



CENTRAL  
PARKE  
ON THE LATERAL

# CLASS A OFFICE OPPORTUNITY FOR LEASE

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Norwood, OH

**CBRE**

# THE CAMPUS

Central Parke on the Lateral consist of 3 Class-A office buildings that were meticulously renovated in 2019. The campus is located off the Norwood Lateral at the central most point in Greater Cincinnati with a deep millennial labor pool.

## Central Parke I



- 4600 Montgomery Road
- 93,060 SF
- 12,832 SF Available

## Central Parke II



- 2100 Sherman Avenue
- 78,599 SF
- Fully Leased

## Central Parke III



- 4650 Montgomery
- 81,500 SF
- 62,459 SF Available

253,159  
total SF

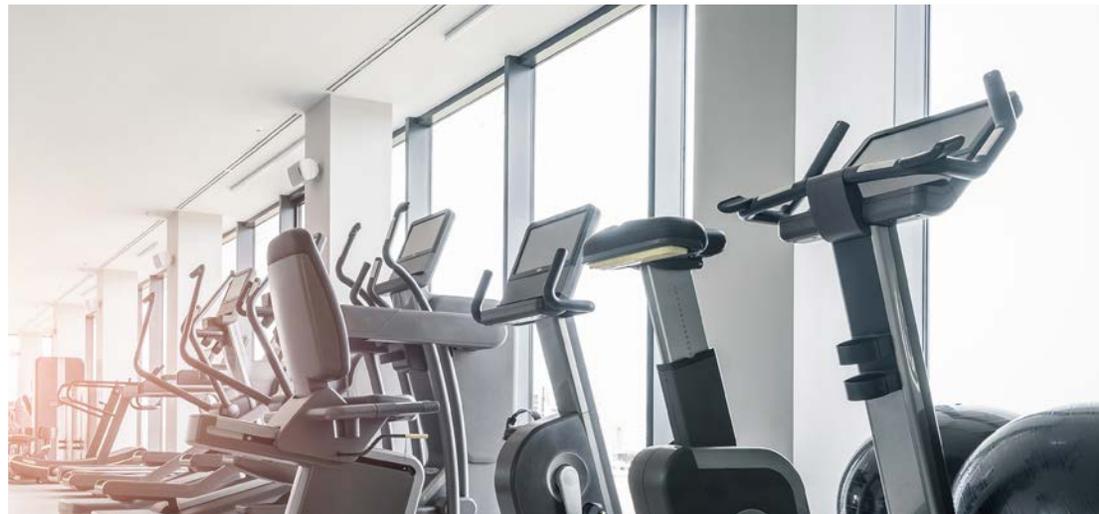
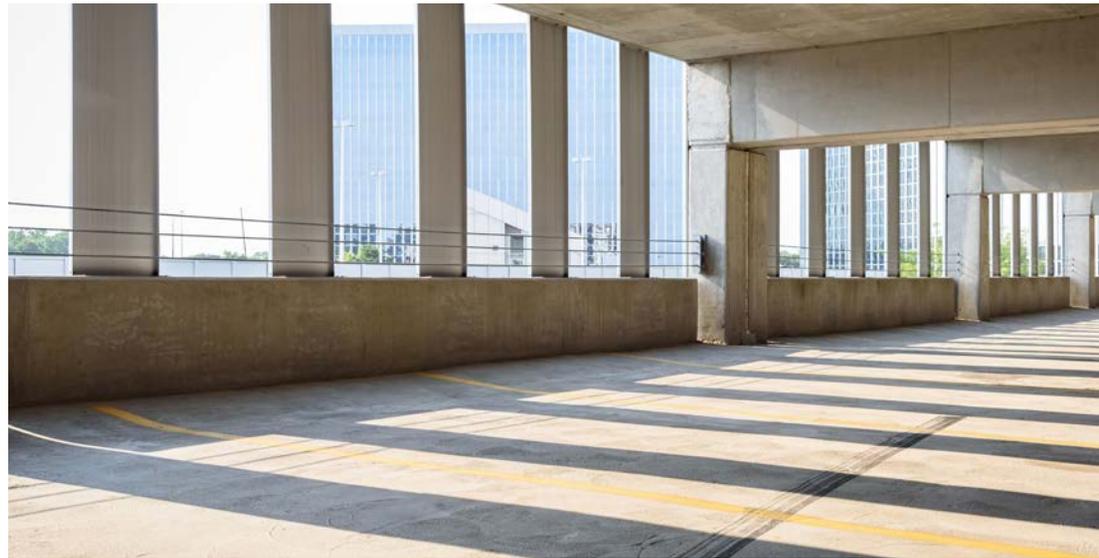
Above-market  
5.9/1,000 SF  
parking ratio

