

*360° of Hyde Park, Oakley, Norwood & Rookwood*

# CORNERSTONE AT NORWOOD

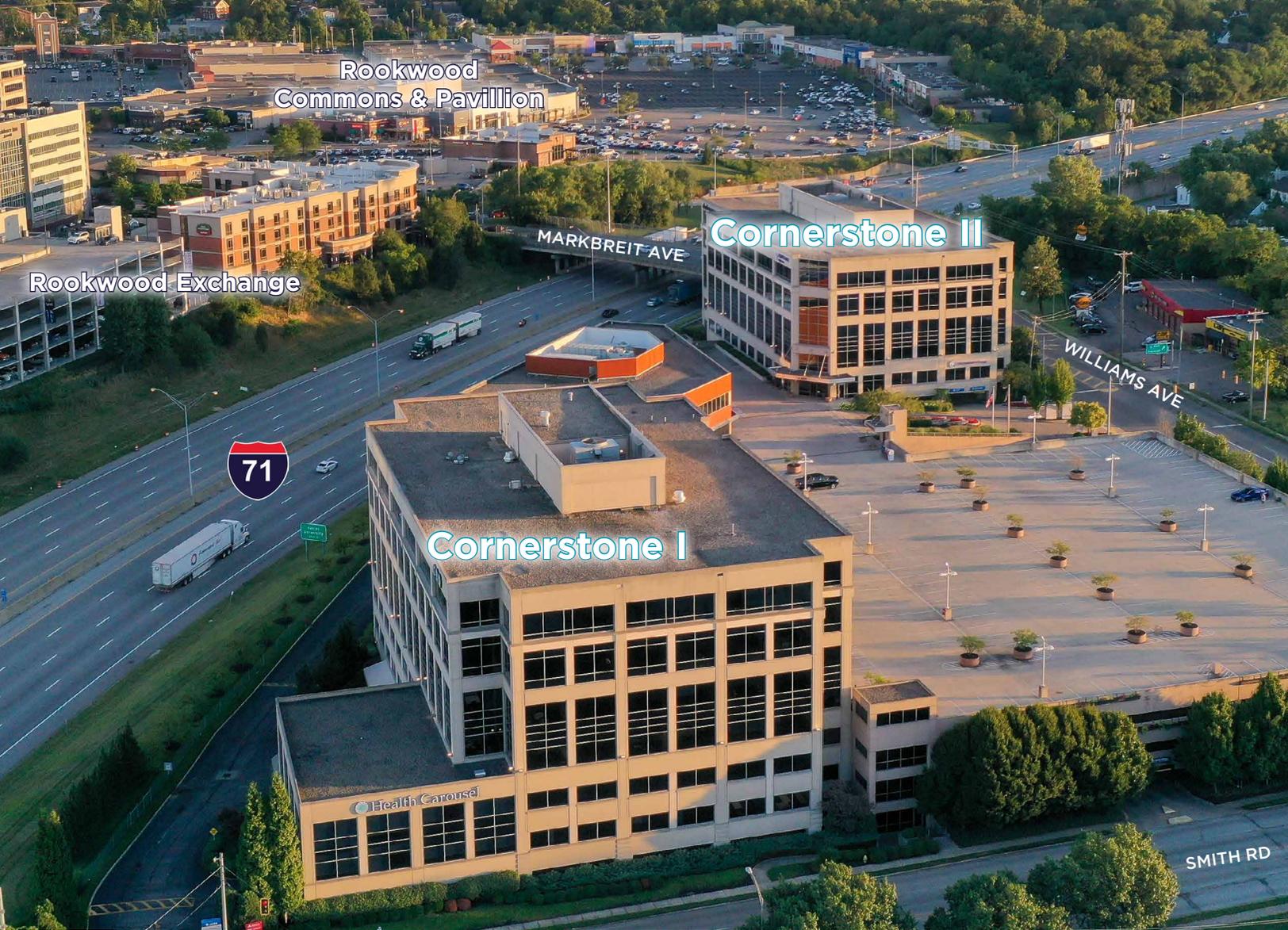
4000 & 4030 SMITH ROAD  
NORWOOD, OH 45209



