

Kenwood Commons

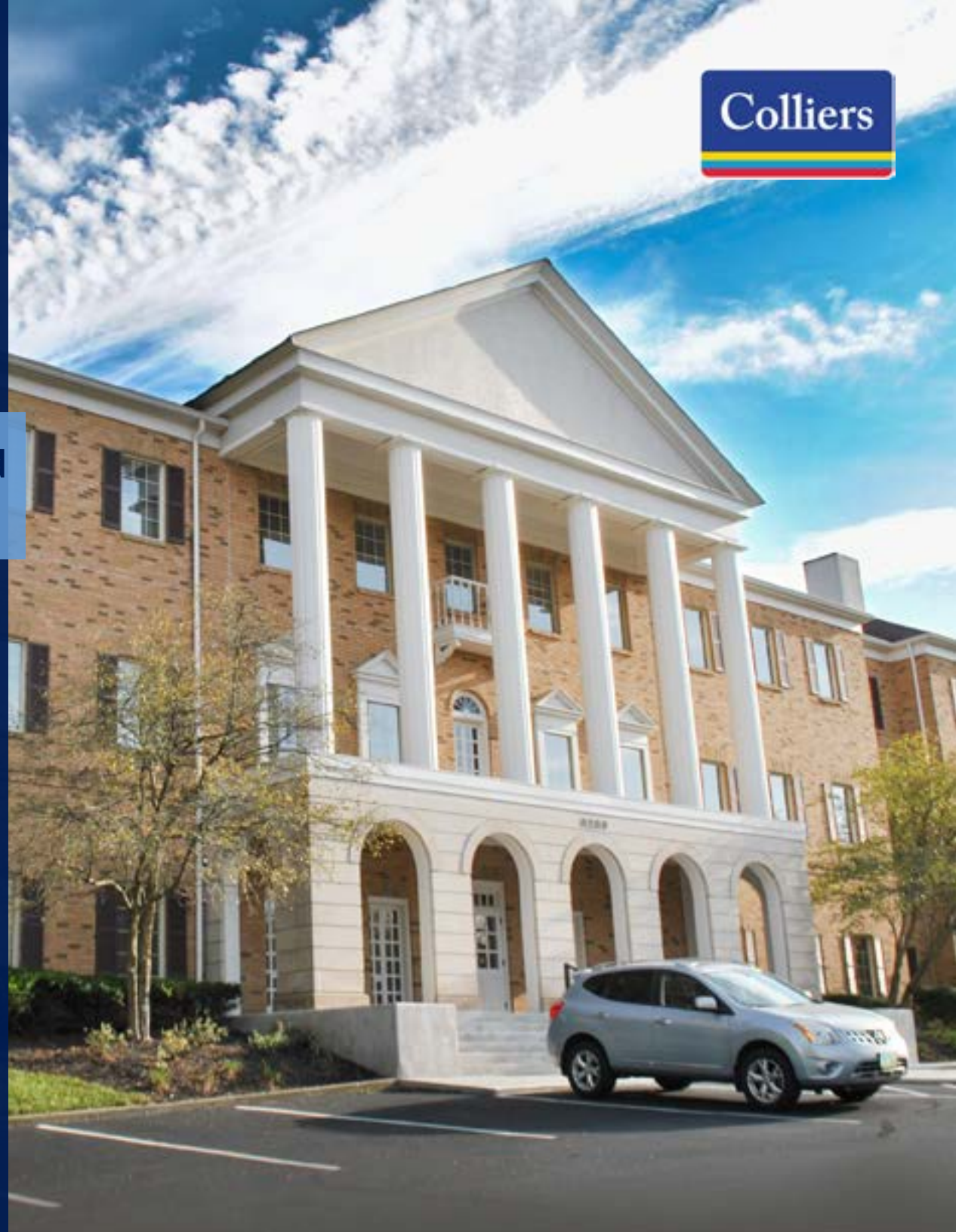
8230 & 8280 Montgomery Road
Cincinnati, Ohio 45236

Two-building office
complex located in the
heart of Kenwood!

Adjacent to hundreds of neighborhood
amenities, including restaurants,
shopping, banking, and fitness.