Deep Millennial  
Labor Pool

Immediate  
access to I-71  
and I-75

Surrounded by  
restaurants and  
retail

# EXCELLENT AMENITIES





# THE OPPORTUNITY

Central Parke III

4650 Montgomery Road

Plug-and-play opportunity at this unmatched location.



Fully  
furnished

Flexible  
floorplates

Up to 62,459 SF  
available

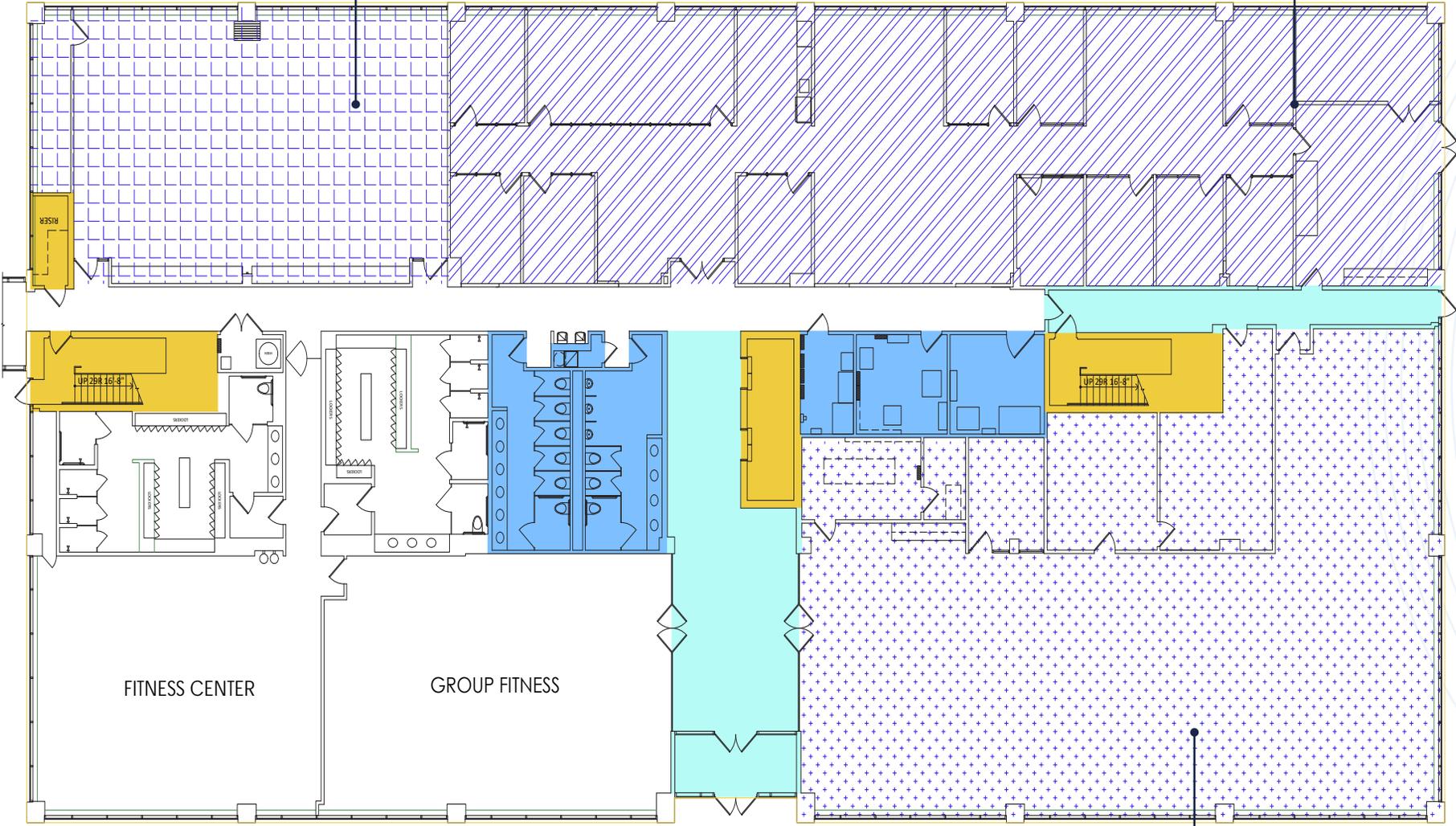




# CENTRAL PARKE III FLOOR 1

SUITE 125  