**CUSHMAN &  
WAKEFIELD**



**CORNERSTONE**  
at Norwood



# PROPERTY HIGHLIGHTS

*Cornerstone at Norwood offers a convenient neighborhood location with immediate highway access, sweeping views, prestigious area amenities and superior I-71 visibility.*

## **Cornerstone I** 4030 Smith Road

- Seven stories comprised of four office, two mezzanine office and one parking garage
- NEW indoor pickleball court for Cornerstone I & II tenants
- Fitness center with showers
- Two conference rooms and Mother's room
- On-site management
- Surface and garage parking (4:1,000 sf)
- Building and monument signage available

## **Cornerstone II** 4000 Smith Road

- Six stories comprised of five office and one parking garage
- Access to fitness center with showers and two conference rooms in Cornerstone I
- Garage parking (4:1,000 sf)
- On-site management
- Monument sign availability

# CORNERSTONE AT NORWOOD

**Cornerstone I**  
4030 Smith Road

**123,736 RSF**

BUILDING SIZE

**21,154 RSF**

AVAILABLE

**\$18.95 NNN**

ASKING RATE

**\$12.15**

OPEX

**Cornerstone II**  
4000 Smith Road

**114,989 RSF**

BUILDING SIZE

**13,756 RSF**

AVAILABLE

**\$18.95 NNN**

ASKING RATE

**\$12.10**

OPEX



# BY THE NUMBERS

**238K**

TOTAL RSF  
COMBINED

**1,100**

PARKING  
SPACES

**2**

ELECTRIC CAR  
CHARGING  
STATIONS

**174K**

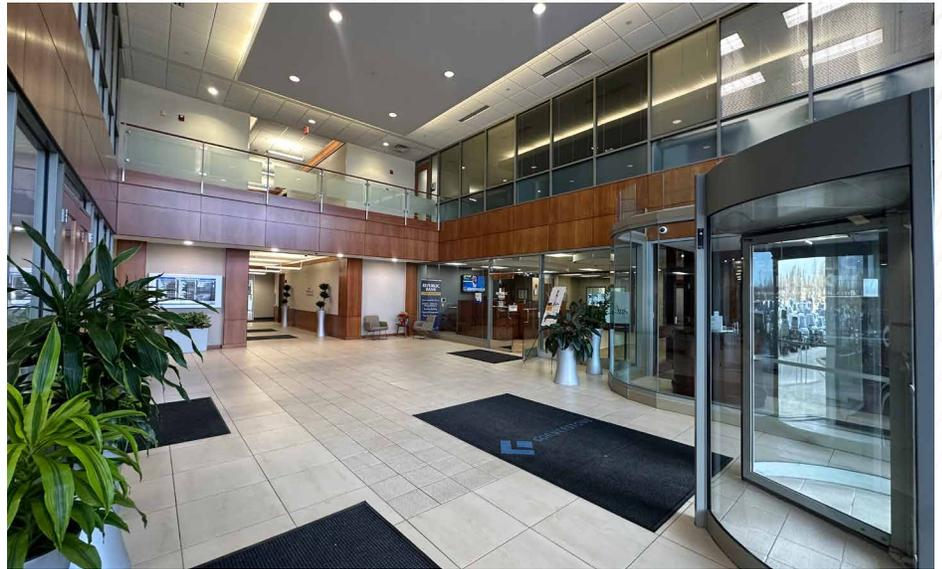
VEHICLES  
DRIVE BY PER  
DAY

**10 MIN**

DRIVE TO  
DOWNTOWN

**100+**

RESTAURANTS  
& RETAIL  
WITHIN 1 MILE



# ***NEW!* PICKLEBALL COURT**

Indoor pickleball court now available for all tenants located at Cornerstone I.



