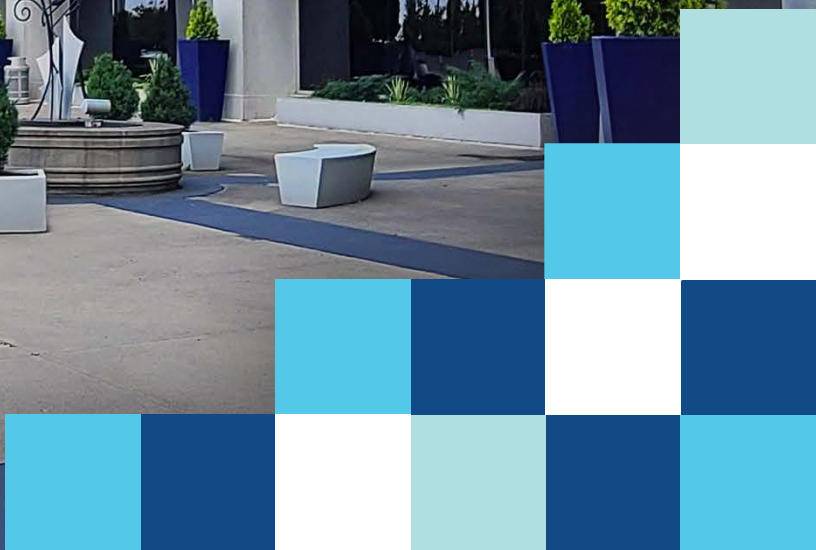




CUSHMAN &  
WAKEFIELD

# 8044

MONTGOMERY RD  
CINCINNATI OHIO



# 8044 MONTGOMERY

**UPSCALE**  
*Three-story atrium with modern flair*



**OUTDOOR**  
*Plaza with free high-speed wifi*

**43,721 RSF** (IN VARIOUS SUITE SIZES)

**\$20.95 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.

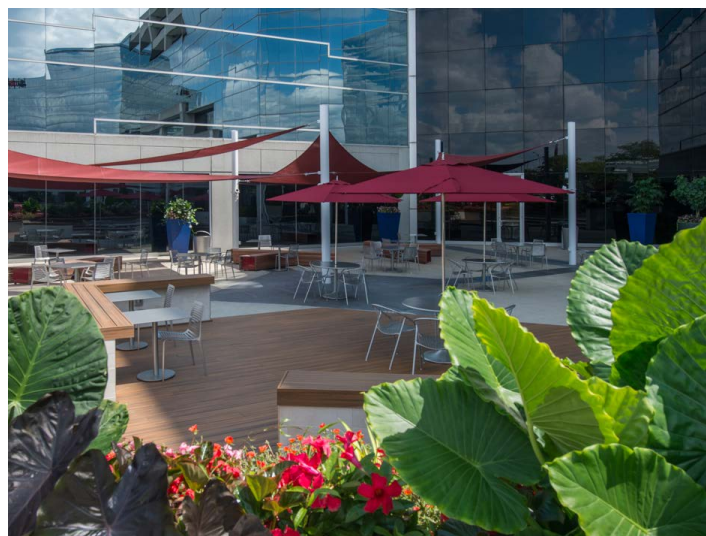
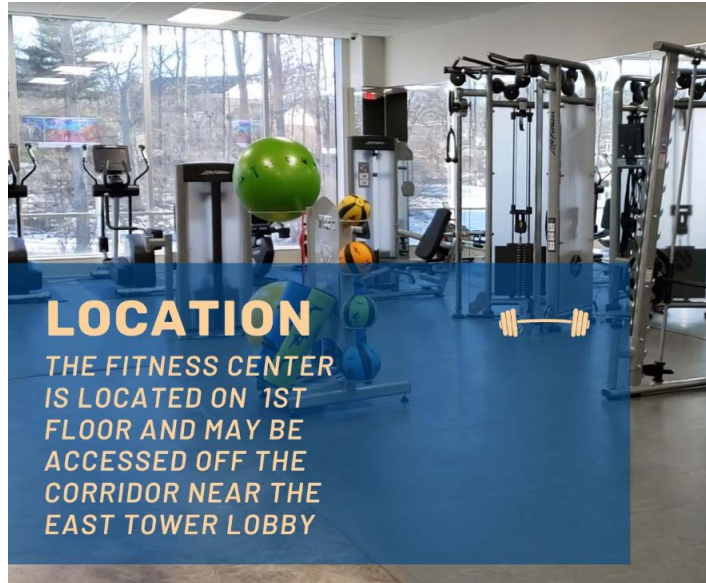
- Onsite deli and fitness center
- Free covered parking for employees
- 24-hour onsite security
- Outdoor seating plaza with free high-speed internet
- Onsite conference facilities
- Upscale amenities within walking distance
- Immediate access to I-71, close to I-275
- Renovation plans underway
- Onsite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



