

Kenwood Commons

8230 & 8280 Montgomery Road
Cincinnati, Ohio 45236

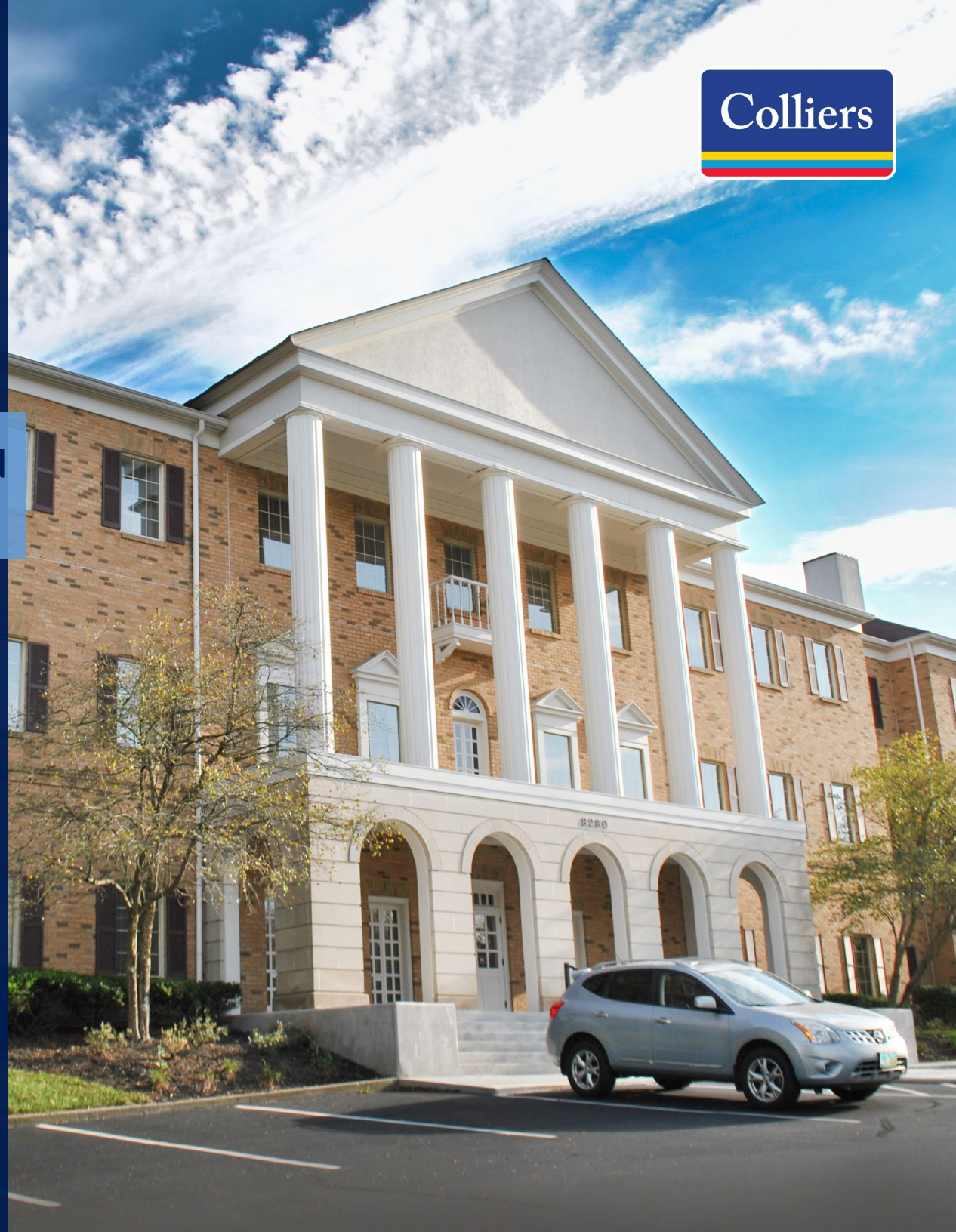
Two-building office complex located in the heart of Kenwood!

Adjacent to hundreds of neighborhood amenities, including restaurants, shopping, banking, and fitness.