# FEATURED SPACE

## MEZZANINE 1 & 2 AT CORNERSTONE I



# FEATURED SPACE

Mezzanine 1 Lounge,  
Perch and Workstations



Mezzanine 2  
Workstations and Perch



Mezzanine 2  
Reception



# FEATURED SPACE

## TEST FIT FOR MEZZANINE 2 AT CORNERSTONE I

### Individual Spaces

Workstations 44

### Collaborative Spaces

Phone Booth 3

Focus Room (2 people) 1

Huddle Room (4 people) 2

Meeting Room (6 people) 3

Open Collaboration 2

Lounge 1

### Wellbeing Spaces

Perch 2

Cafe 1

IDF Room 1

Mothers' Room 1

Copy-Print-Supply Point 1

5,968 RSF



# FEATURED SPACE

## TEST FIT FOR MEZZANINE 1 AT CORNERSTONE I

### Individual Spaces Provided

Workstations 20

### Collaborative Spaces Provided

Focus Room (1 person) 2

Huddle Room (4 people) 1

Meeting Room (6 people) 2

Open Collaboration 2

Lounge 1

### Wellbeing Spaces Provided

Perch 2

Hydration Station 1

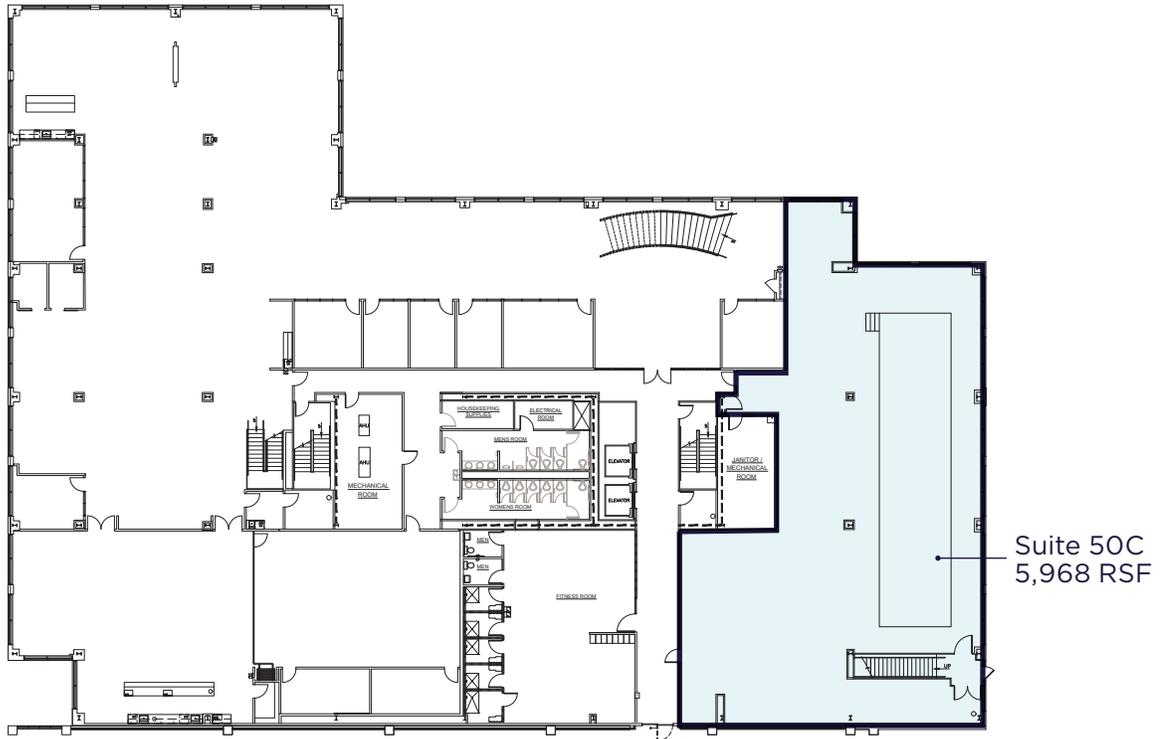
IDF Room 1

Storage 1

Copy-Print-Supply Point 1

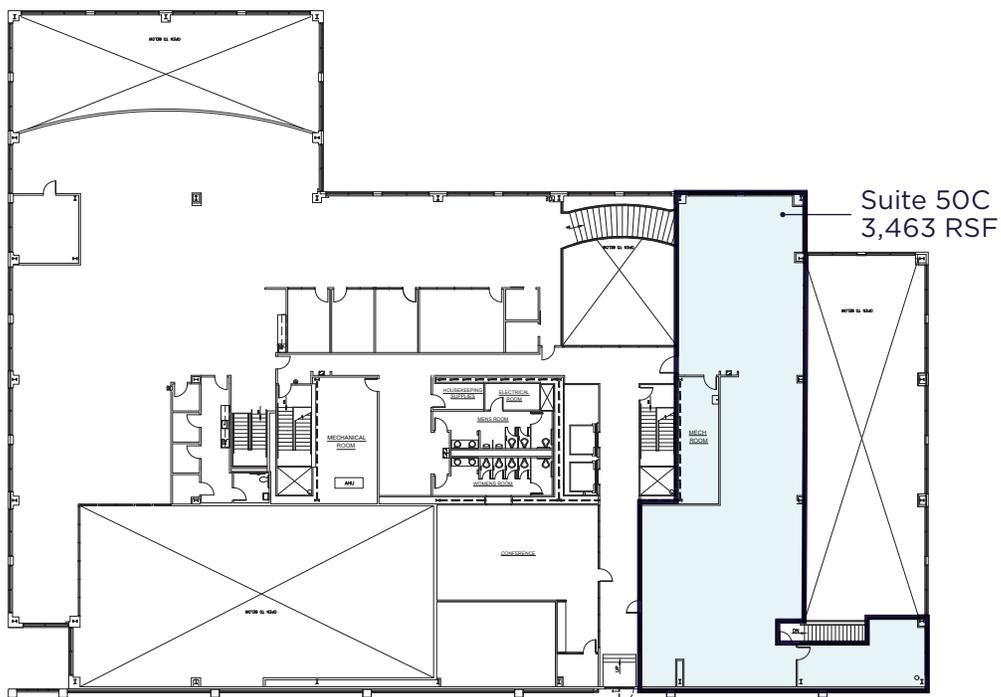


# CORNERSTONE I



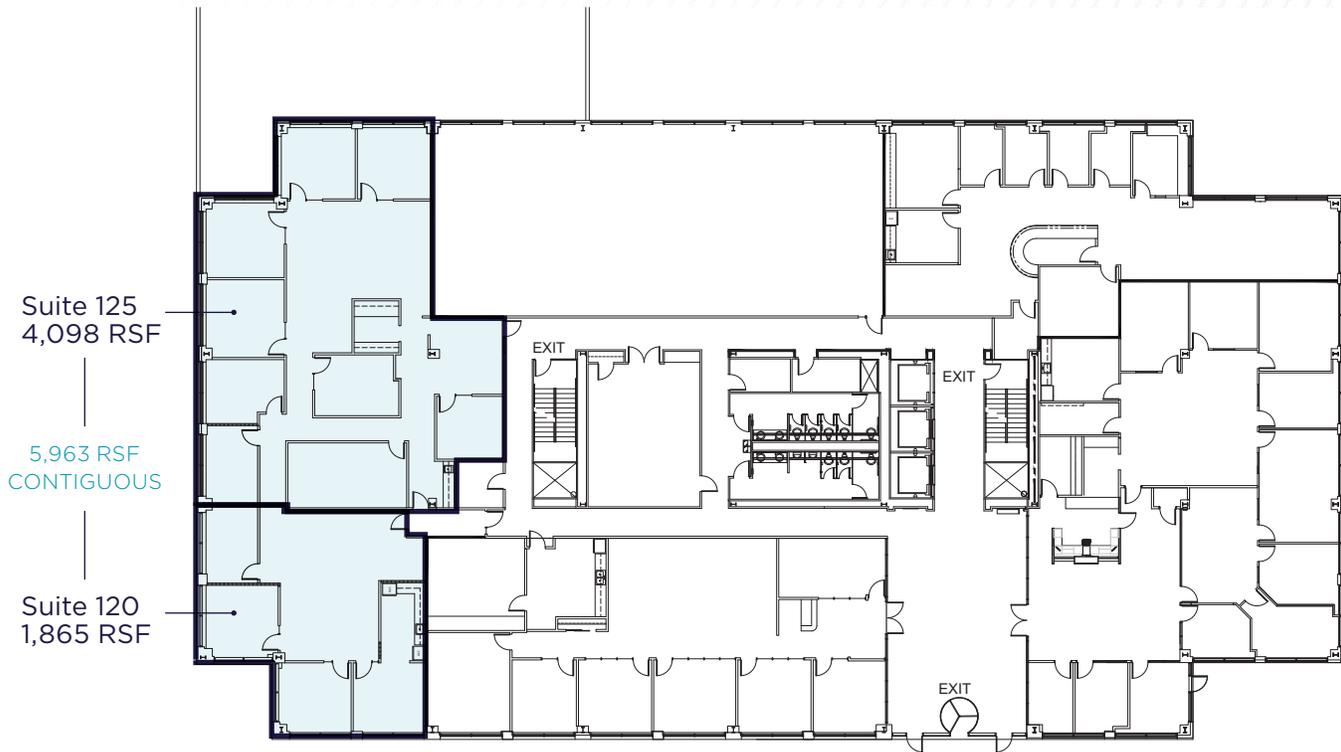
