

# Kenwood Commons

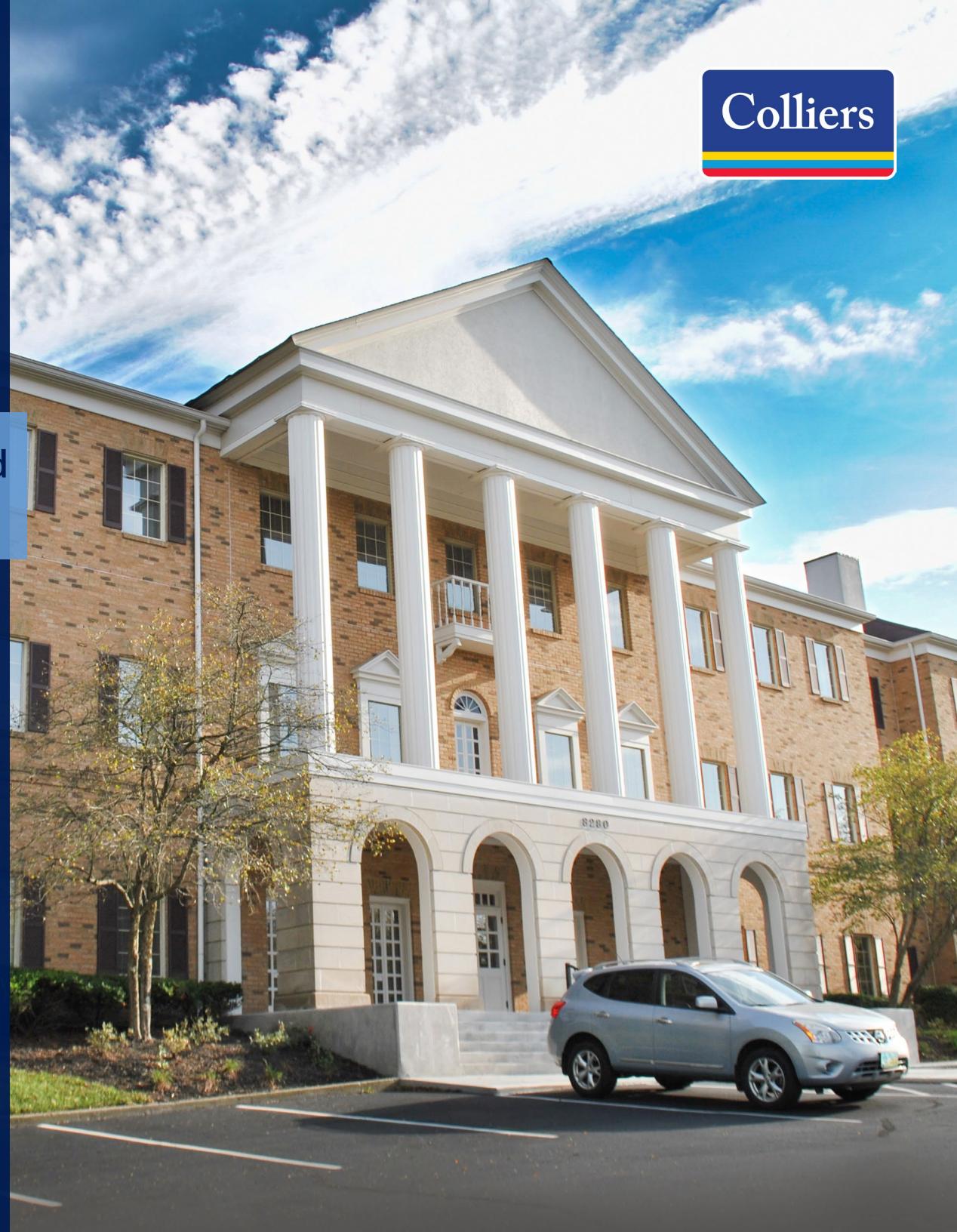
8230 & 8280 Montgomery Road  
Cincinnati, Ohio 45236

