



# Cornerstone at Norwood

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4000 and 4030 Smith Road  
Norwood, Ohio

360° of Hyde Park, Oakley,  
Norwood and Rookwood

# Cornerstone I

4030 Smith Road, Norwood, OH 45209

## Highlights:

- 9,431 rsf Maximum Contiguous
- Seven stories comprised of four office, two mezzanine office and one parking
- Fitness center with showers
- Two conference rooms and Mother's room
- On-site management
- Surface and garage parking (4:1,000 sf)
- Building and monument signage available

**BUILDING SIZE:**  
123,736 rsf

**AVAILABLE SPACE:**  
15,191 rsf

**ASKING RENT:**  
\$18.95 NNN

**2024 OPERATING EXPENSE:**  
\$11.48



Cornerstone at Norwood features two buildings offering a convenient neighborhood location with immediate highway access, sweeping views, prestigious area amenities and superior I-71 visibility.

# Cornerstone II

4000 Smith Road, Norwood, OH 45209

## Highlights:

- Six stories comprised of five office and one parking
- Access to fitness center with showers and two conference rooms in Cornerstone I
- Garage parking (4:1,000 sf)
- On-site management
- Monument sign availability

**BUILDING SIZE:**  
114,989 rsf

**AVAILABLE SPACE:**  
18,367 rsf

**ASKING RENT:**  
\$18.95 NNN

**2024 OPERATING EXPENSE:**  
\$11.37



# Class A Office

Urban suburban central location in high density mixed use retail, office and residential environment with nearby affluent demographics

## By the Numbers

11

### FLOORS

of office space as well as 2 levels of parking

3.77

### ACREAGE

in close proximity to high-income and popular millennial neighborhoods

174k

### VEHICLES

driving within view of Cornerstone's signage every day

2

### BUILDINGS

with shared amenities and onsite management

1,100

### PARKING

spaces in garages and surface lots

238k

### SQUARE FEET

of Class A office space in a central urban suburban location

10

### MINUTE COMMUTE

to the CBD, the top 10 millennial neighborhoods, high-income residential and major hospitals

100+

### RESTAURANTS AND RETAILERS WITHIN ONE MILE

including Rookwood Commons & Pavilion and Rookwood Exchange which are within walking distance

ONE

### SIGNALIZED LIGHT AT ENTRANCE

providing immediate access to north- and south-bound I-71 with alternate route available via the Norwood Lateral (SR 562) less than 2 miles away.

