

2089 Sherman Avenue
Cincinnati, Ohio 45212

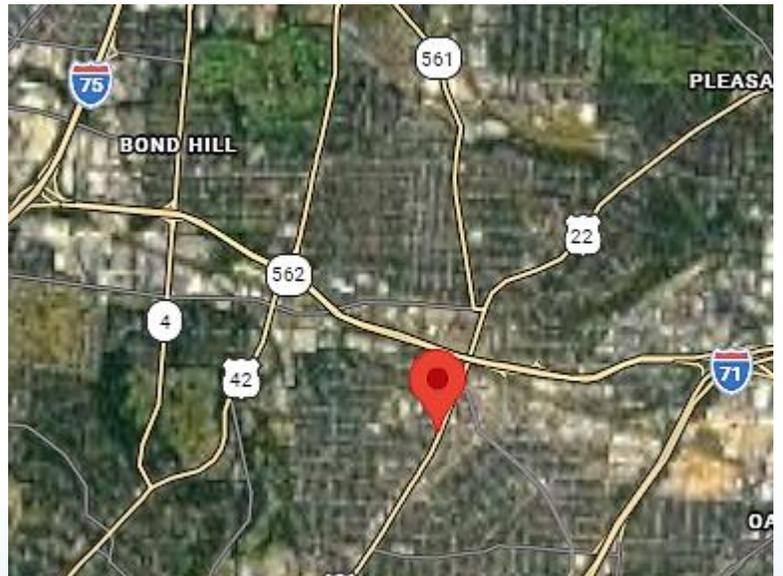
Newly Renovated



**≈3,466 SF OFFICE SPACE
FOR LEASE**

PROPERTY FEATURES

- Approximately 3,466 SF for lease
- Suite 510 – 1,300 SF
- Suite 610 – 1,300 SF
- Suite 710 - 866 SF
- Private offices; conference room; breakroom
- Highly visible corner lot
- Easy access from highway
- High traffic count on Montgomery Road
- Lease Rate: \$19.50 PSF Full Service



Jeff Wolf | 513.368.3749 | jeff@jeffwolfrealestate.com



**JEFF WOLF
& PARTNERS**
REAL ESTATE

2089 Sherman Avenue

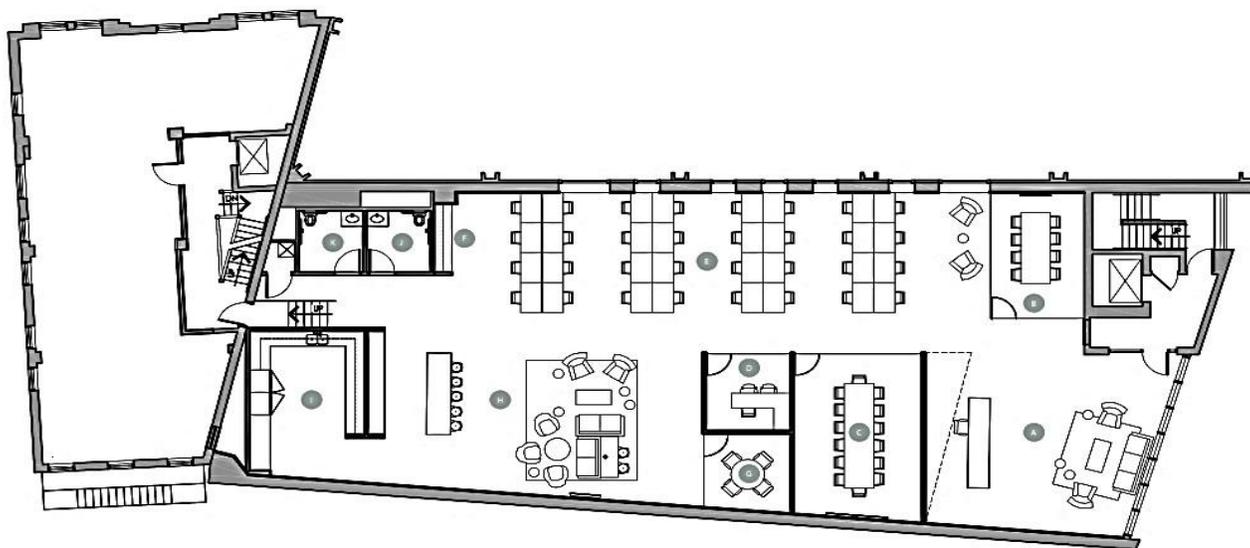
Cincinnati, Ohio 45212

PROPERTY SPECIFICATIONS

Location	2089 Sherman Avenue – Hamilton County, Ohio
Available SF	≈3,466 SF; Suite 510 – 1,300 SF / Suite 610 – 1,300 SF / Suite 710 - 866 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"



2089 Sherman Avenue

Cincinnati, Ohio 45212



2089 Sherman Avenue

Cincinnati, Ohio 45212



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

The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