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Highlights



Free Surface Parking



Immediate Highway Access



Reduced Earnings Tax



Three (3) Floors



Max Cont. 15,788 SF



Min. Div. 2,245 SF



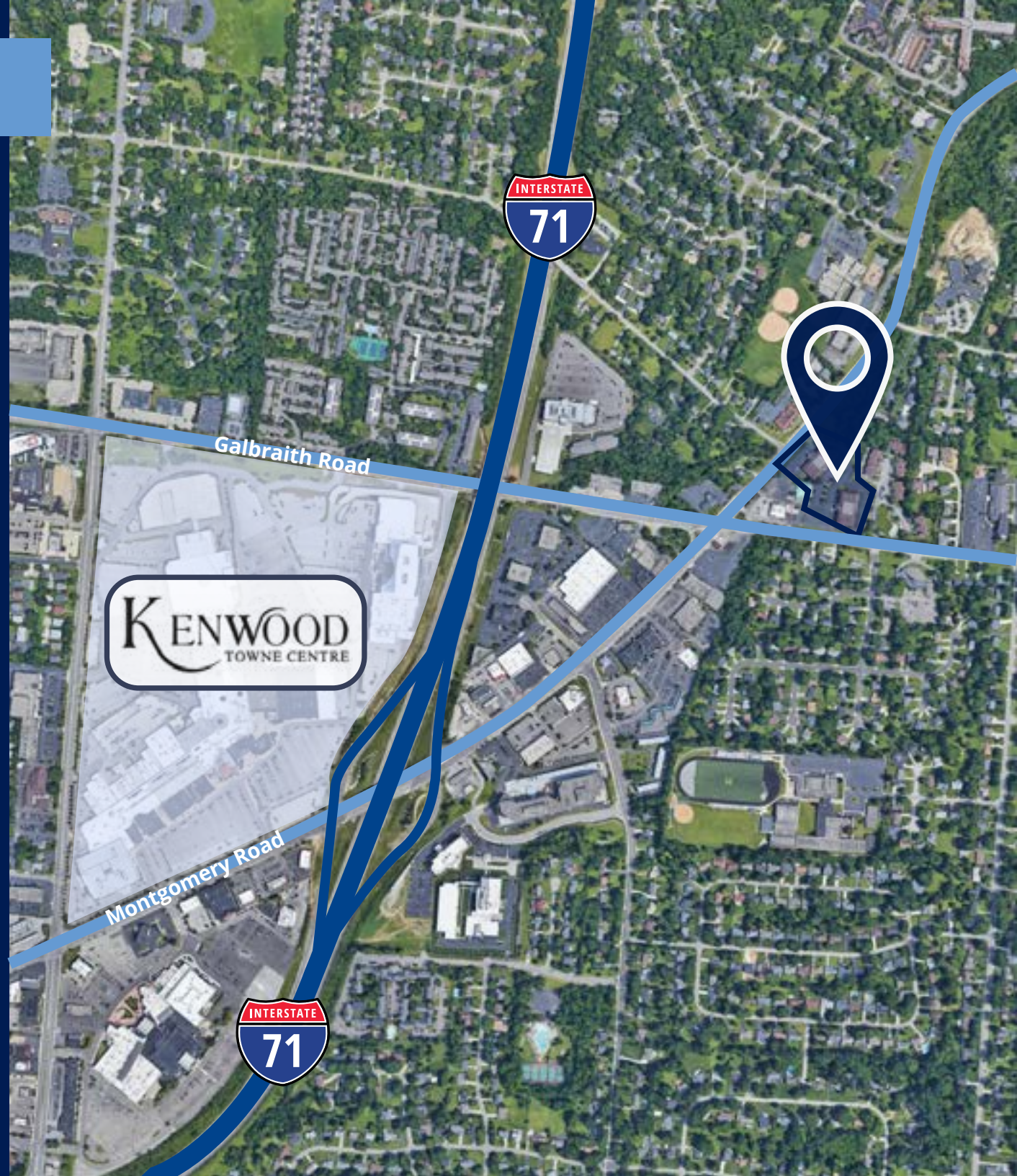
Recent Renovations

