

4411 BUILDING

4401-4413 Montgomery Road Cincinnati, OH 45212

SEVERAL SUITES IN MOVE-IN READY CONDITION! VARIOUS DEMISING OPTIONS AVAILABLE





OFFICE RENT

\$15.00/rsf Modified Gross Rate

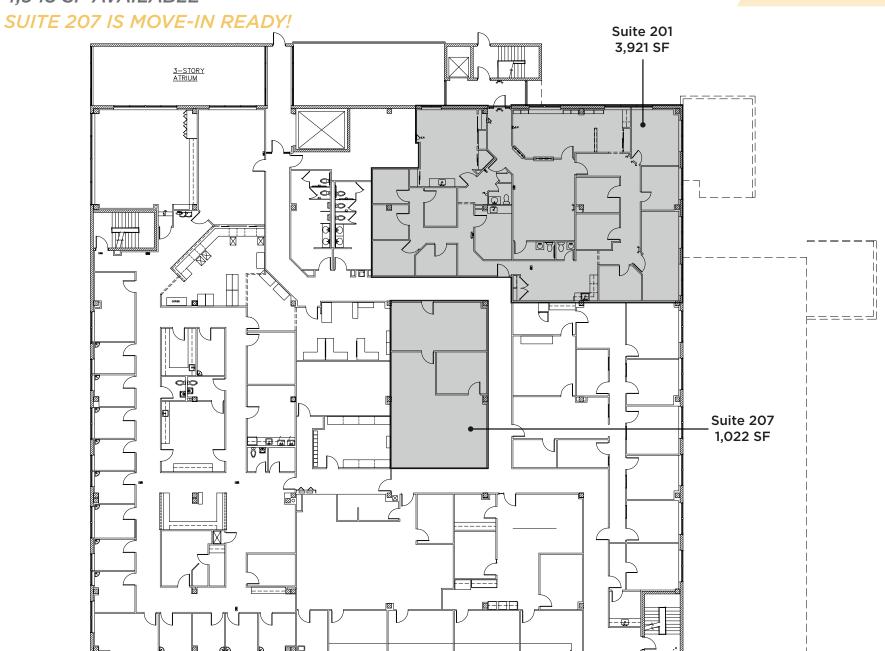
Tenant responsible for janitorial and separately metered electric

- Full 3rd Floor Available 20,000 SF, which can be demised for approximately 1,000 SF user
- Suites 301 (1,589 SF), 304 (1,163 SF) & 305 (2,392 SF) are move-in ready
- 3-story parking garage with direct access to the 2nd & 3rd Floors -5:1,000
- Building & Pylon signage available
- Located on the Cincinnati Metro Bus Line

- Building improvements & renovations recently completed
- Renovations include: New exterior paint, carpet, furniture, & ceiling tiles in the Common hall, break/lunch area, new exterior and interior signage, landscaping, new mail area, new awning, LED interior lighting, and updated elevator cabs
- Located in the heart of Norwood with numerous amenities nearby
- Just minutes from I-71, I-75 & Downtown Cincinnati

2ND FLOOR

4,943 SF AVAILABLE



3RD FLOOR

20,000 SF AVAILABLE

SUITES 301, 304 & 305 ARE MOVE-IN READY!



DEMISING OPTIONS





3RD FLOOR

MOVE-IN READY SUITES RECENTLY FINISHED!

1,163 - 20,000 SF OPTIONS



















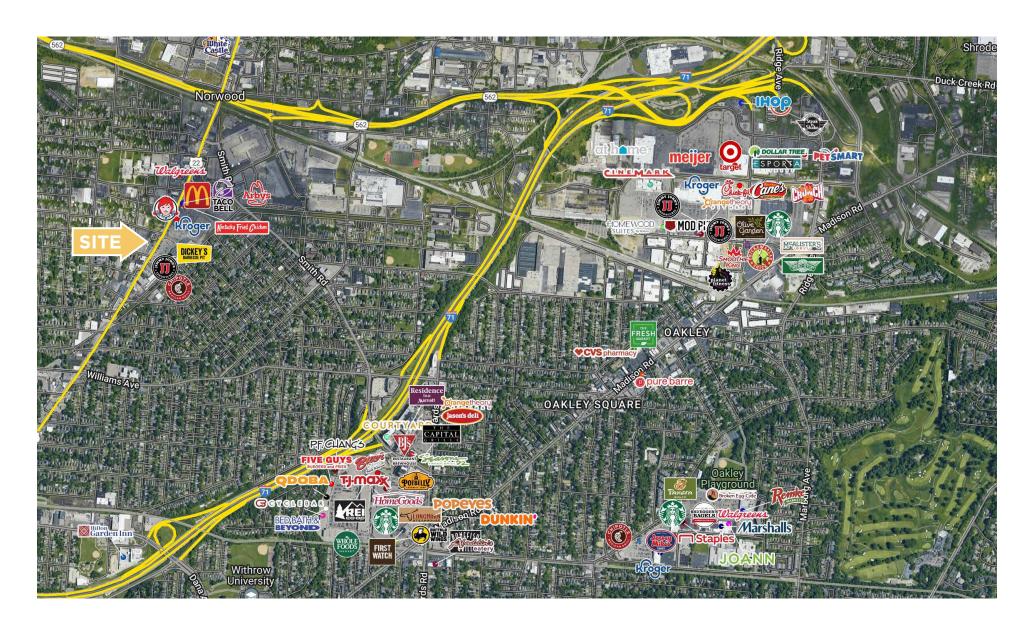






SURROUNDED BY AN ABUNDANCE OF

AMENITIES



EASY HIGHWAY ACCESS

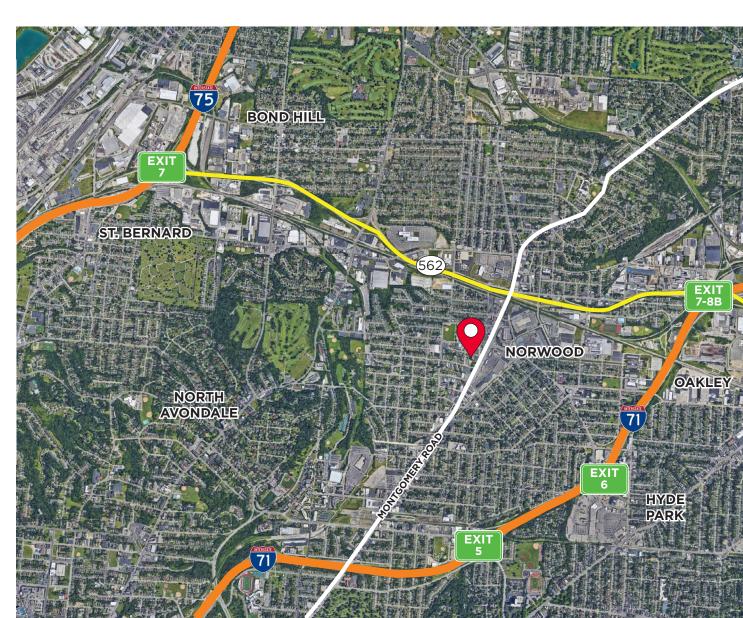
Located in the heart of the Norwood market, the 4411 Building provides a great central location with easy access to all parts of Greater Cincinnati given its close proximity to the Norwood Lateral – the bridge to both Interstate-71 and Interstate-75.

2 MINUTES
NORWOOD
LATERAL (562)

5 MINUTES
INTERSTATE
71

8 INTERSTATE 75

10 MINUTES DOWNTOWN CINCINNATI





cincyofficeadvisors.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.