NAI Bergman

Office Space

For Lease
Office Space in Kenwood

8549 Montgomery Rd Cincinnati, OH 45236

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

4695 Lake Forest Drive, Suite 100
Cincinnati, OH 45242
513 769 1700 tel
bergmancommercial.com

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For Lease

1,870 SF | $16.50 SF/yr

Office Space

8549 Montgomery Rd

Cincinnati, Ohio 45236

Property Overview

8549 Montgomery Rd, Suite 100 is a great office for lease in Kenwood just off of Montgomery Road. This suite provides approximately 1,870+/- SF, including 4-5+ private offices, a large conference room, reception area, kitchenette, several bathrooms, and ample parking. This would make an ideal office space for businesses and professionals. 8549 Montgomery Rd is conveniently located nearby many of Cincinnati's best restaurants, banks, daycare centers, grocery stores, the Kenwood Towne Center, and more. It is an easy commute from major highways (I-71, Ronald Reagan). Per Sycamore Township, this property is not in a JEDZ district and therefore is NOT subject to a their local income tax!

Offering Summary

Lease Rate:	$16.50 SF/yr (MG)
Available SF:	1,870 SF

For More Information

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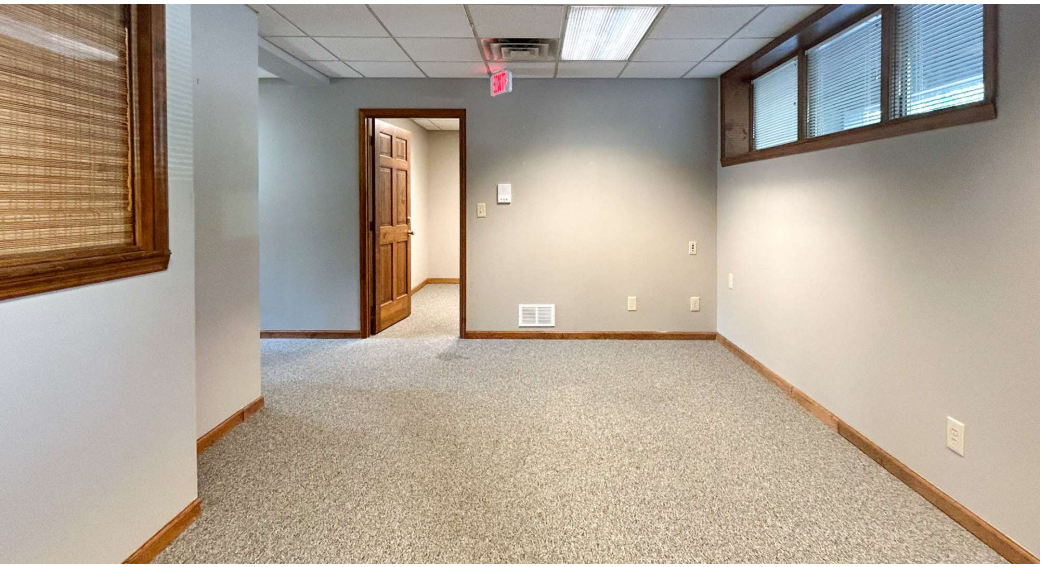

Property Highlights

- 1,870+/- SF Office Space for Lease in Kenwood
- Many Private Offices, Conference Room, Kitchenette, & Restrooms
- Easy Access to I-71 and Ronald Reagan Highway
- Per Sycamore Twsp, NOT Subject to their Income Tax!
- ADA Accessible

Spaces	Lease Rate	Space Size
Floor 1	$16.50 SF/yr	1,870 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	210	718	2,880
Total Population	462	1,557	6,119
Average HH Income	$117,572	$120,029	$111,437