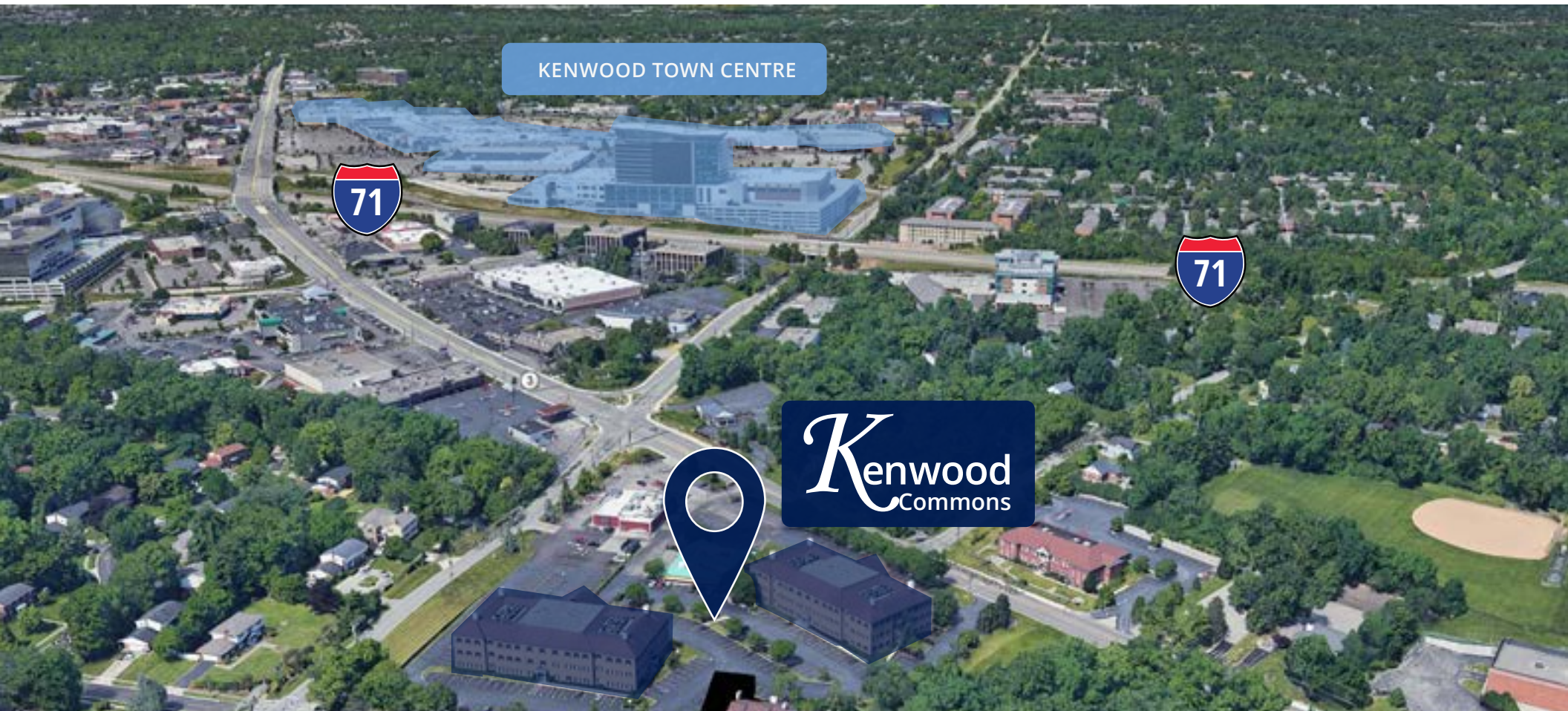


15 Minutes to Downtown



25 Minutes to CVG Airport





8230 Montgomery Road

AVAILABILITIES

Suite 100	3,856 SF
Suite 120	4,053 SF
Suite 200	7,929 SF
Suite 205	4,614 SF
Suite 210	3,245 SF
Total	23,697 SF