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

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

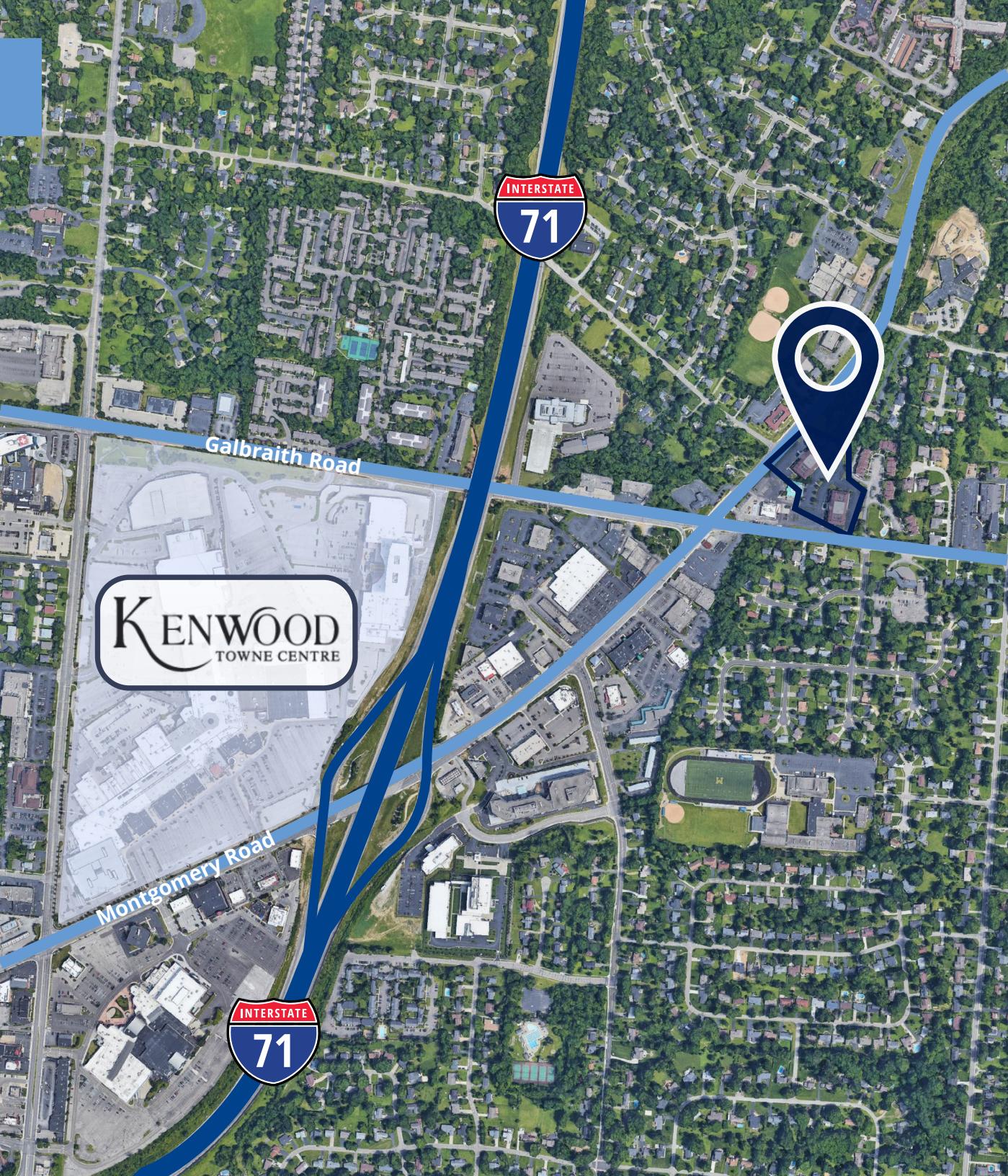
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# Highlights

-  Free Surface Parking
-  Immediate Highway Access
-  Reduced Earnings Tax
-  Three (3) Floors
-  Max Cont. 7,929 SF
-  Min. Div. 1,226 SF
-  Recent Renovations
-  15 Minutes to Downtown
-  25 Minutes to CVG Airport