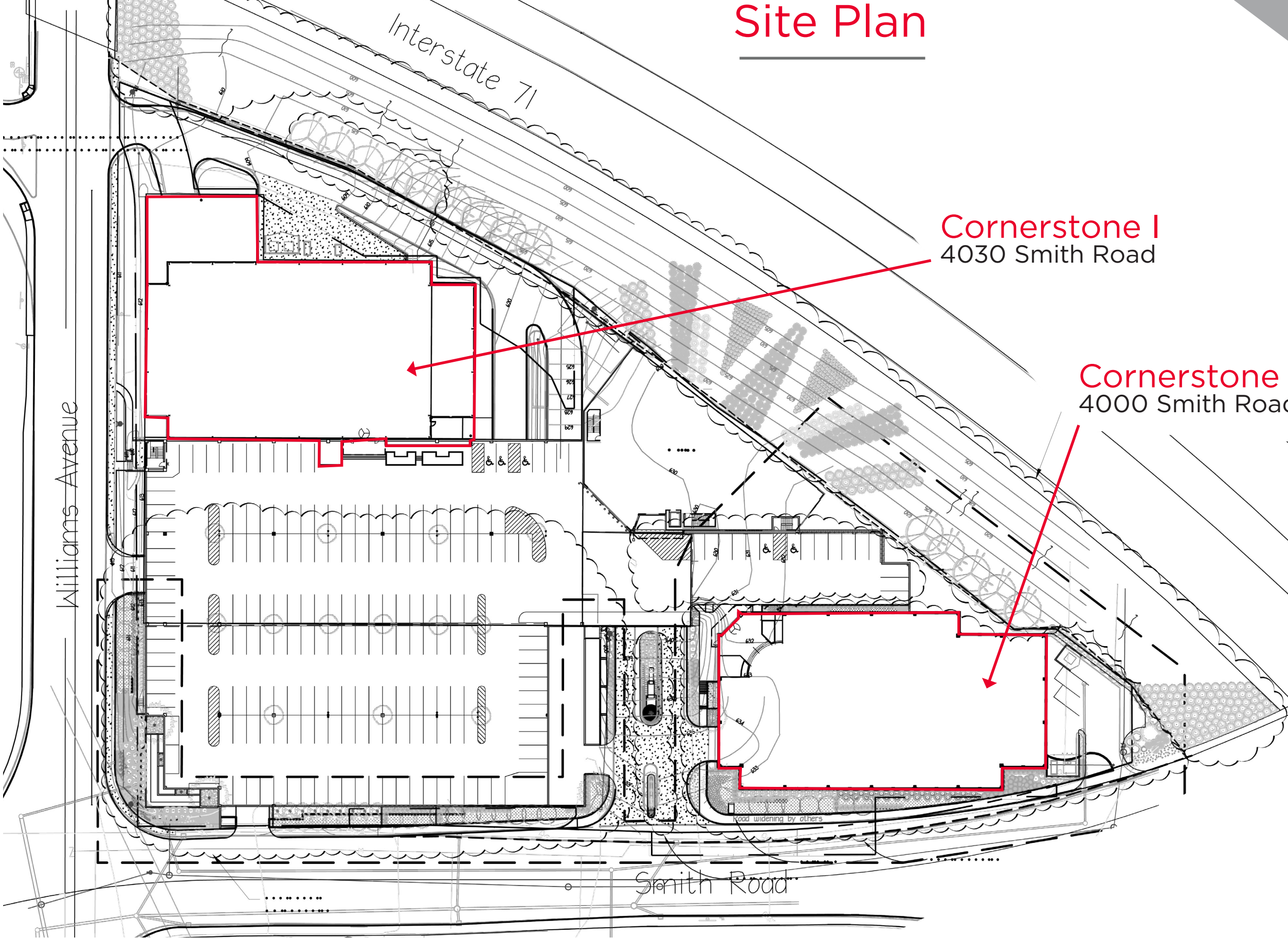
2 

### ELECTRIC CHARGING STATIONS

for electric vehicles \$1.50/hour for the first 4 hours then \$5/hour after



# Site Plan



**Cornerstone I**  
4030 Smith Road

**Cornerstone II**  
4000 Smith Road



# Featured Space

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## Mezzanine 1 and 2 at Cornerstone I

