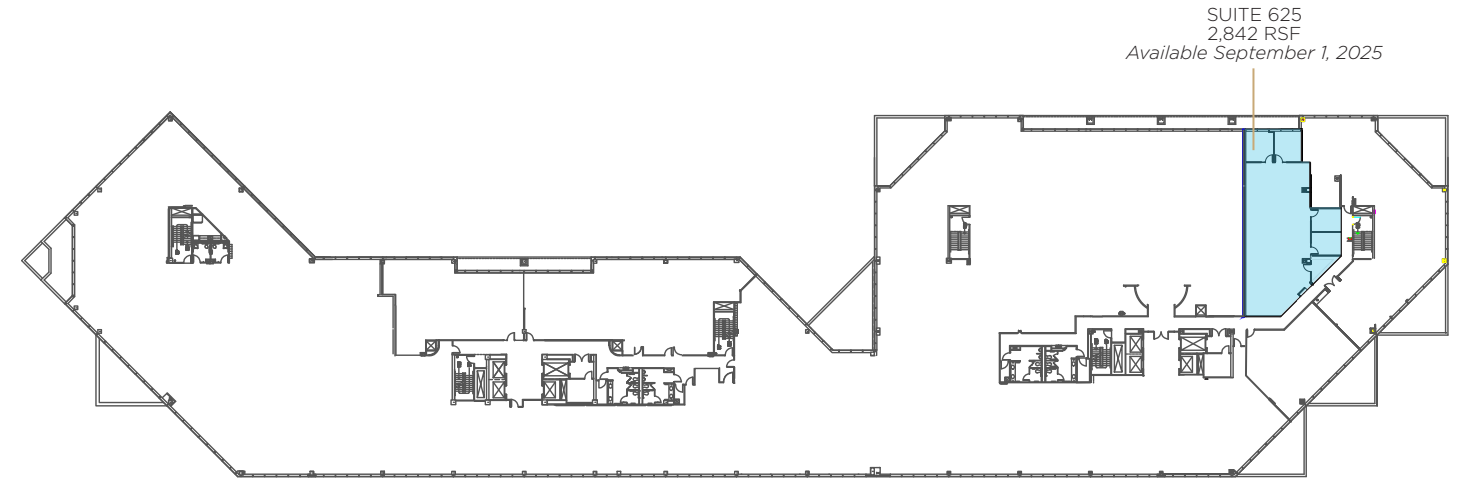
4th Floor



SUITE 450
10,464 RSF
Available September 1, 2025

2,842 RSF

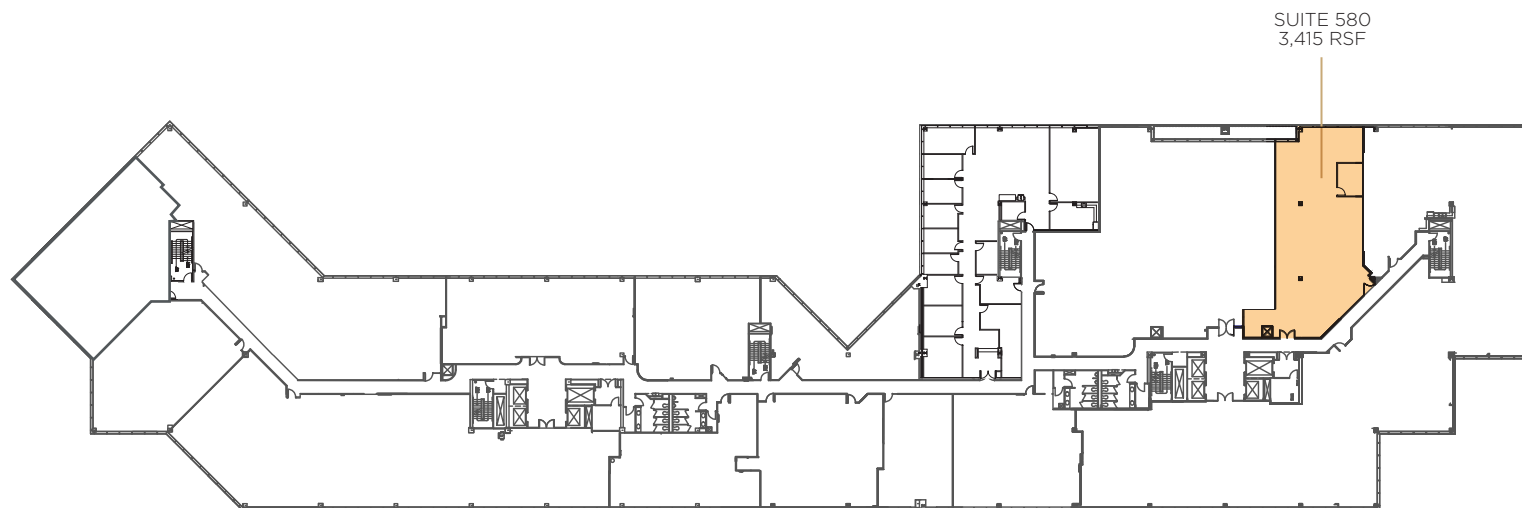