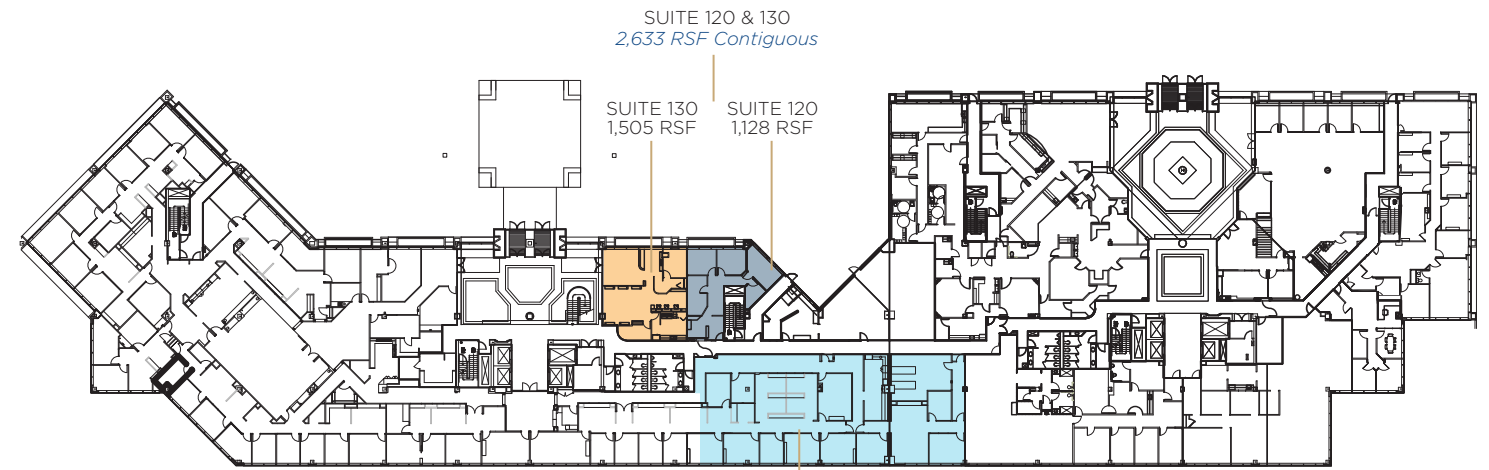
## BUILDING AMENITIES

- 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

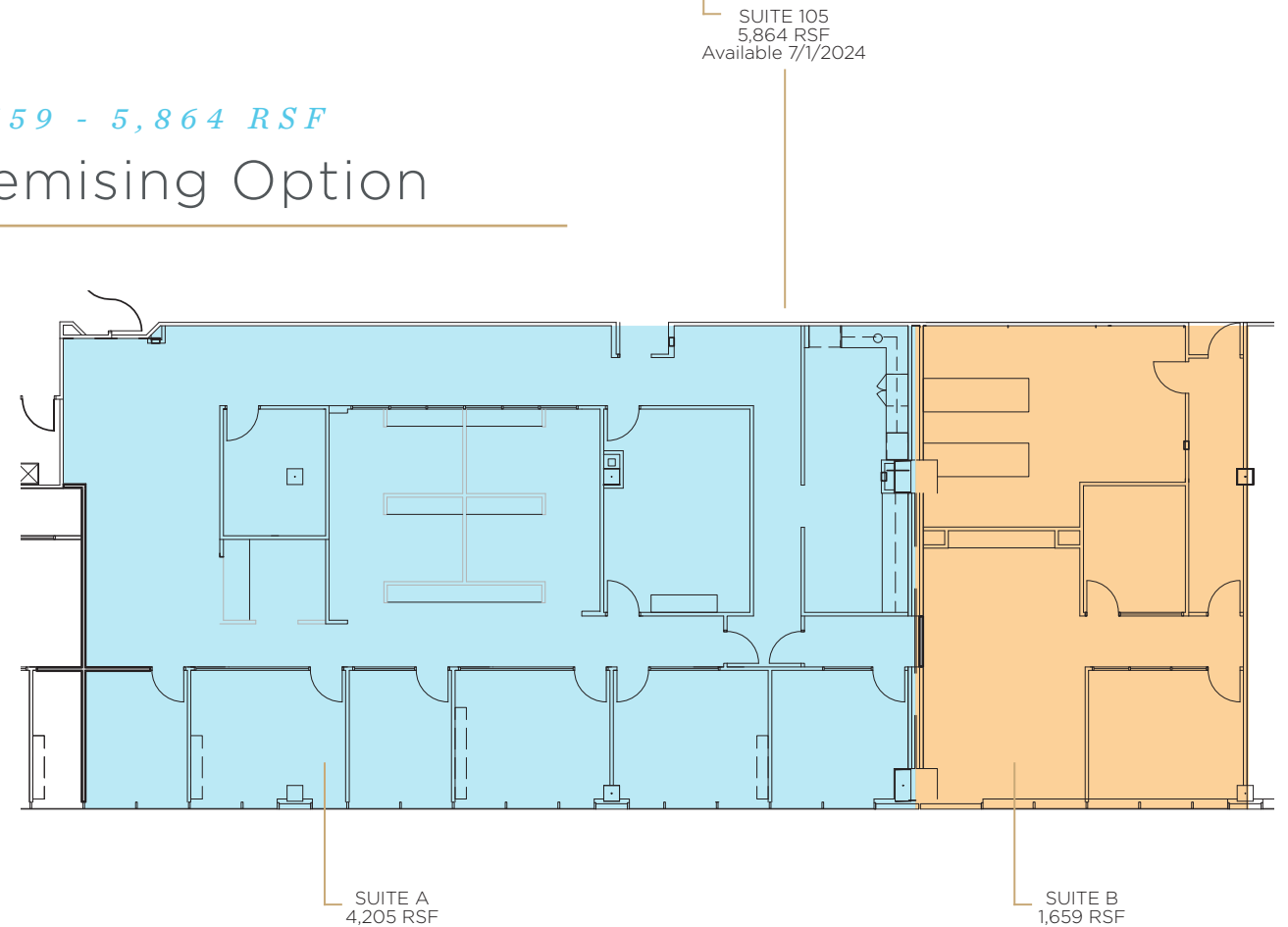
 WIFI ENABLED TENANT LOUNGE	 ON-SITE FITNESS CENTER	 CONFERENCE AND TRAINING ROOM
 FULL-SERVICE CAFE & MARKET	 MODERNIZED ELEVATORS	 COMMON AREA FINISHES