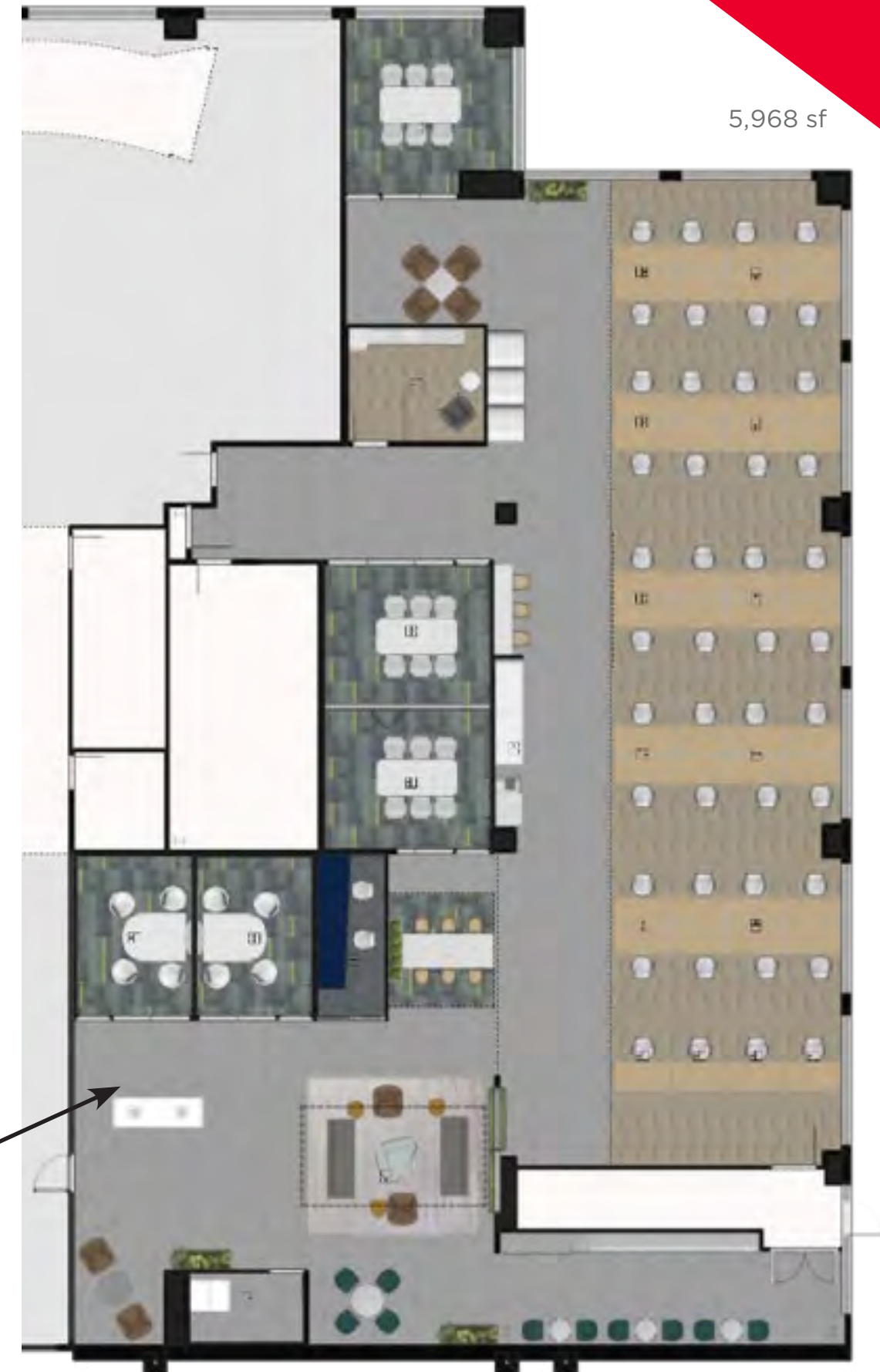


Mezzanine 2—Lower Level 2

# Featured Space

## Test fit for Mezzanine 2 at Cornerstone I

Individual Spaces	Provided
Workstations	44
Collaborative Spaces	Provided
Phone Booth	3
Focus Room (2 people)	1
Huddle Room (4 people)	2
Meeting Room (6 people)	3
Open Collaboration	2
Lounge	1
Support + Wellbeing Spaces	Provided
Perch	2
Cafe	1
IDF Room	1
Mothers' Room	1
Copy-Print-Supply Point	1



# Featured Space

## Test fit for Mezzanine 1 at Cornerstone I

Individual Spaces	Provided
Workstations	20
Collaborative Spaces	Provided
Focus Room (1 person)	2
Huddle Room (4 people)	1
Meeting Room (6 people)	2
Open Collaboration	2
Lounge	1
Support + Wellbeing Spaces	Provided
Perch	2
Hydration Station	1
IDF Room	1
Storage	1
Copy-Print-Supply Point	1