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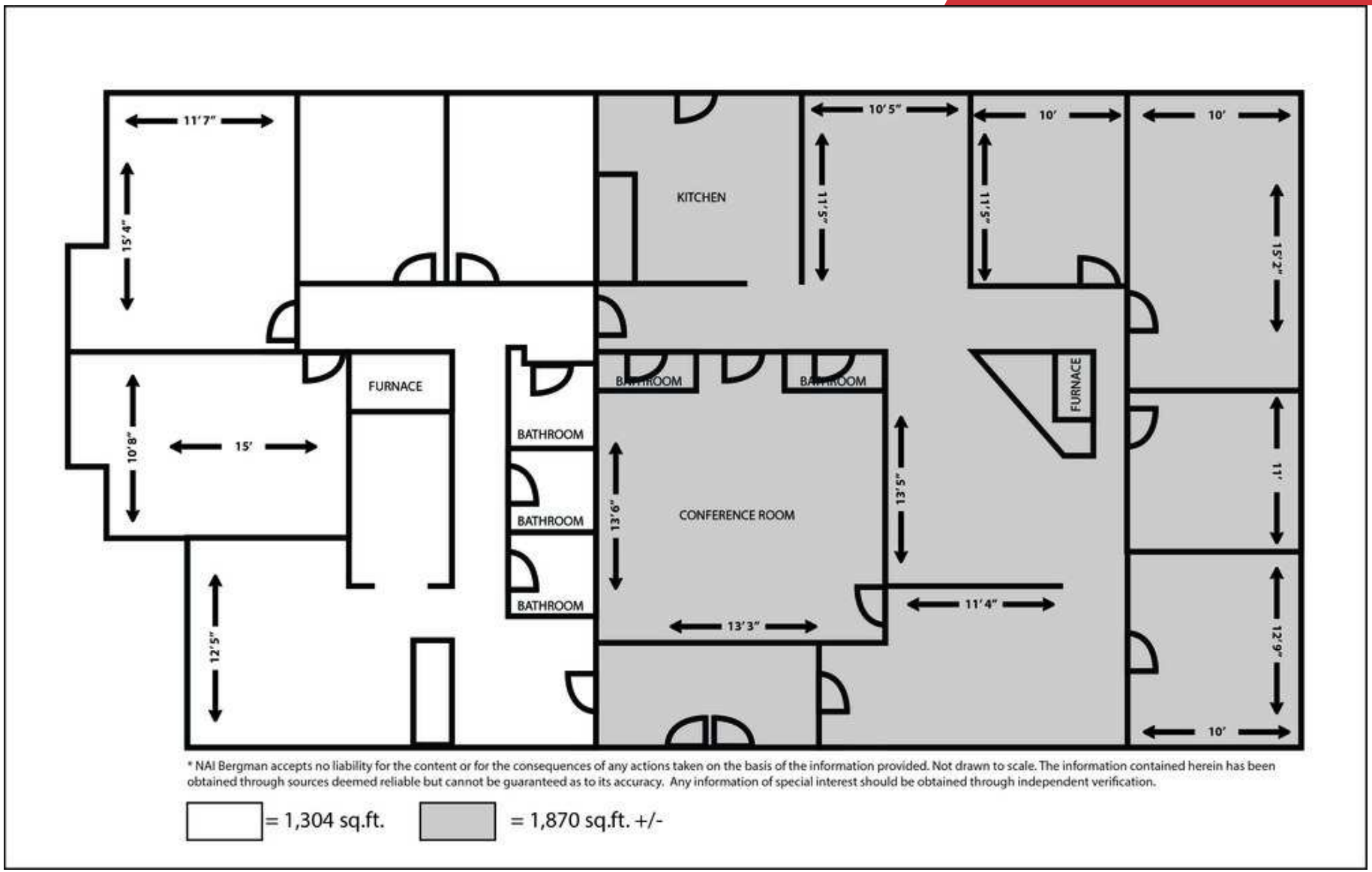

* NAI Bergman accepts no liability for the content or for the consequences of any actions taken on the basis of the information provided. Not drawn to scale. The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