## 8,497 RSF 1st Floor

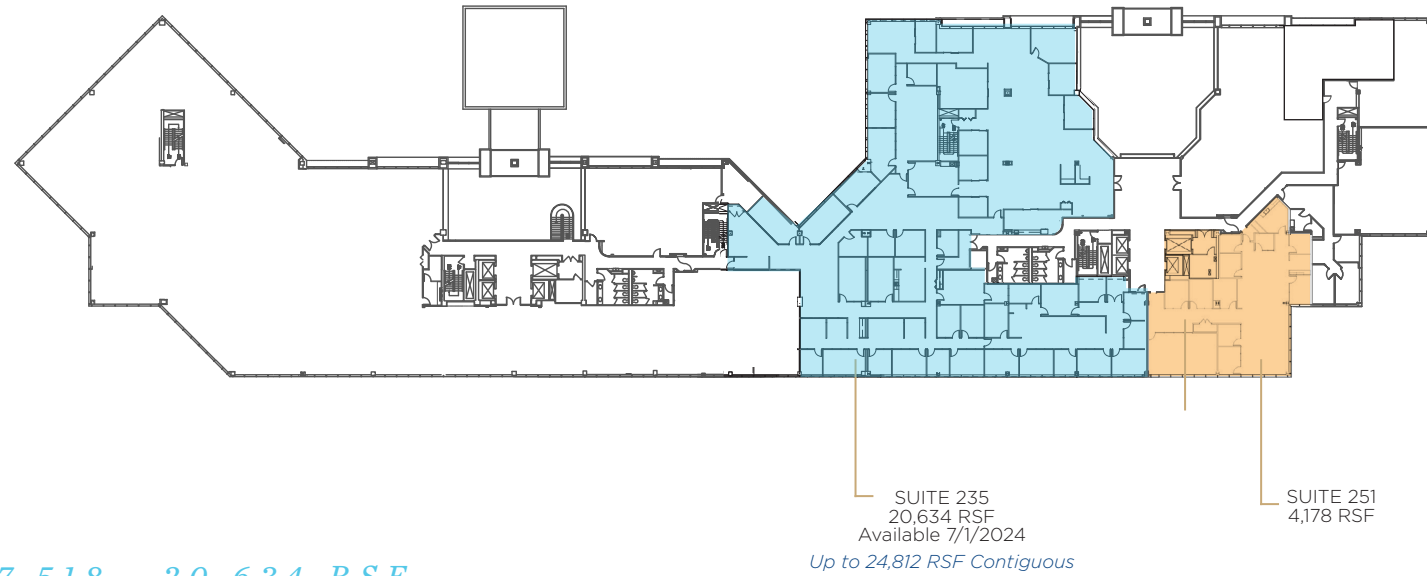


## 1,659 - 5,864 RSF Demising Option