# Featured Space

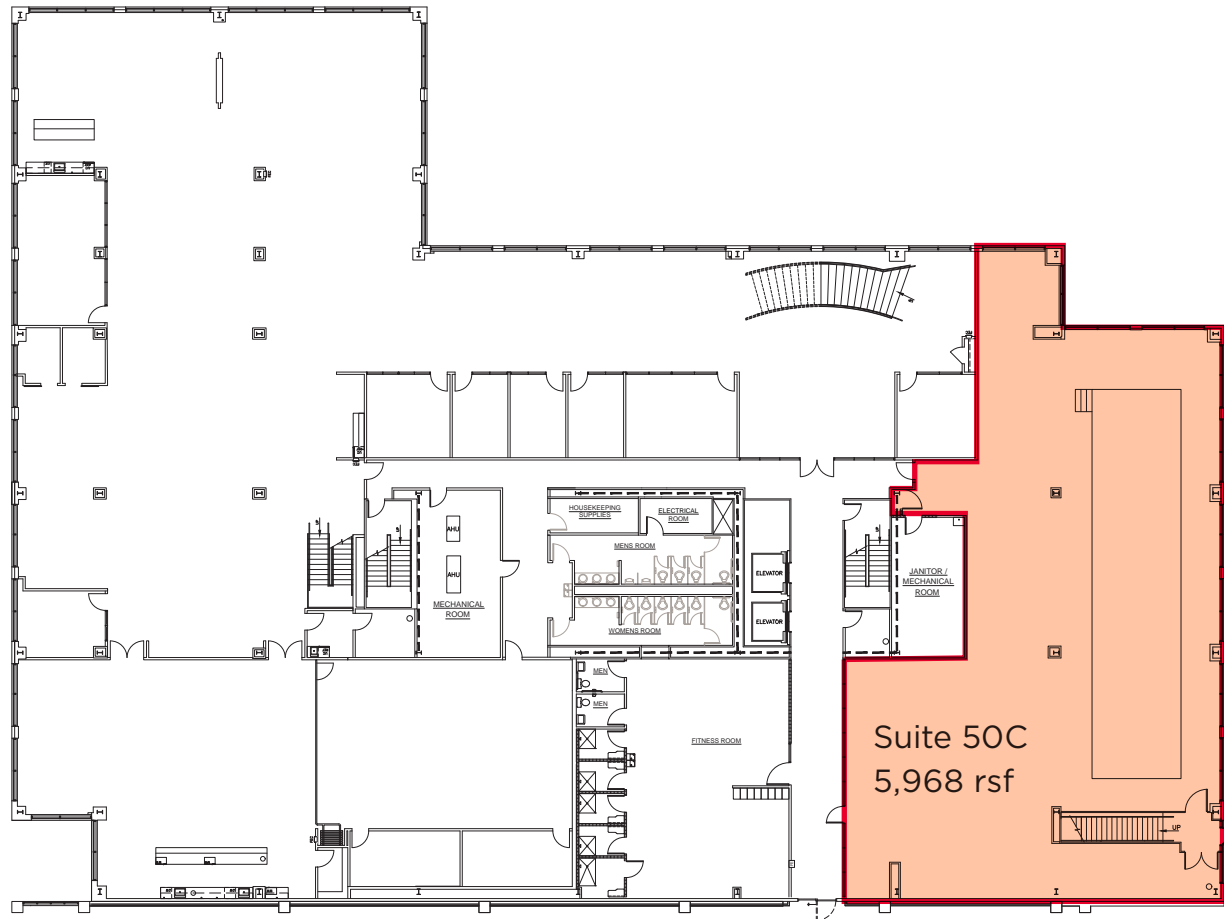
## Mezzanine 1 and 2 at Cornerstone I





# Availability

## Cornerstone I

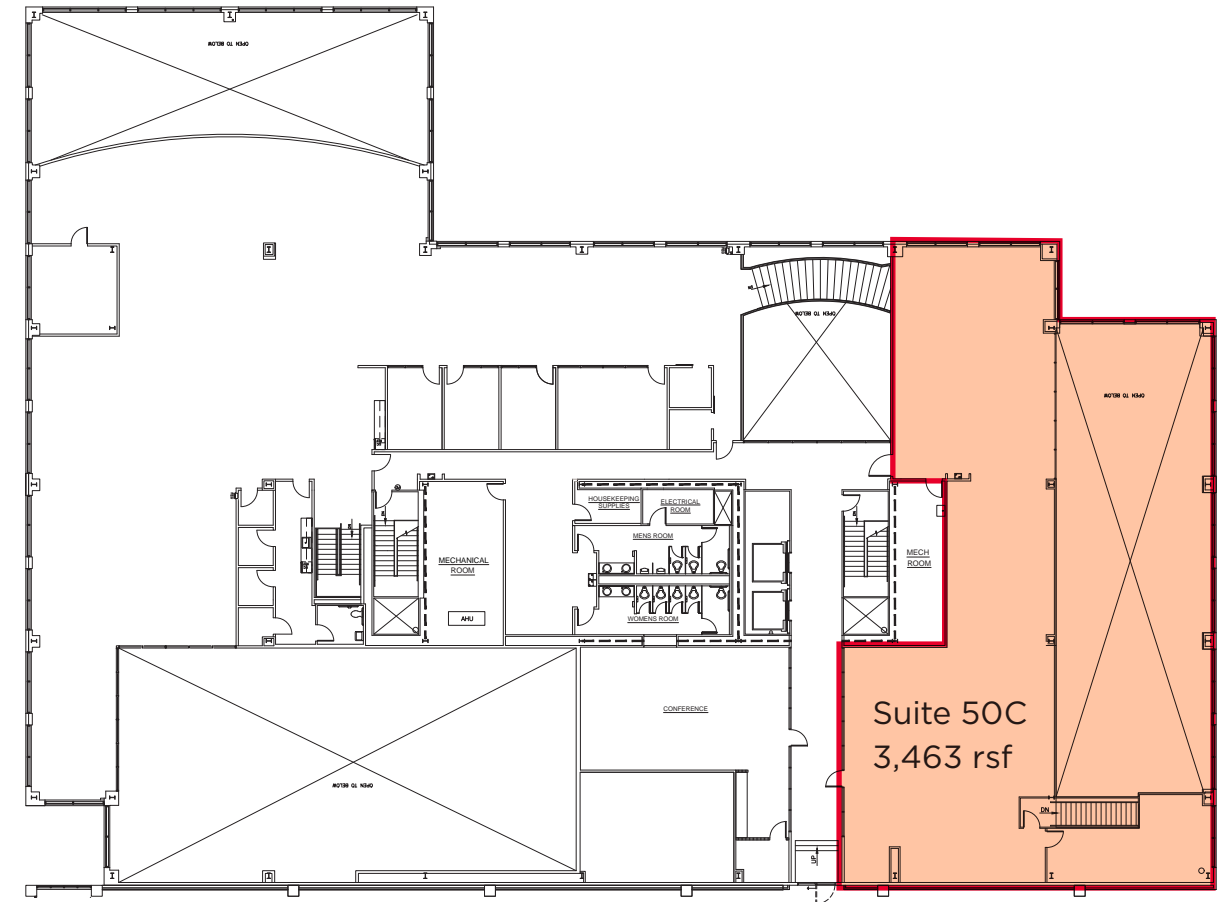