6th Floor



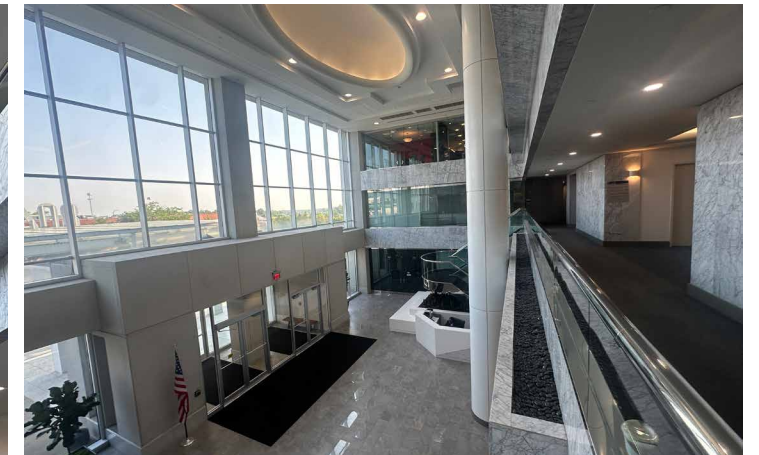
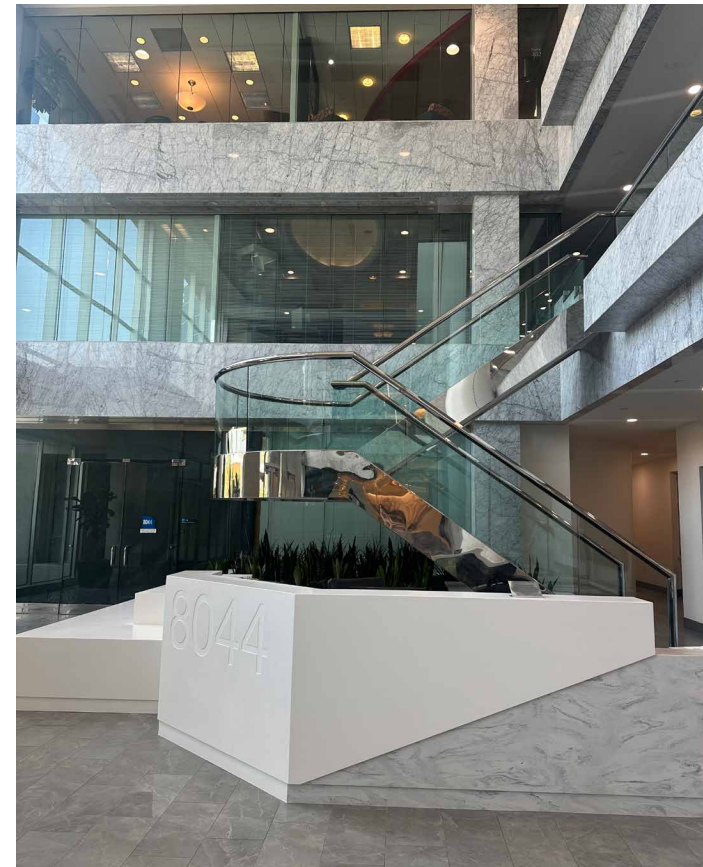
SUITE 625
2,842 RSF
Available September 1, 2025