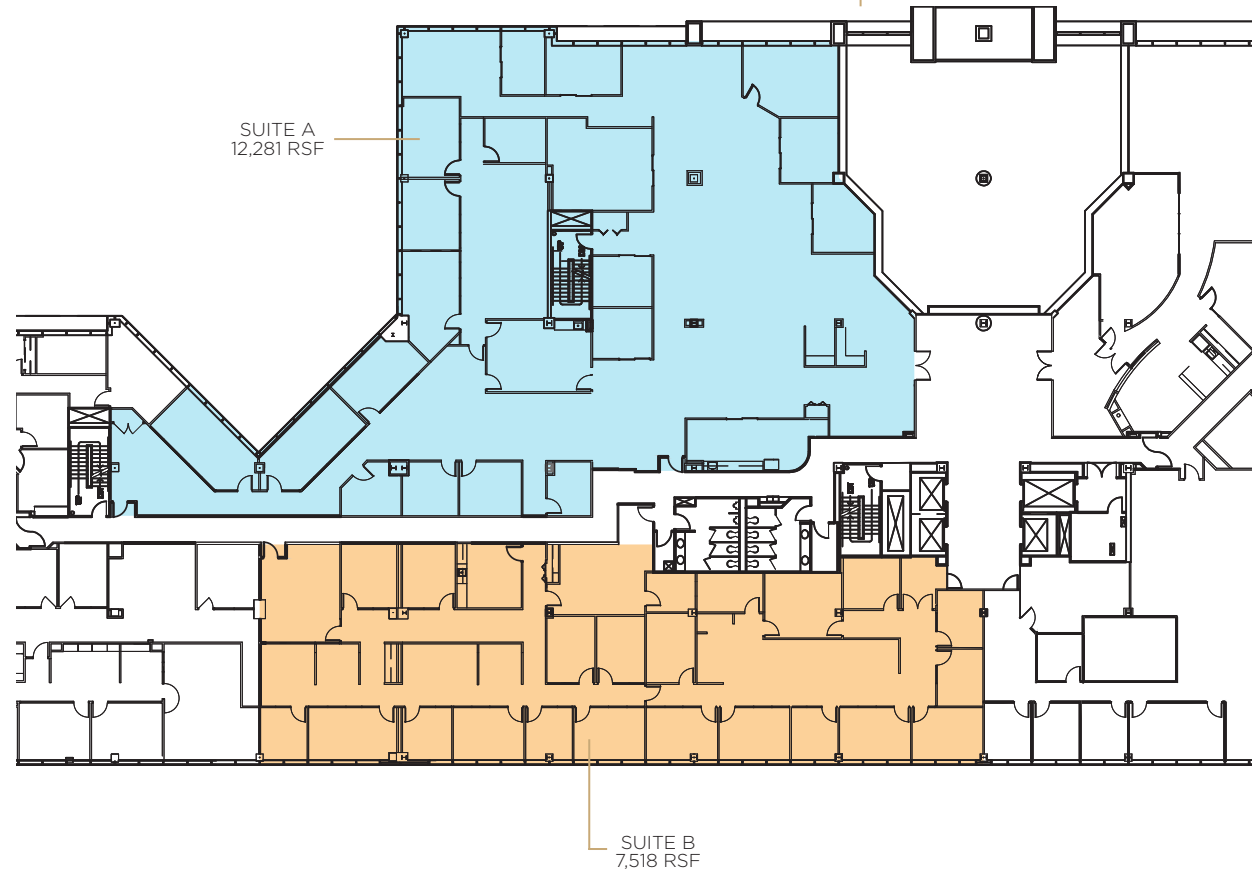
24,812 RSF

## 2nd Floor



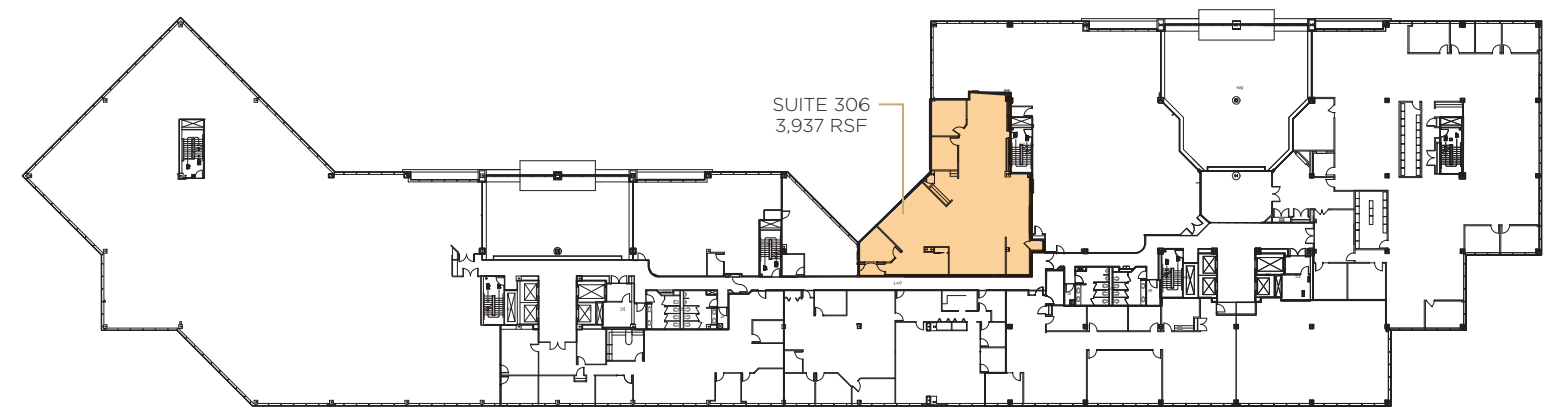