## Mezzanine 2—Lower Level 2

Suite No.  
50C

Square Footage  
5,968 rsf

## Cornerstone I



## Mezzanine 1—Lower Level 1

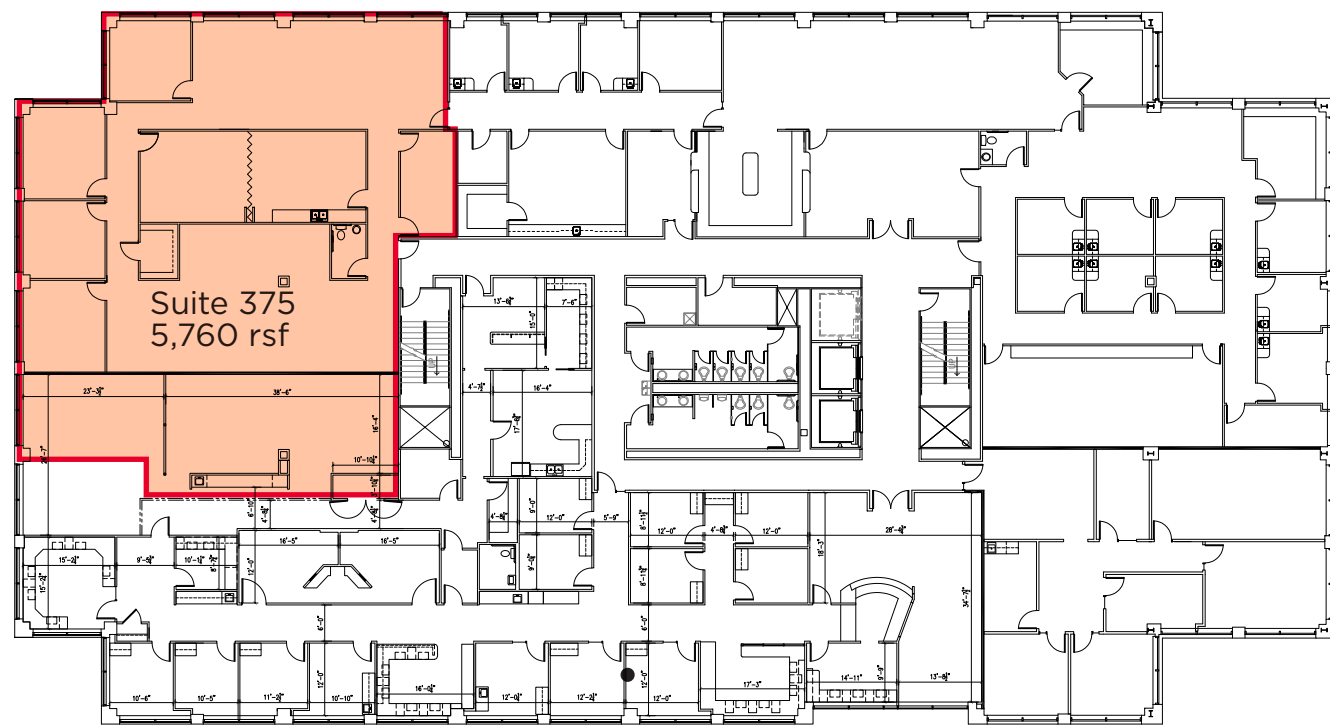
Suite No.  
50C

Square Footage  
3,463 rsf