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Colliers



Highlights



Free Surface Parking



Immediate Highway Access



Reduced Earnings Tax



Three (3) Floors



Max Cont. 7,929 SF



Min. Div. 1,226 SF



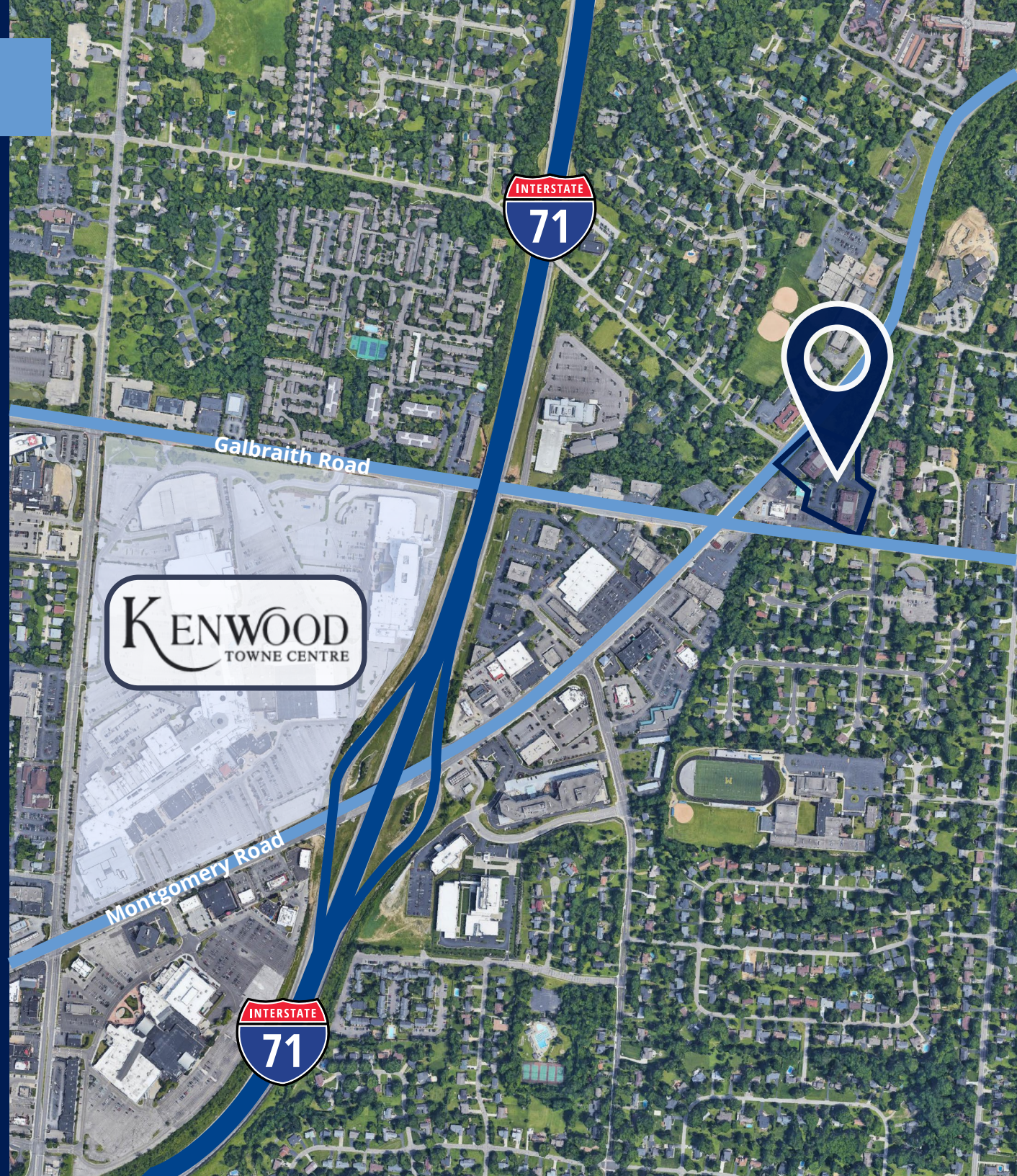
Recent Renovations



15 Minutes to Downtown



25 Minutes to CVG Airport





8230 Montgomery Road

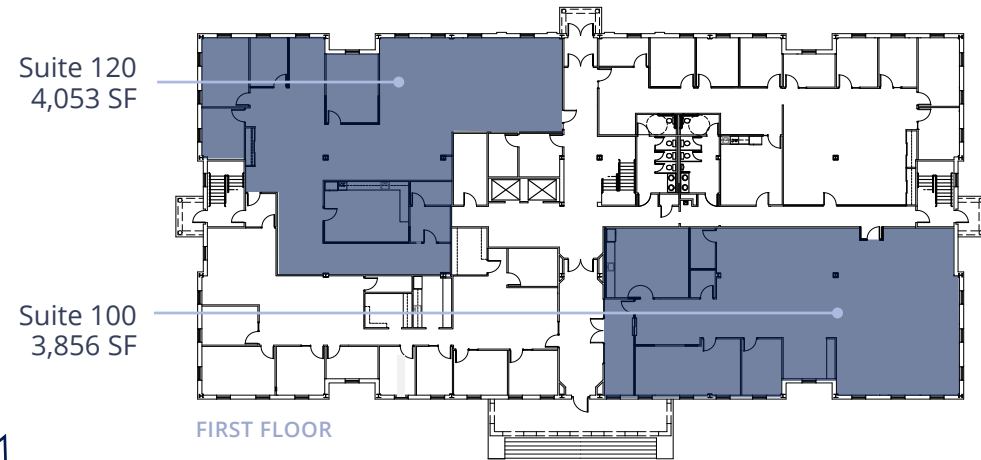
AVAILABILITIES

Suite 100	3,856 SF