## MEZZANINE 2 - LOWER LEVEL 2

9,431 total contiguous RSF



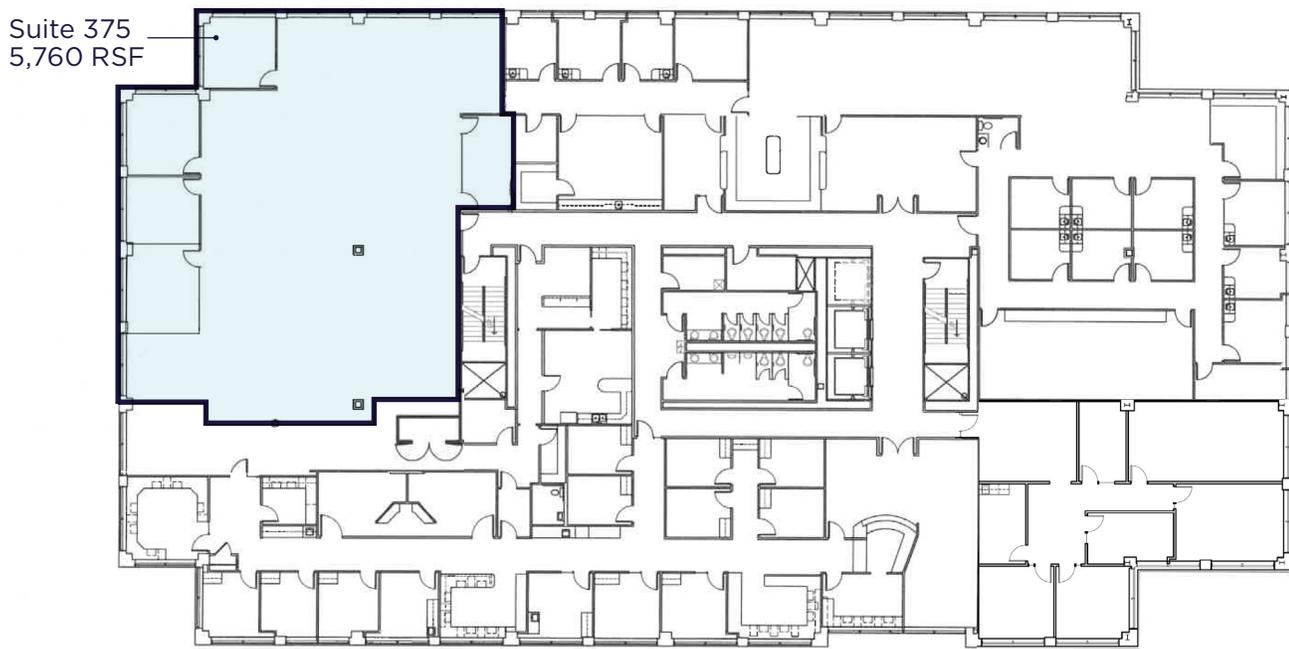
## MEZZANINE 1 - LOWER LEVEL 1

# CORNERSTONE I



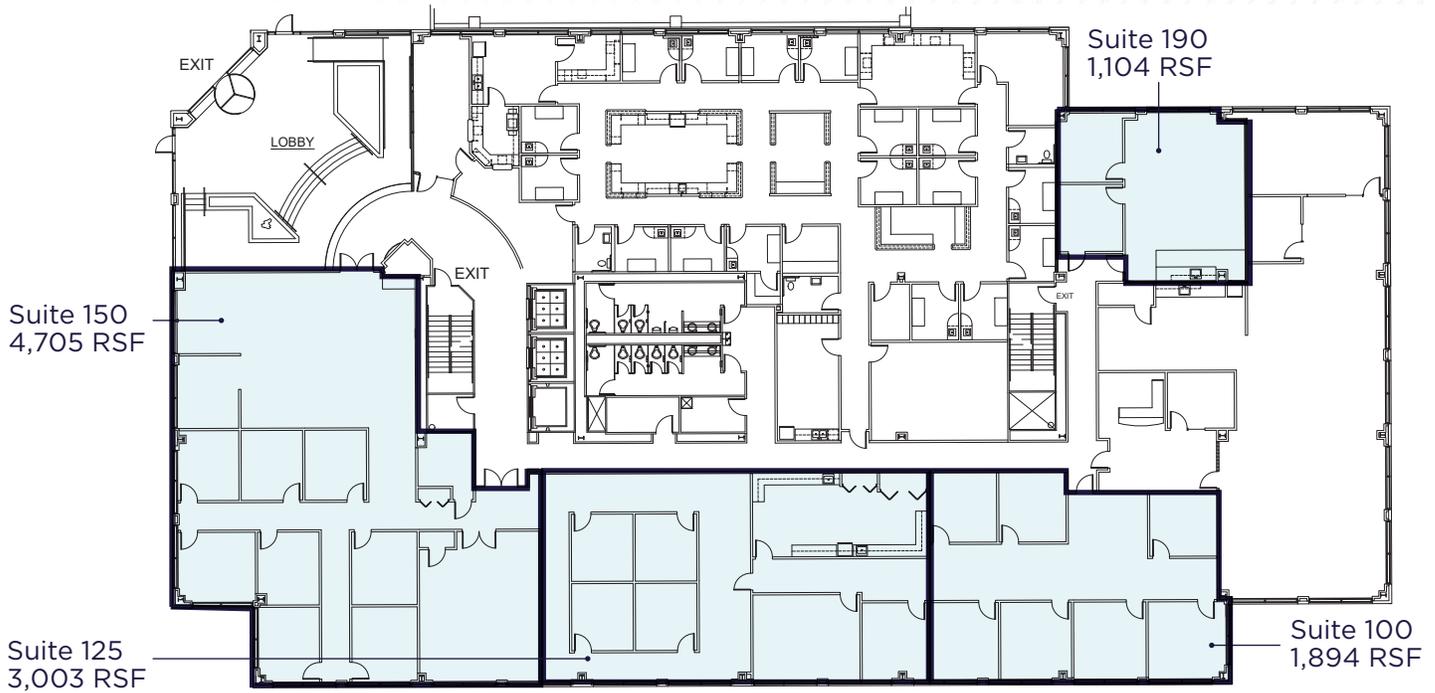
**FLOOR 1**

*5,963 TOTAL CONTIGUOUS RSF*



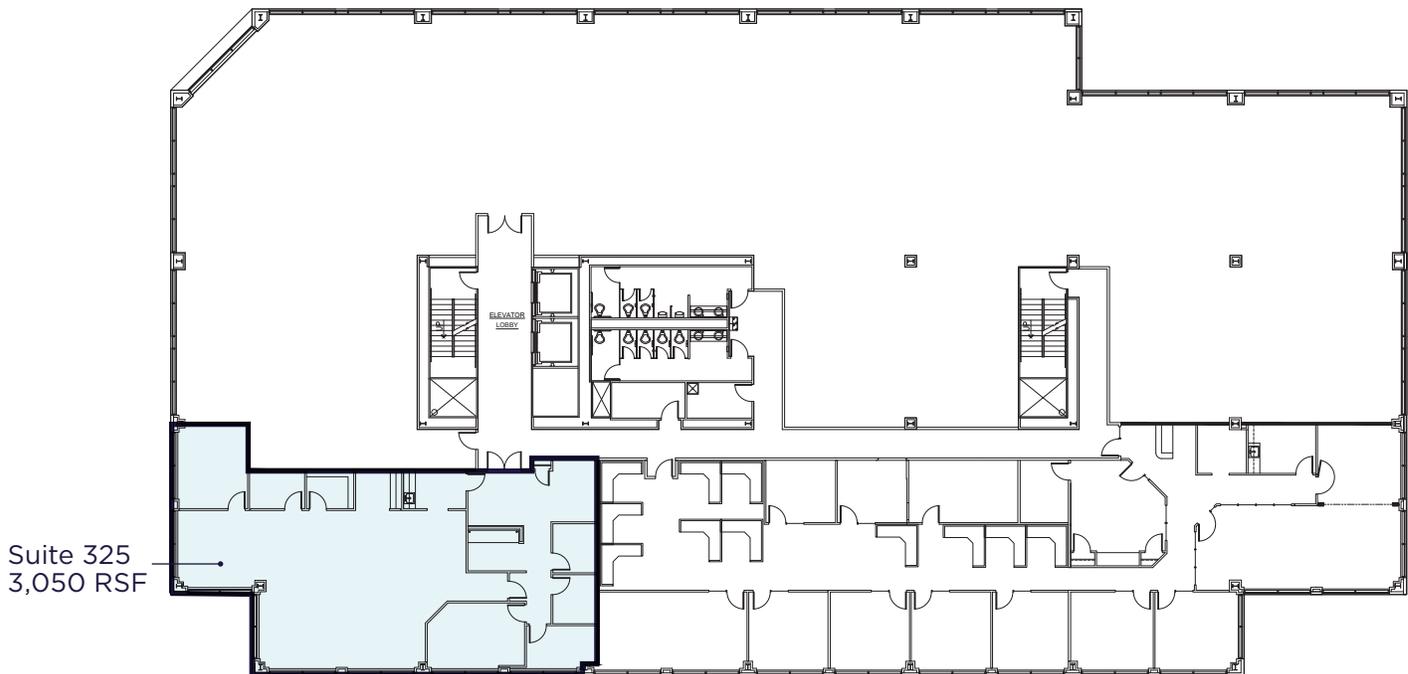
**FLOOR 3**

# CORNERSTONE II



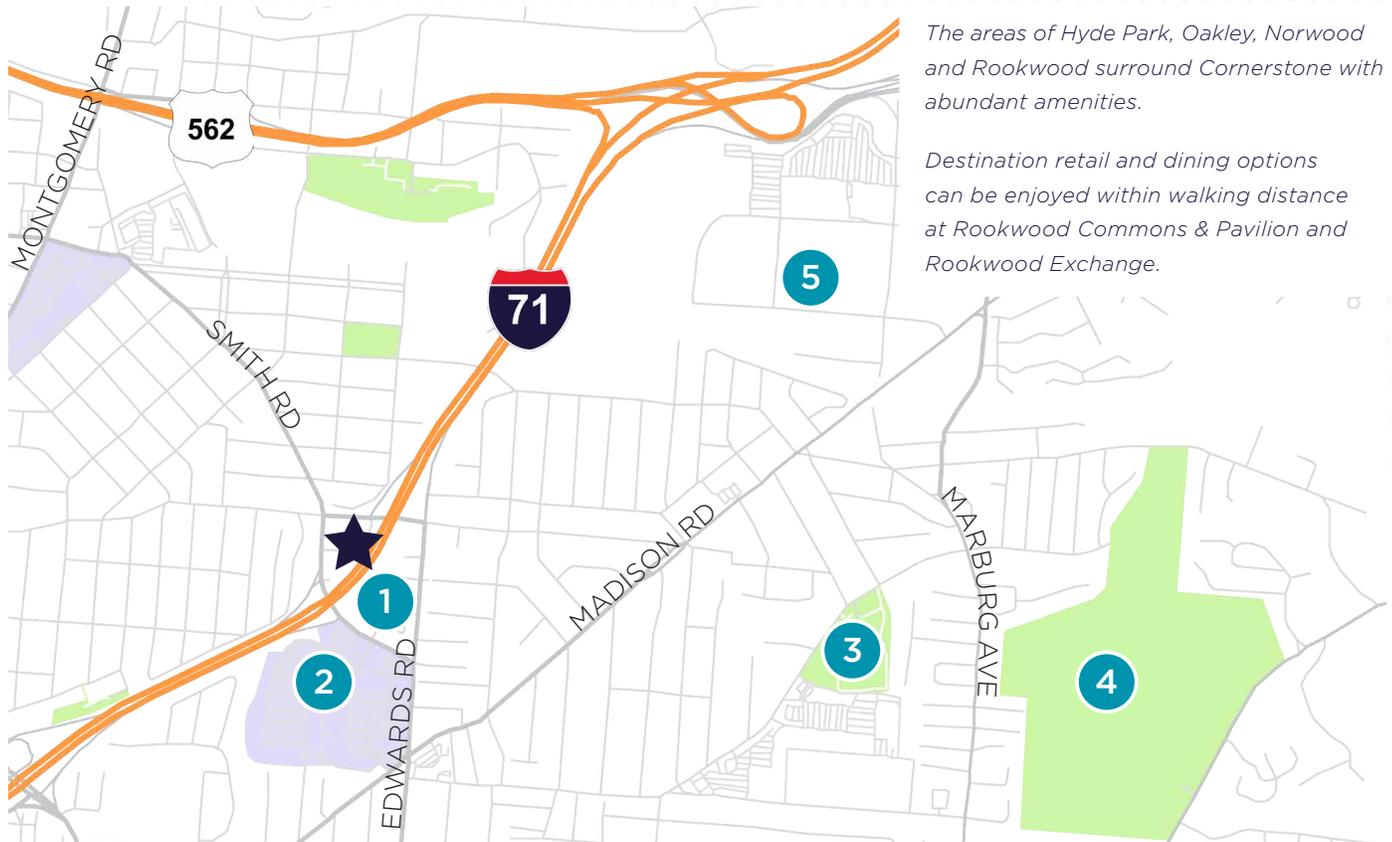
**FLOOR 1**

*9,602 TOTAL CONTIGUOUS RSF*



**FLOOR 3**

# AREA AMENITIES



The areas of Hyde Park, Oakley, Norwood and Rookwood surround Cornerstone with abundant amenities.