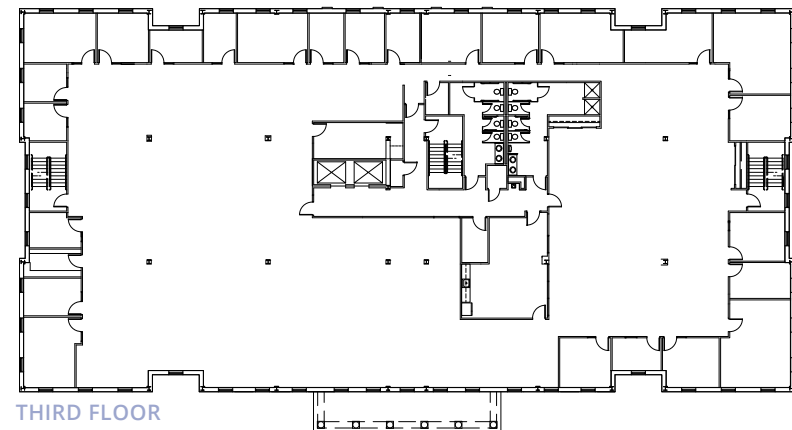
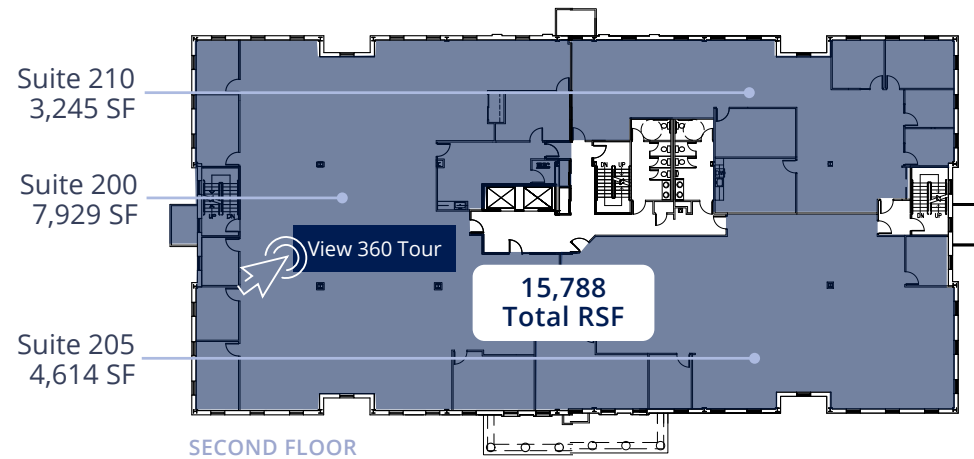
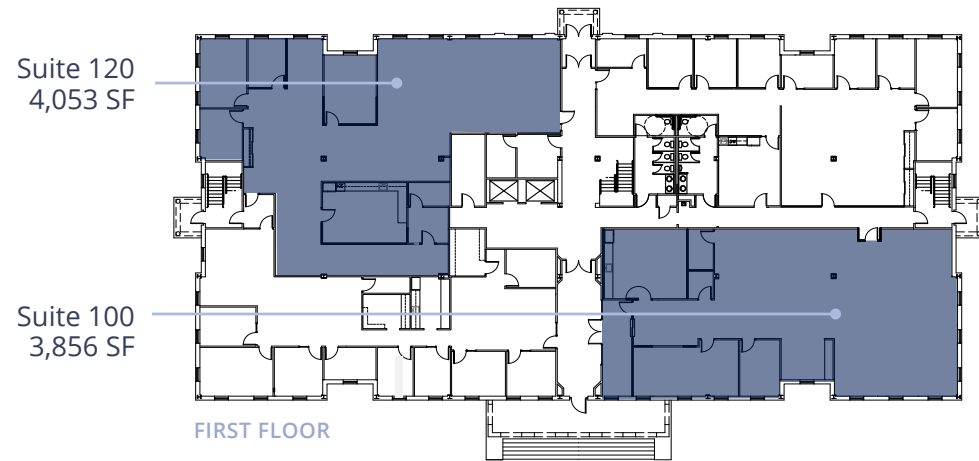
Net Rent \$12.50/SF

OPEX \$6.38/SF (2026)
+ Tenant electric

Earnings Tax 0.75%
(Sycamore Township)

HIGHLIGHTS

- Full second floor available
- Immediate Access from both I-71 North and South
- Adjacent to numerous dining options
- Interior and exterior recently renovated
- Signage opportunities