2,221 SF  
AVAILABLE

SUITE 150  
5,472 SF  
LEASED



SUITE 100  
5,392 SF  
LEASED

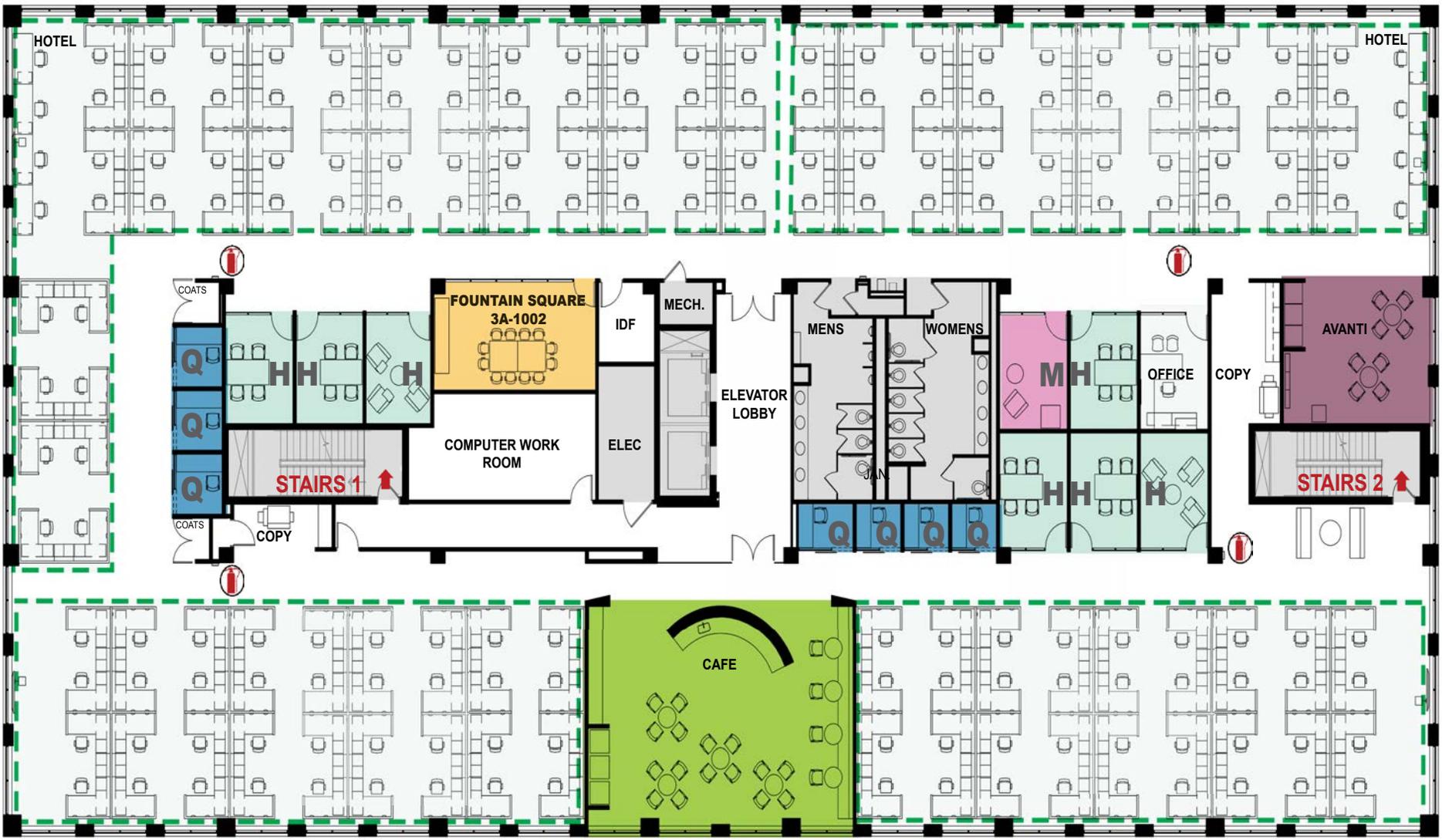
# CENTRAL PARKE III FLOOR 2

20,044 SF



# CENTRAL PARKE III FLOOR 3

20,097 SF



# CENTRAL PARKE III FLOOR 4

20,097 SF





# THE OPPORTUNITY

Central Parke I  
4600 Montgomery Road

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1st Floor: 3,742 SF  
2nd Floor: 9,090 SF