Destination retail and dining options can be enjoyed within walking distance at Rookwood Commons & Pavilion and Rookwood Exchange.

## 1 Rookwood Exchange

- Courtyard by Marriott
- Residence Inn by Marriott
- One Rookwood Apartments
- Agave & Rye
- Fueled Collective
- Seasons 52
- Spavia
- Taste of Belgium
- Jason's Deli
- The Capital Grille

## 2 Rookwood Commons & Pavilion

- Home Goods
- BJ's Restaurant

- DSW
- P.F. Chang's
- J. Alexander's
- Starbucks
- Banana Republic
- Cyclebar
- Eddie Bauer
- West Elm
- Chico's
- J.Crew Factory
- The Pub
- Ulta Beauty
- Sephora
- Potbelly
- T.J. Maxx
- Mitchell's Salon & Day Spa
- Nordstrom Rack
- Old Navy

- Altar'd State
- REI
- Talbots
- The Gap
- Whole Foods

## 3 Hyde Park Plaza

- Kroger Marketplace
- Massage Envy
- Piada Italian Street Food
- FUSIAN
- Starbucks
- Panera Bread
- Staples
- Walgreens
- USPS
- Bruegger's Bagels
- Michaels
- Shaan Indian Cuisine

## 4 Hyde Park Golf & Country Club

## 5 Oakley Station

- Kroger Marketplace
- Cinemark Theatres
- Meijer
- Target
- Esporta Fitness
- Wild Eggs
- Condado Tacos
- MOD Pizza
- Orangetheory Fitness
- Chick-fil-A
- Wings and Rings
- Crossroads Church
- MadTree Brewing
- MOD Pizza
- Homewood Suites by Hilton

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Joe Janszen**  
Senior Director  
+1 513 549 3011  
joe.janszen@cushwake.com

**Scott Abernethy, CCIM, SIOR**  
Senior Director  
+1 513 763 3013  
scott.abernethy@cushwake.com



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