8280 Montgomery Road

AVAILABILITIES

Suite 100 2,245 SF

Suite 205 2,689 SF

Suite 300 3,752 SF

Total 8,686 SF

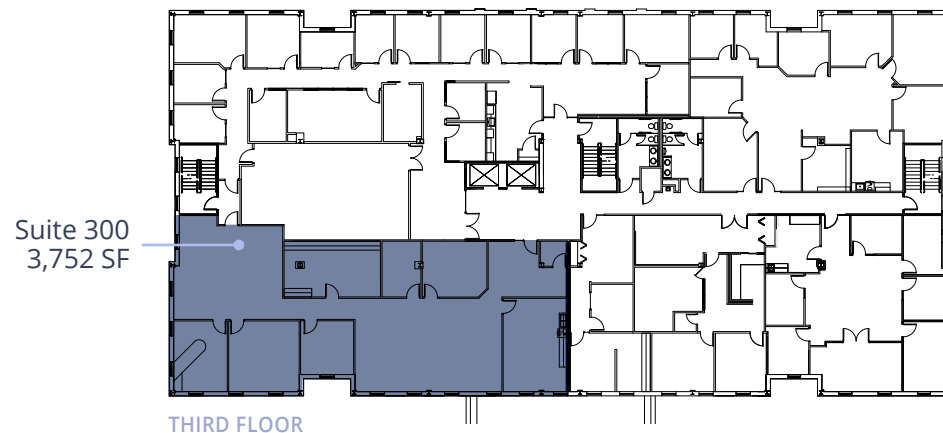
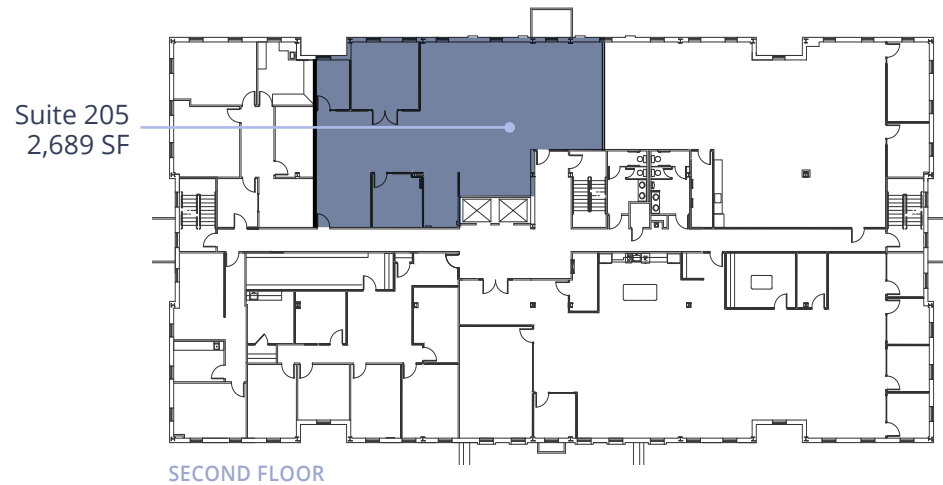
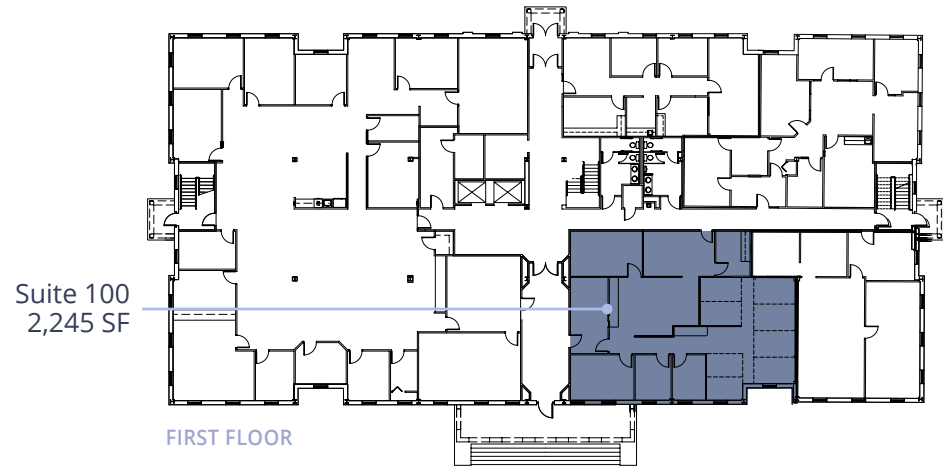
Net Rent \$12.50/SF