7,518 - 20,634 RSF

## Demising Option

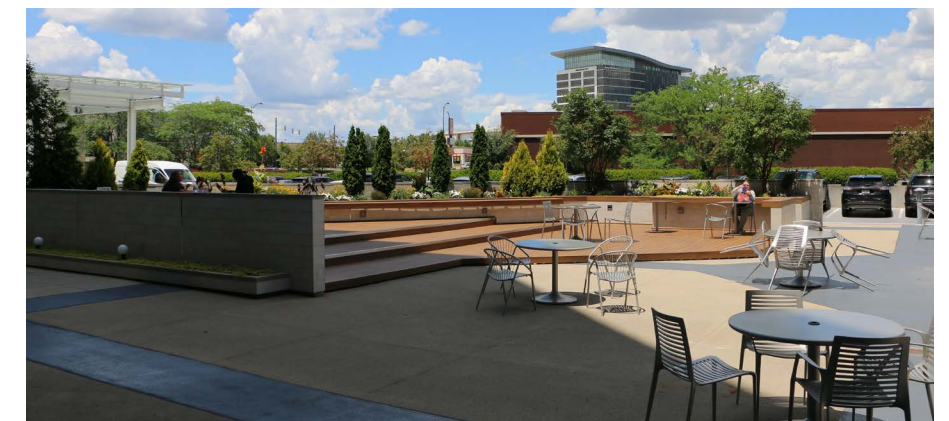
