

FOR LEASE

CENTRAL PARKE

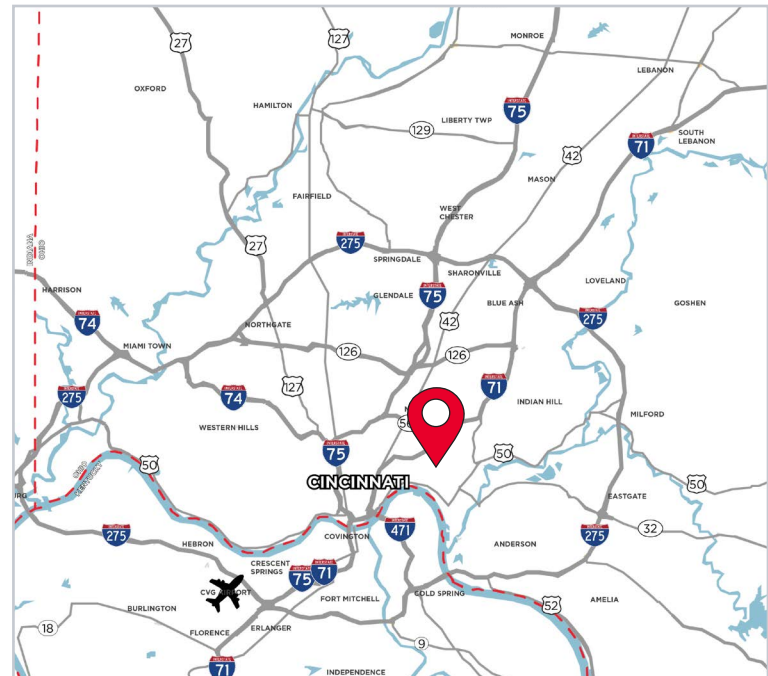
4850 Smith Road, Cincinnati, OH 45212



18,500 RSF AVAILABLE ON 2ND FLOOR
LAST SUITE REMAINING!

Property Highlights

- Lease Rate:
 - » \$12.00 - 13.50/SF Net
 - » \$4.97/SF (2024 Est.) OPEX
 - » Tenant responsible for janitorial service and separately metered electric
- Opportunity to purchase
- 1,400 space parking garage & abundant surface parking
- Excellent access to I-71 & I-75 via the Norwood Lateral
- Exterior signage opportunity available
- Close proximity to numerous amenities
- Banks, dining, and shopping within walking distance



Contact

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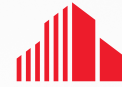
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CUSHMAN &
WAKEFIELD

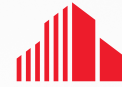
EASILY ACCESSIBLE & VISIBLE



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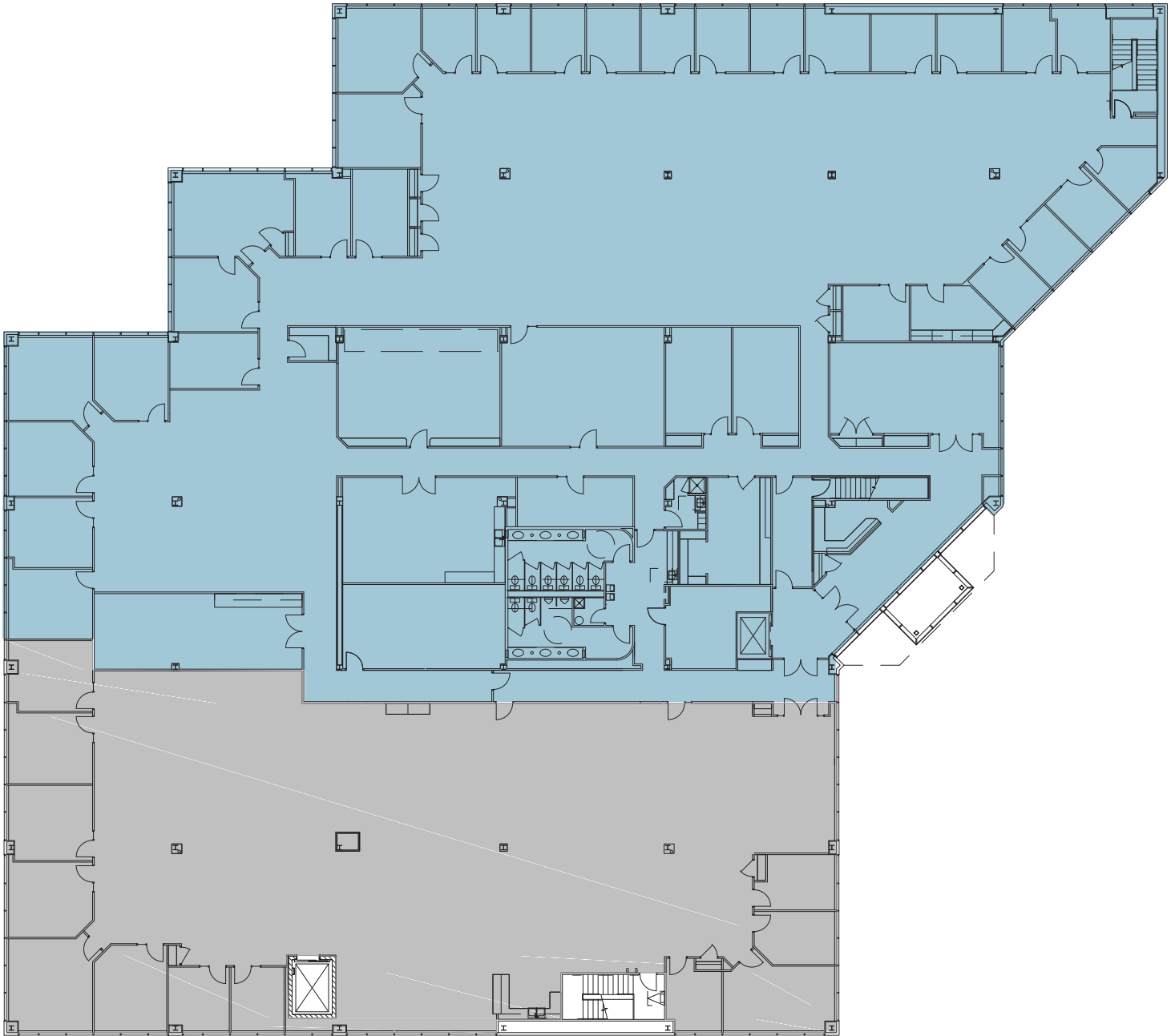
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CUSHMAN &
WAKEFIELD

SECOND FLOOR

18,500 rsf



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NEARBY AMENITIES

1 Surrey Square

- McDonald's
- Taco Bell
- Skyline Chili
- Subway
- Wendy's
- Chipotle
- Starbucks
- Kroger
- Jimmy John's
- Cancun Mexican
- Pizza Hut
- Piada Italian Street Food
- Fusabowl

2 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

3 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

4 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

5 Hyde Park Golf & Country Club

6 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