Suite 120	4,053 SF
Suite 200	7,929 SF
Total	15,838 SF

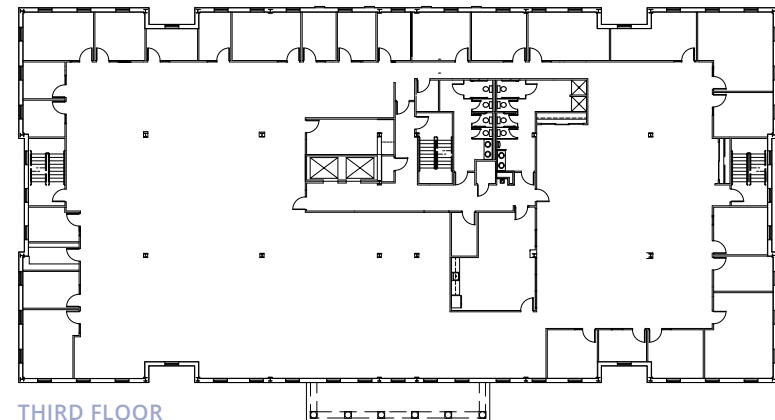
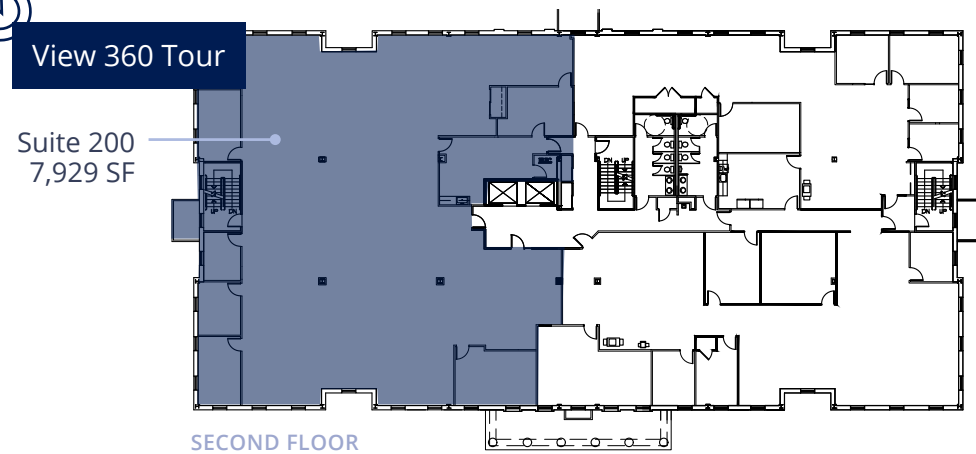
Net Rent	\$12.50/SF
OPEX	\$6.24/SF (2025) + Tenant electric
Earnings Tax	0.75% (Sycamore Township)

HIGHLIGHTS

- Half floor available
- Immediate Access from both I-71 North and South
- Adjacent to numerous dining options
- Interior and exterior recently renovated
- Signage opportunities