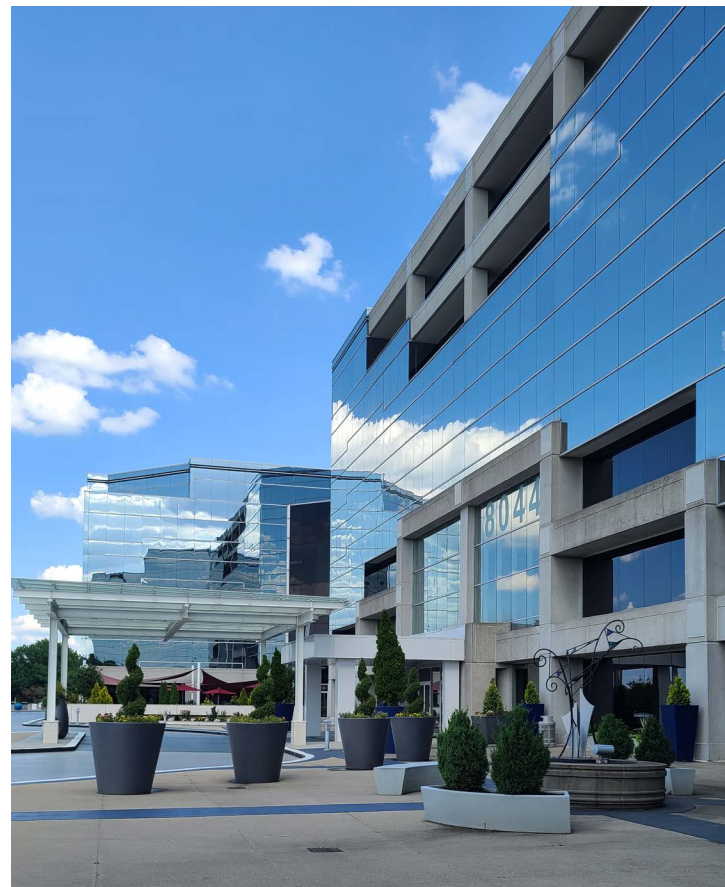
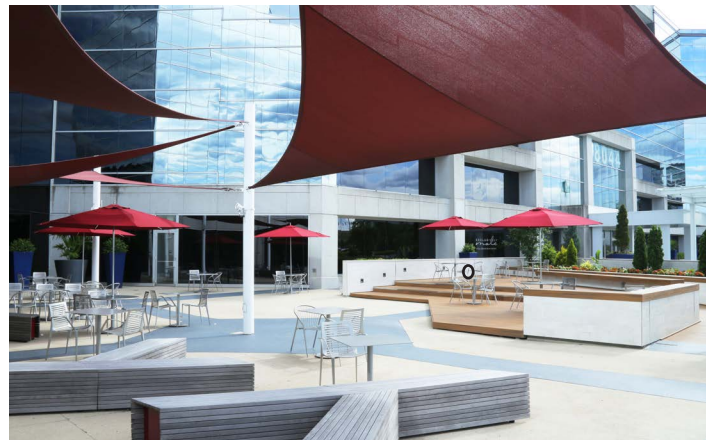
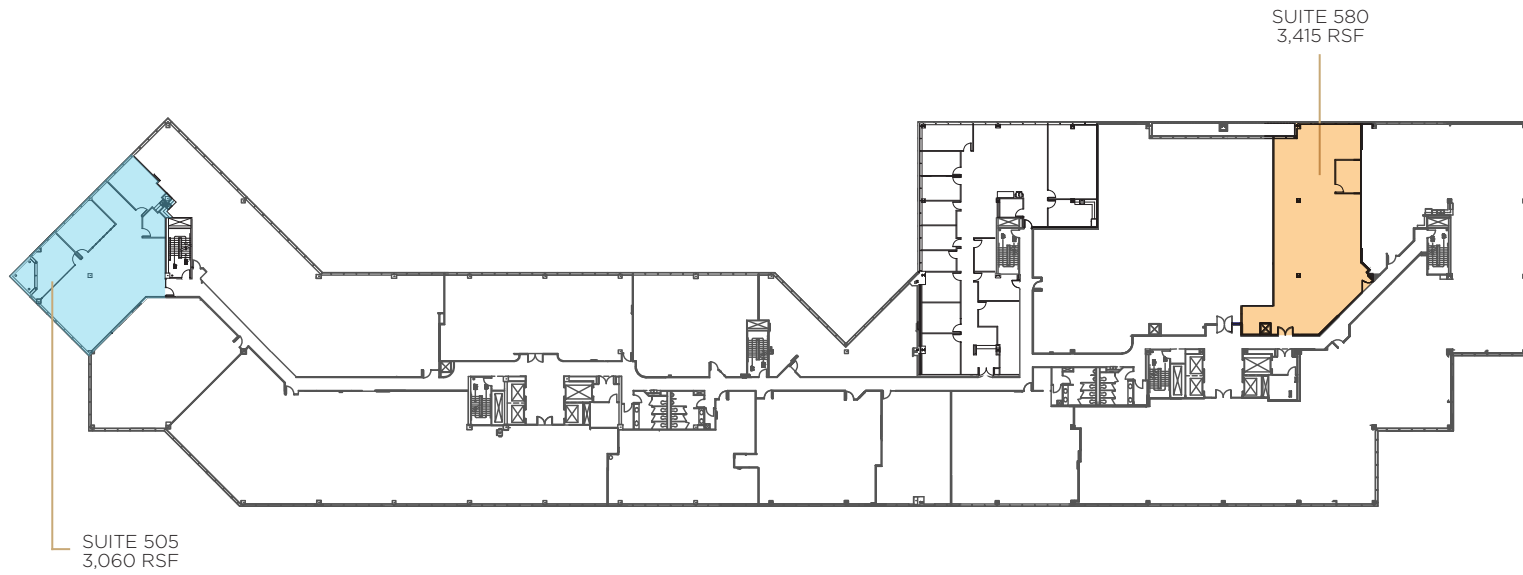