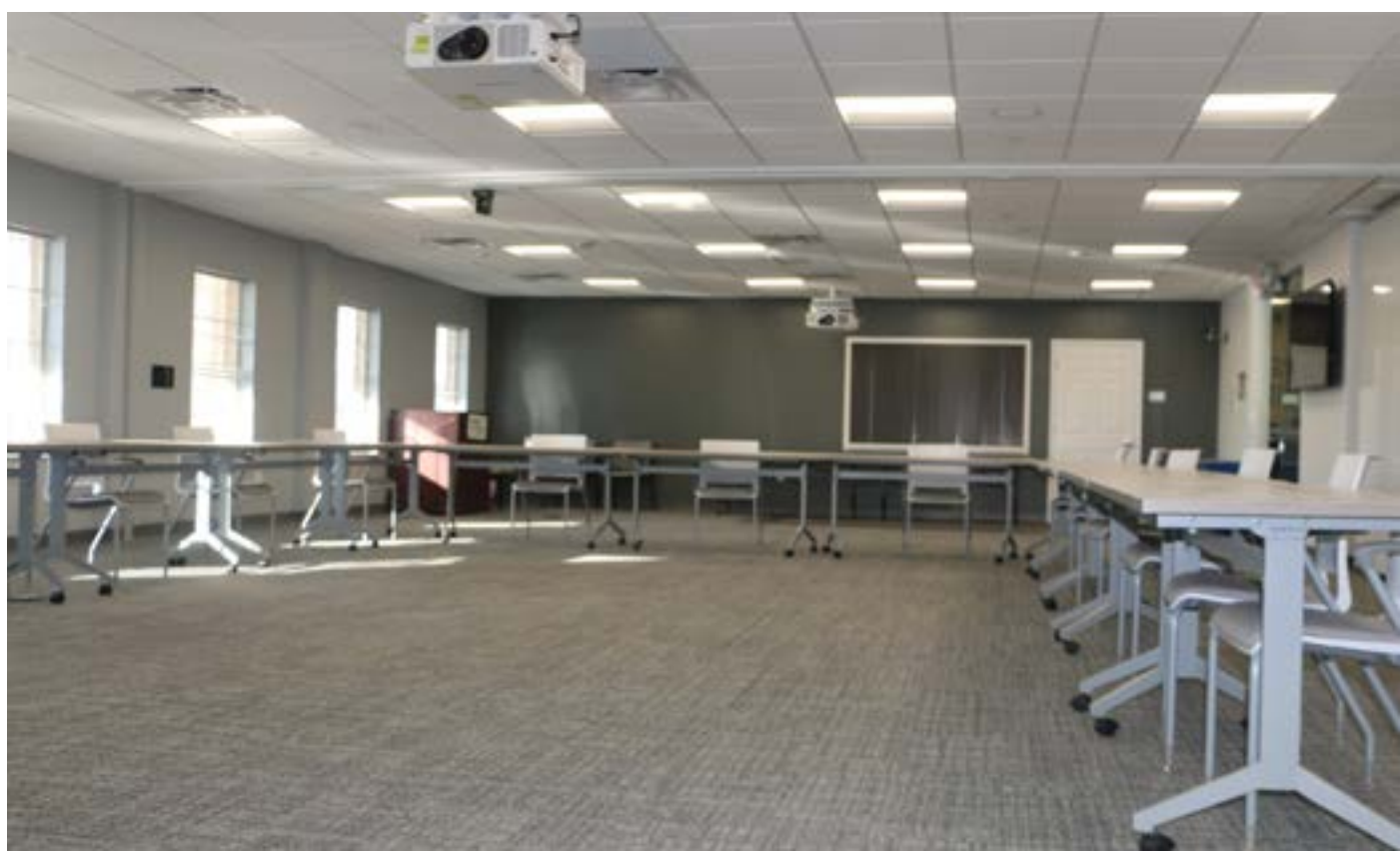
OPEX \$6.42/SF (2026)
+ Tenant electric

Earnings Tax 0.75%
(Sycamore Township)

HIGHLIGHTS

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