9,431 total contiguous rsf

# Availability

## Cornerstone I



## Floor 3

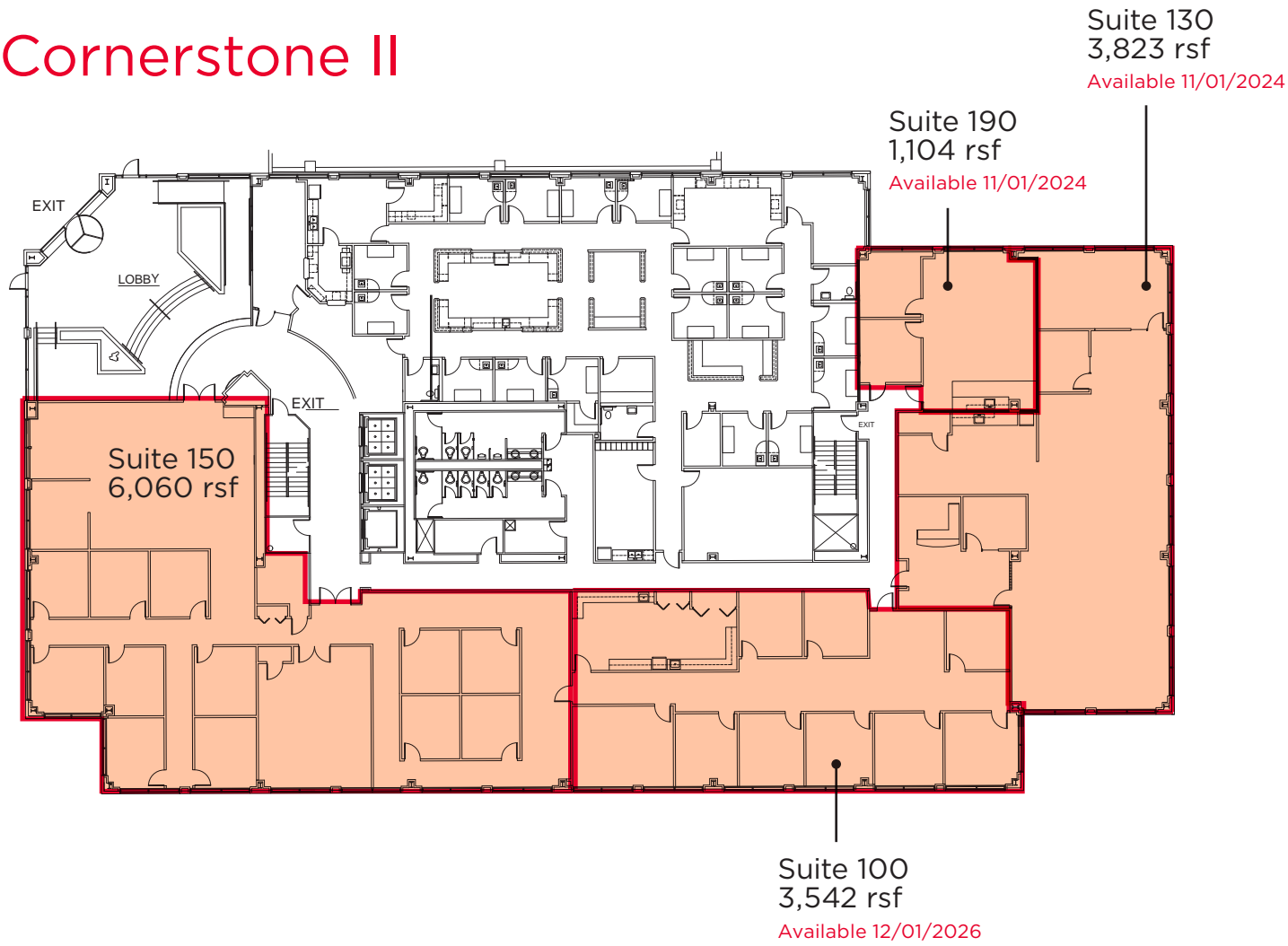
Suite No.  
375

Square Footage  
5,760 rsf



# Availability

## Cornerstone II