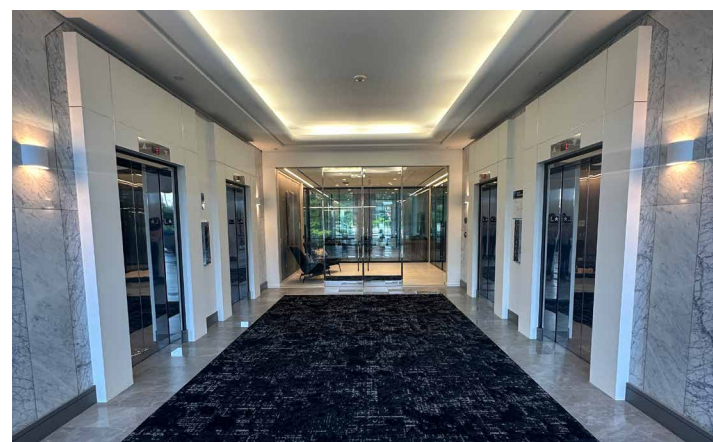
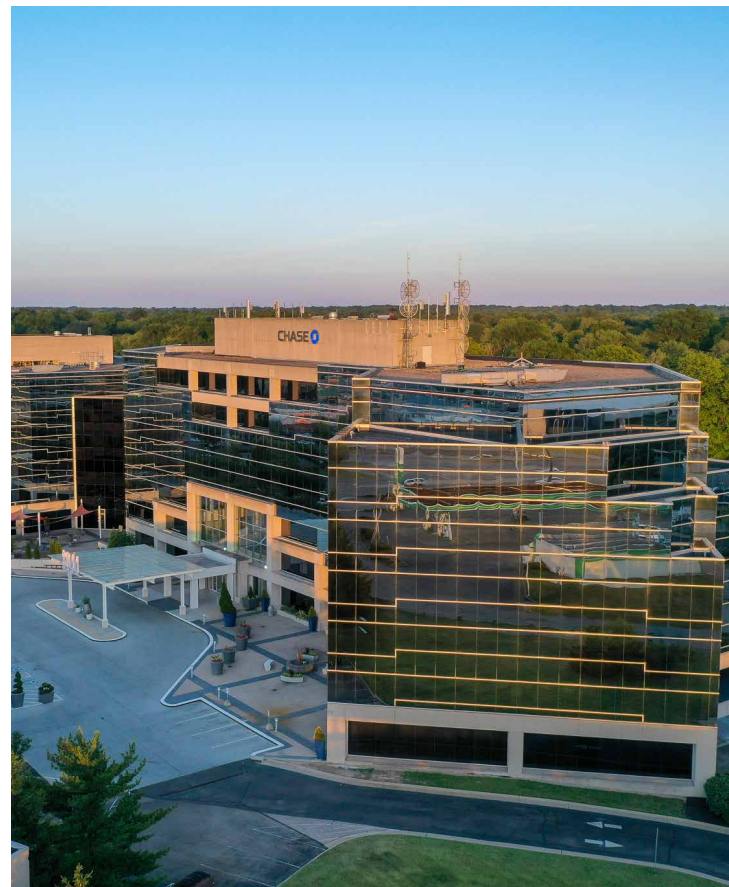