3,863 RSF

## 3rd Floor



6,475 RSF  
5th Floor



**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)

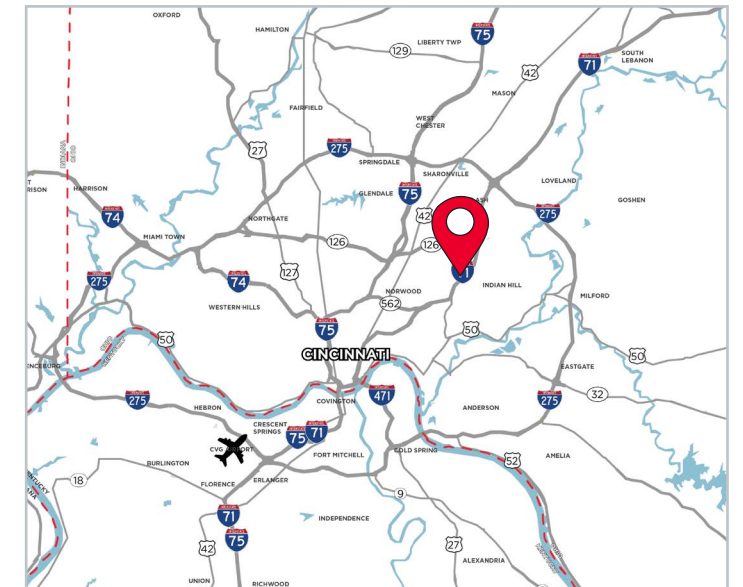
### HEALTHCARE

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



# 8044

MONTGOMERY RD  
CINCINNATI OHIO



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