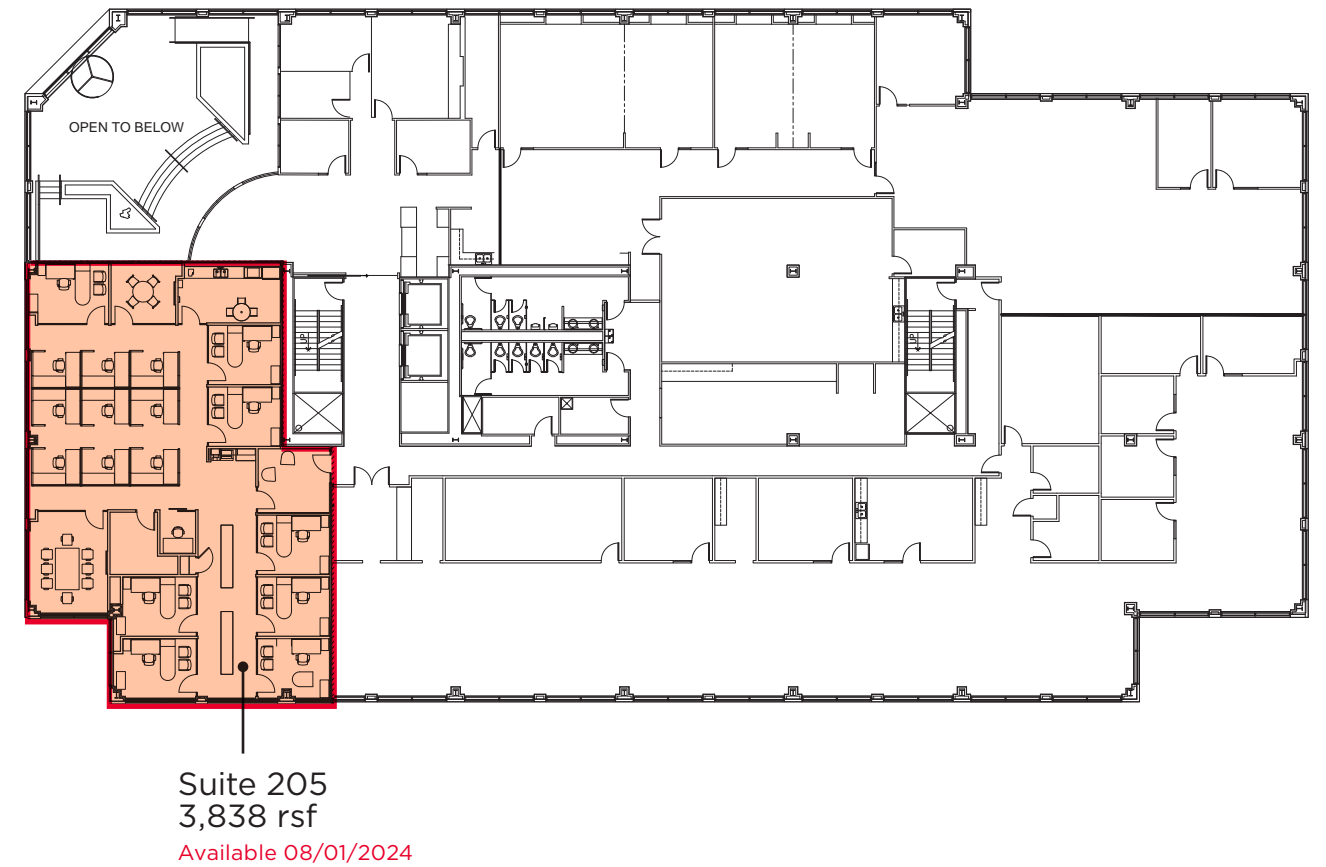
## Floor 1

Suite No.	Square Footage
100	3,542 rsf Available 12/01/2026
130	3,823 rsf Available 11/01/2024
150	6,060 rsf
190	1,104 rsf Available 11/01/2024

