

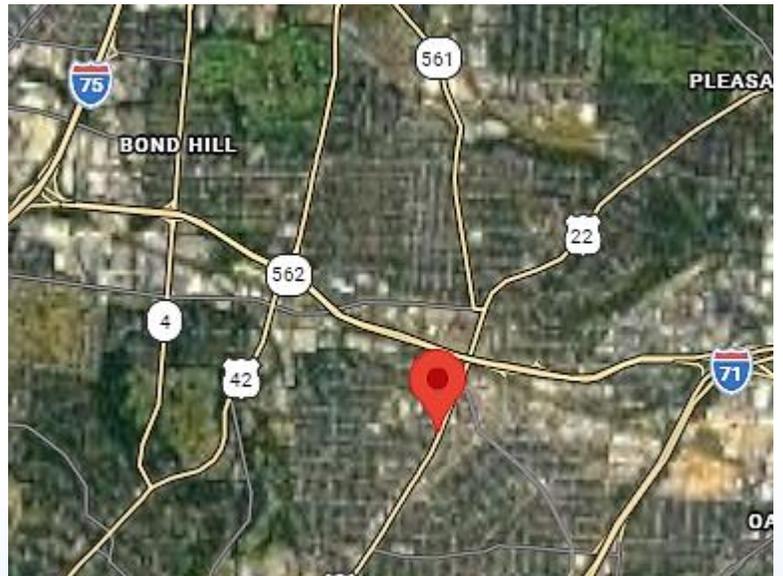
**4555 Montgomery Road**  
Cincinnati, Ohio 45212

**Newly Renovated**



### PROPERTY FEATURES

- Approximately 1,233 SF for lease
- One unit on fifth floor
- Private offices; conference room; breakroom
- One (1) restroom
- Highly visible corner lot
- Easy access from highway
- High traffic count on Montgomery Road
- Lease Rate: \$19.50 PSF Full Service



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**JEFF WOLF  
& PARTNERS**  
REAL ESTATE

# 4555 Montgomery Road

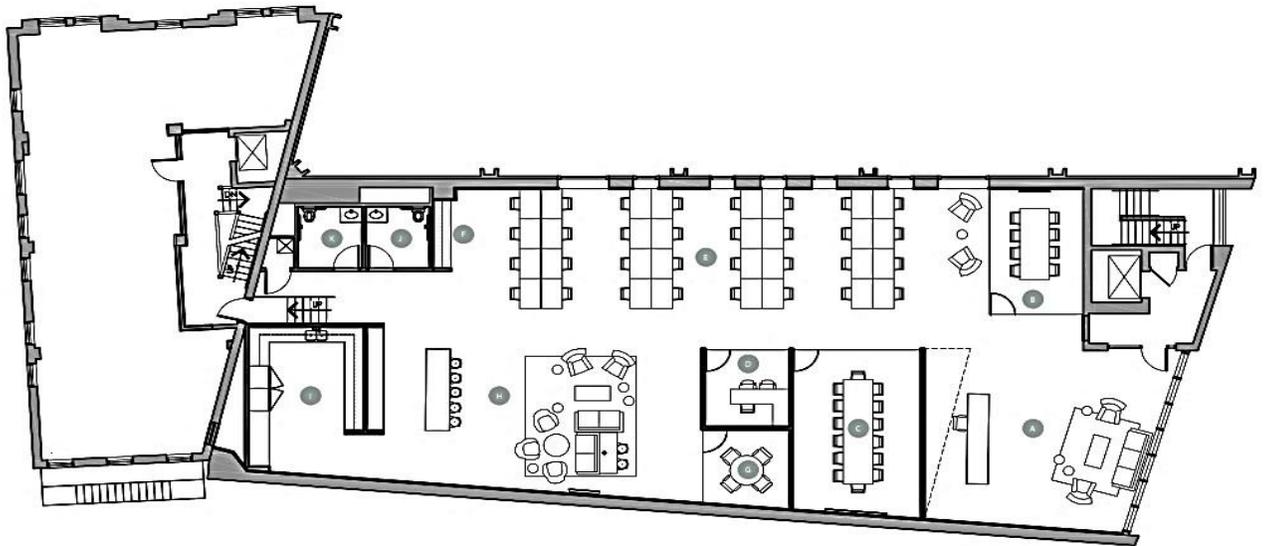
Cincinnati, Ohio 45212

## PROPERTY SPECIFICATIONS

Location	4555 Montgomery Road – Hamilton County, Ohio
Available SF	≈1,233 SF
Parking	Thirty (30) Parking Spaces on Site; Ninety (90) Parking Spaces Across the Street
Zoning	GBD; General Business District
Parcel Number	651-0026-0001
Comments	Newly Renated; No Janitorial

Level Two

- 1 Lobby/ Reception
- 2 Medium Conference Room (11' x 16')
- 3 Large Conference Room (15' x 20')
- 4 Private Office (11' x 11')
- 5 Open Office (32 Workstations)
- 6 Print Station/ Storage
- 7 Small Conference (11' x 11')
- 8 Open Office Lounge/ Pantry
- 9 Kitchen (18' x 30')
- 10 Restroom ADA
- 11 Restroom ADA

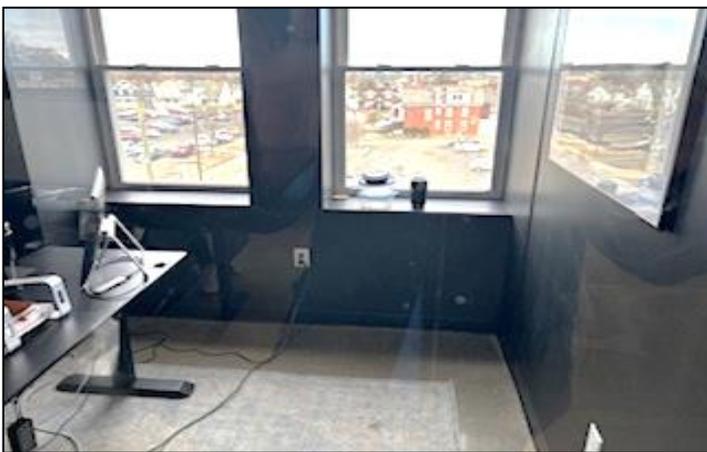


Scale: 1/8"=1'-0"



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## Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Smith Rd	Elm Ave, N	13,786	2018	0.17 mi
Smith Rd	Elm Ave, S	4,262	2018	0.18 mi
Montgomery Rd	Maple Ave, SW	33,918	2018	0.21 mi
Montgomery Rd	Weyer Ave, SW	17,977	2018	0.25 mi
Montgomery Rd	Norwood Lateral Pkwy, N	18,747	2018	0.30 mi

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