View 360 Tour





8280 Montgomery Road

AVAILABILITIES

Suite 100	2,245 SF
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Suite 110	1,226 SF
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Suite 205	2,689 SF
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Suite 300	3,752 SF
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Total	9,912 SF
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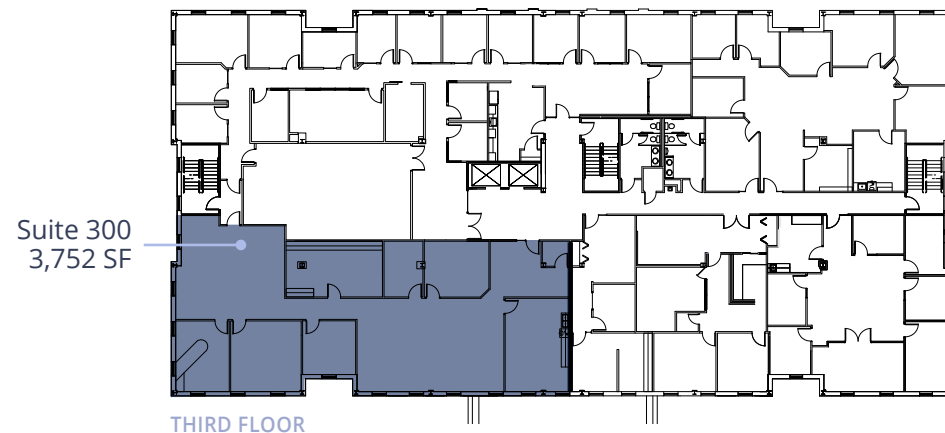
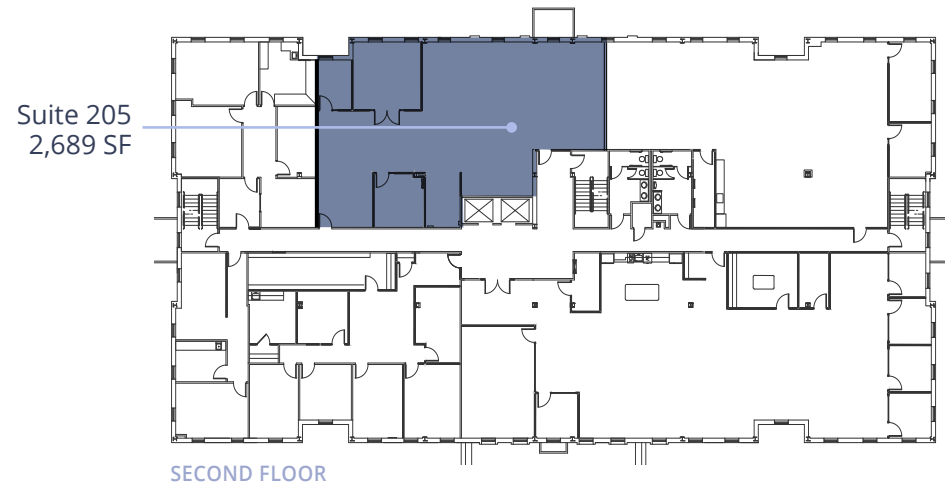
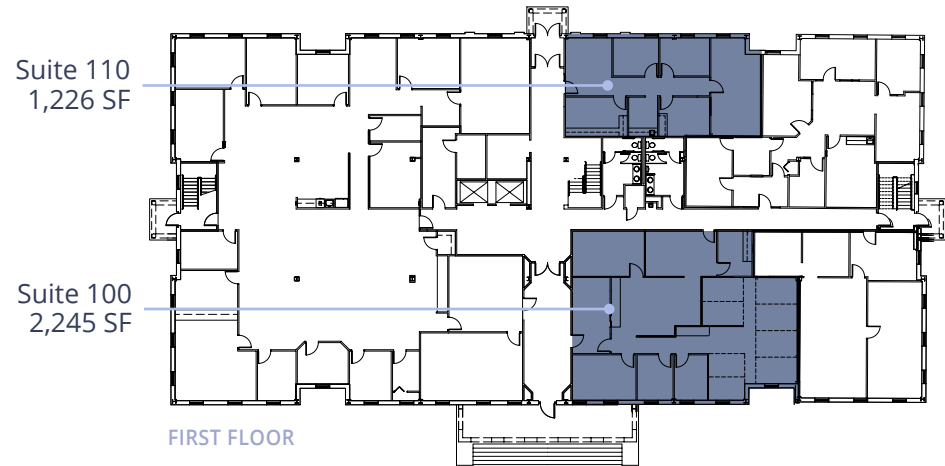
Net Rent	\$12.50/SF
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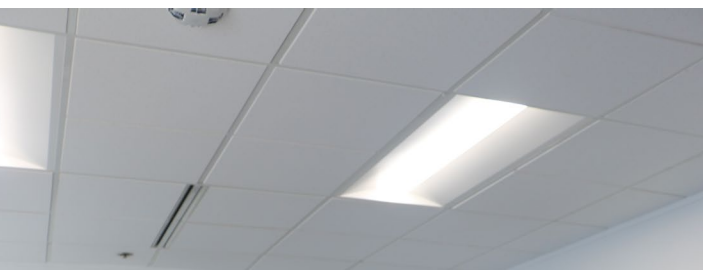
OPEX	\$6.84/SF (2025) + Tenant electric
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Earnings Tax	0.75% (Sycamore Township)
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HIGHLIGHTS

- Immediate access from both I-71 North and South
- Adjacent to numerous dining options
- Interior and exterior recently renovated
- Signage opportunities







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