14,533 total contiguous rsf

# Availability

## Cornerstone II



## Floor 2

Suite No.	Square Footage
205	3,838 rsf Available 08/01/2024

# Location





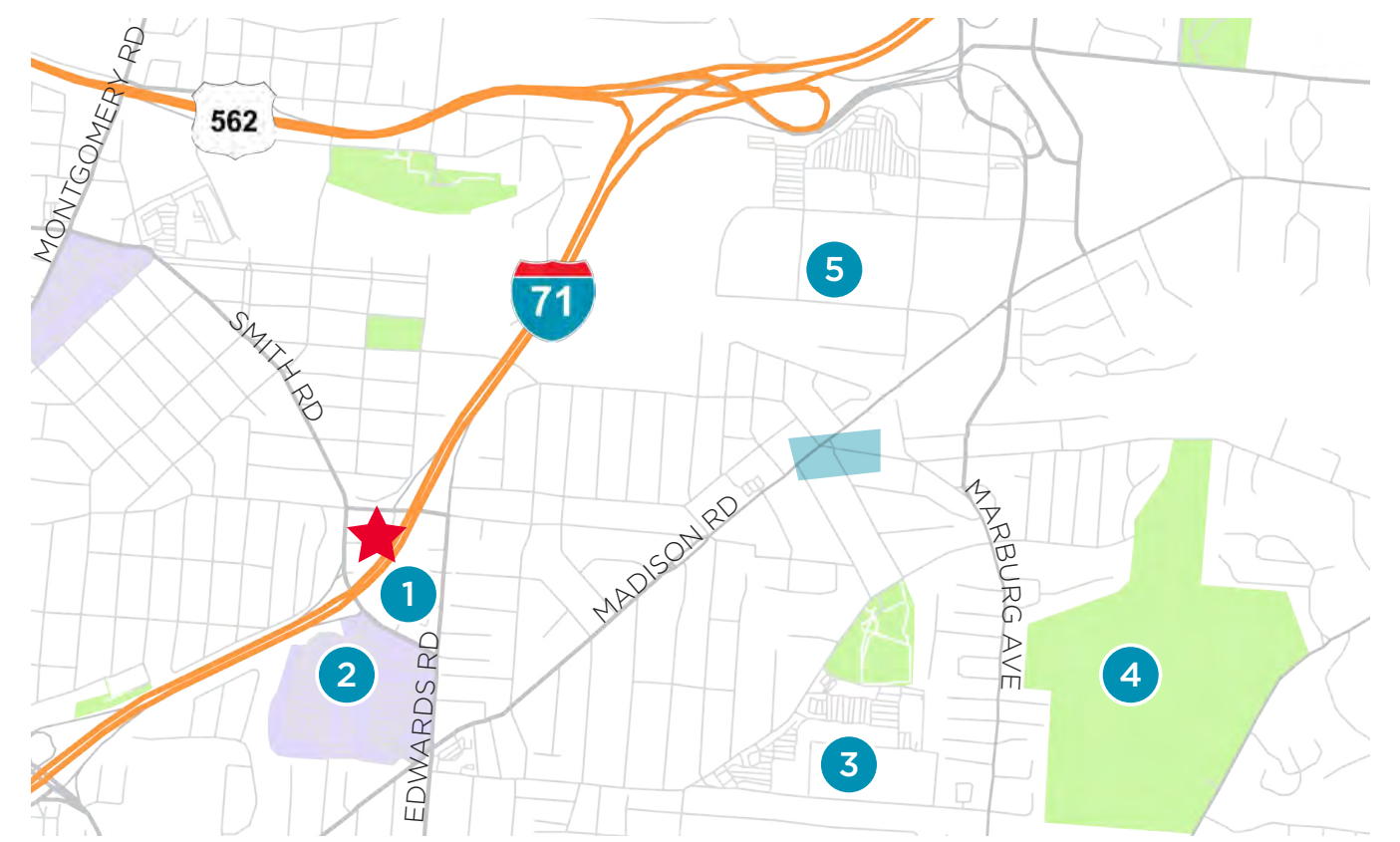
## Area Amenities

The areas of Hyde Park, Oakley, Norwood and Rookwood surround Cornerstone with abundant amenities.

Destination retail and dining options can be enjoyed within walking distance at Rookwood Commons & Pavilion and Rookwood Exchange.

This map provides just a sampling of area amenities.

- 1 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
- 2 Rookwood Commons & Pavilion**
  - Home Goods
  - BJ's Restaurant
- 3 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
- 4 Hyde Park Golf & Country Club**
- 5 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





For more information, please contact:

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