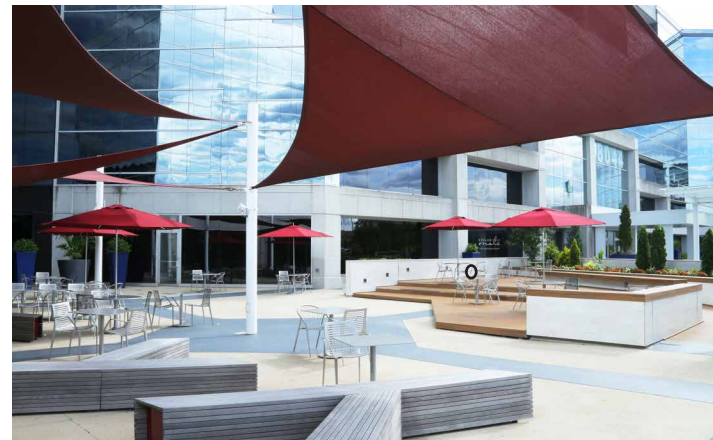
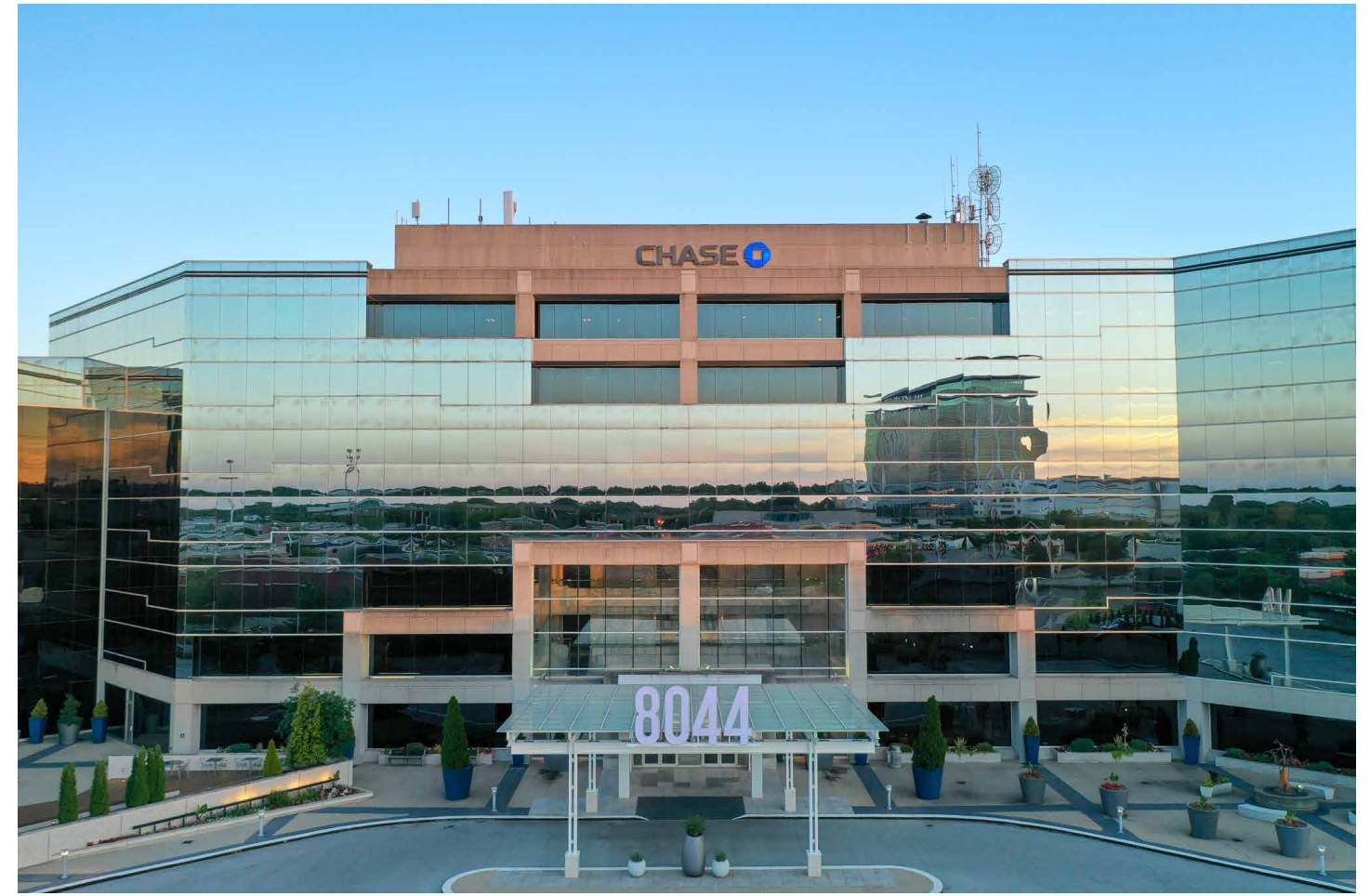