= 1,304 sq.ft. = 1,870 sq.ft. +/-

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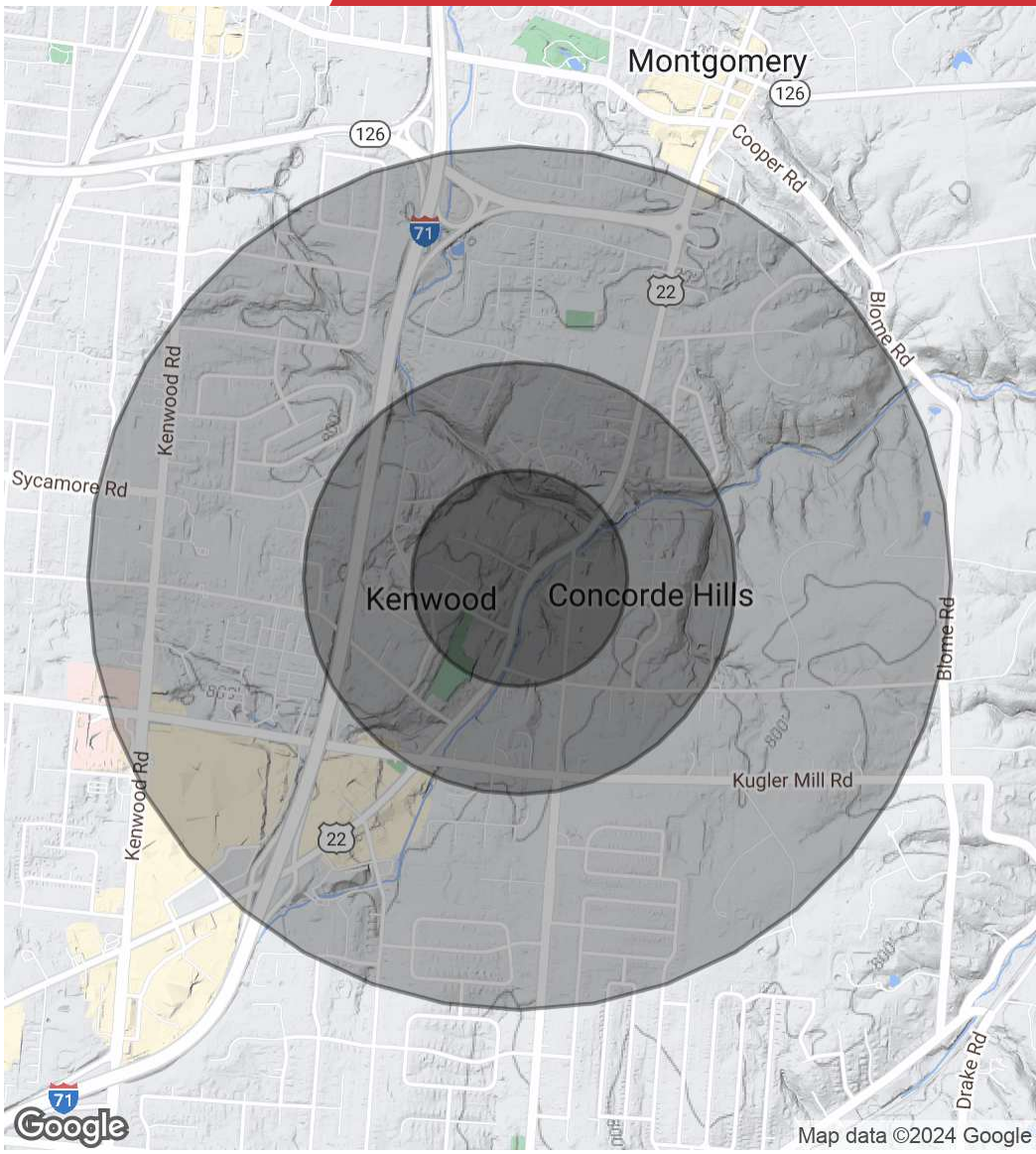
Office Space

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	462	1,557	6,119
Average Age	49.4	50.0	49.0
Average Age (Male)	43.0	44.4	46.8
Average Age (Female)	54.6	54.4	50.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	210	718	2,880
# of Persons per HH	2.2	2.2	2.1
Average HH Income	$117,572	$120,029	$111,437
Average House Value	$362,132	$365,093	$296,927

2020 American Community Survey (ACS)



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