Furniture Available 

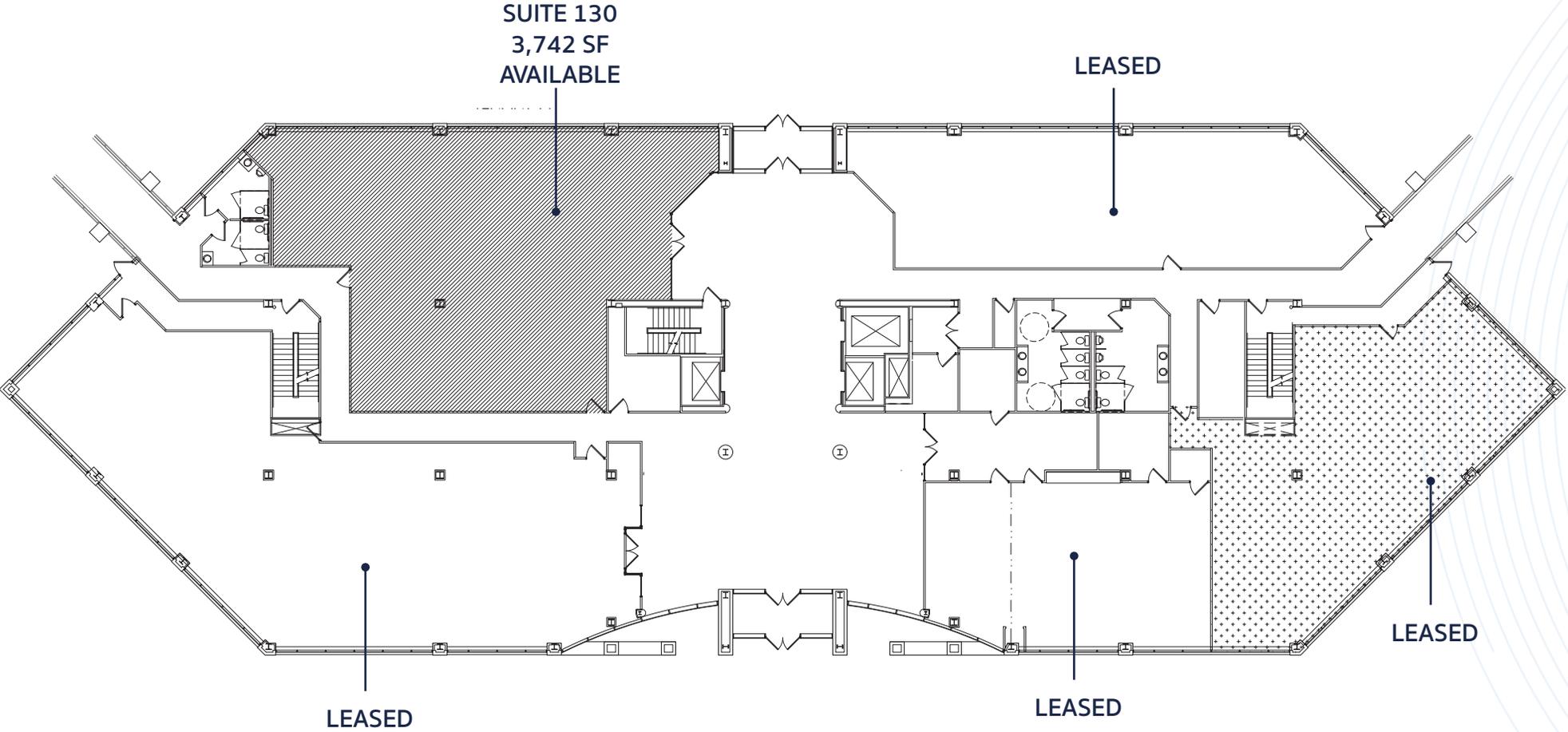
Can Divide 



# CENTRAL PARKE I FLOOR 1

SUITE 130  
3,742 SF  
AVAILABLE

LEASED



LEASED

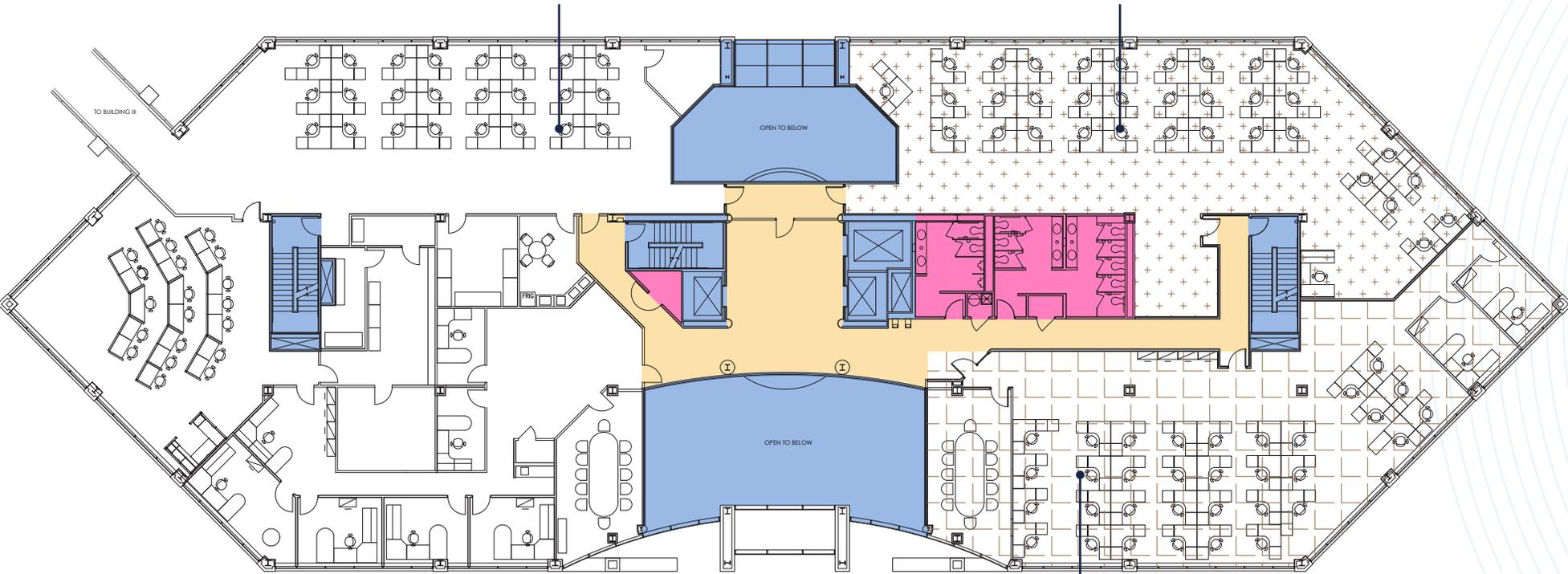
LEASED

LEASED

# CENTRAL PARKE I FLOOR 2

9,090 SF  
AVAILABLE

LEASED



LEASED

# VIEW FROM SOUTHWEST



# VIEW FROM NORTH



# RESIDENTIAL RESILIENCE



**CENTRAL PARKE**  
ON THE LATERAL



**Factory 52**  
52-acre mixed-use  
development including 225  
luxury apartments



**Three-Oaks**  
600+ single family, apartments  
& senior housing homes

## 10 MINUTES

from the most popular millennial neighborhoods, including: Oakley, Hyde Park, Mt. Lookout, East Walnut Hills, Clifton, and Over-the-Rhine



# CENTRAL PARKE

ON THE LATERAL

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