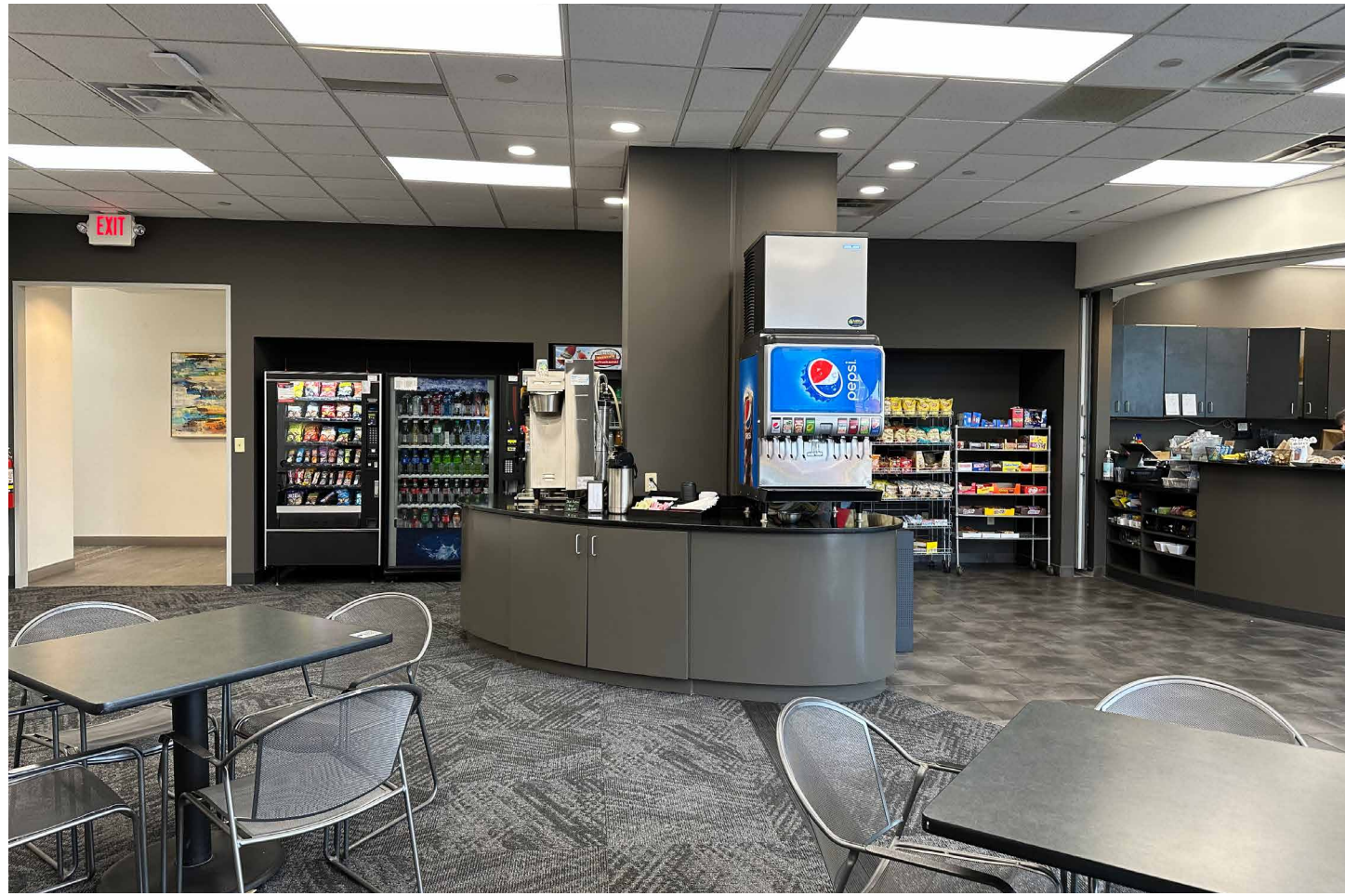
3,415 RSF

5th Floor



SUITE 580
3,415 RSF





KENWOOD
Hottest Shopping Area in Cincy!



Area Amenities

RESTAURANTS

1. First Watch
2. Panera Bread
3. Red Lobster
4. Outback Steakhouse
5. Cheesecake Factory
6. Maggiano's
7. Texas Roadhouse
8. Bibibop
9. Buffalo Wild Wings
10. McAlister's Deli

RETAIL OPTIONS

1. Kenwood Town Centre
2. Crate & Barrel
3. Whole Foods
4. Dillard's
5. Macy's
6. Apple
7. Nordstrom
8. Orangetheory Fitness
9. Trader Joe's
10. Staples

HOTELS

1. Hampton Inn
2. Best Western Plus
3. **NEW!** The Summit Hotel (4 miles south)

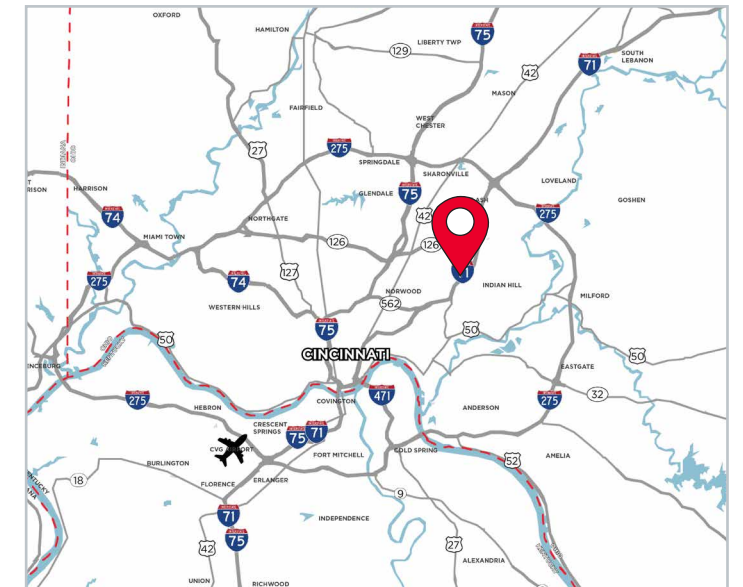
HEALTHCARE

1. Mercy Health - The Jewish Hospital
2. TriHealth Women's Center

Location

Kenwood is located in Sycamore Township and is conveniently located between two major highway (I-71 & I-75). Kenwood is only minutes away from downtown, museums, the arts, major sporting events, theme parks, airports and more.

Kenwood is situated in the heart of Cincinnati's upscale neighborhoods, providing more than 15 million shoppers who visit annually with an outstanding shopping, dining and entertainment destination. Kenwood embodies a happy medium between urban and suburban living.



30
RESTAURANTS
within 1 mile

100+
RETAIL OPTIONS
within 1 mile

3
HOTELS
within 4 miles

10
MULTI-FAMILY
within 1 mile



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CONTACT INFORMATION

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