# 8230 Montgomery Road

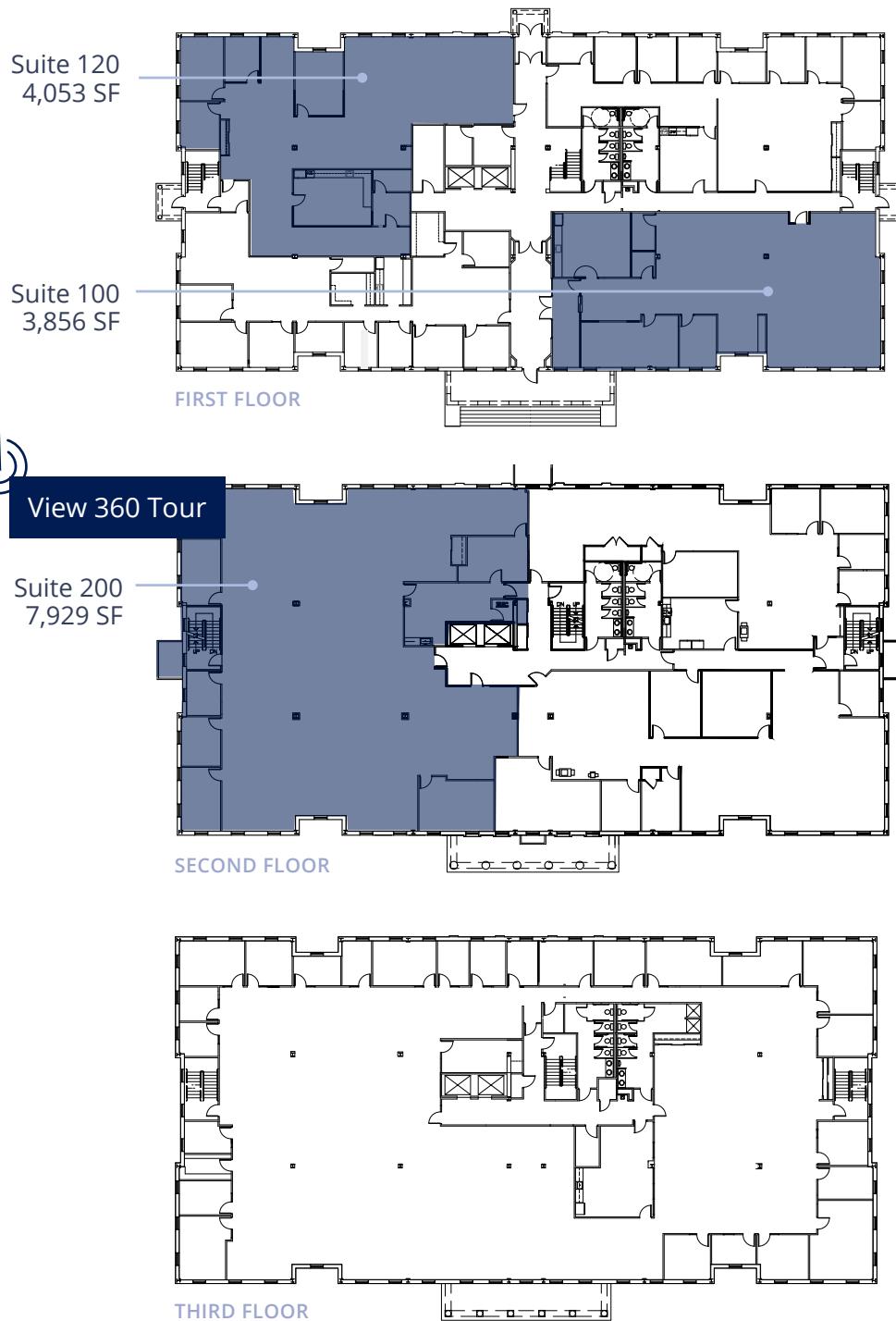
## AVAILABILITIES

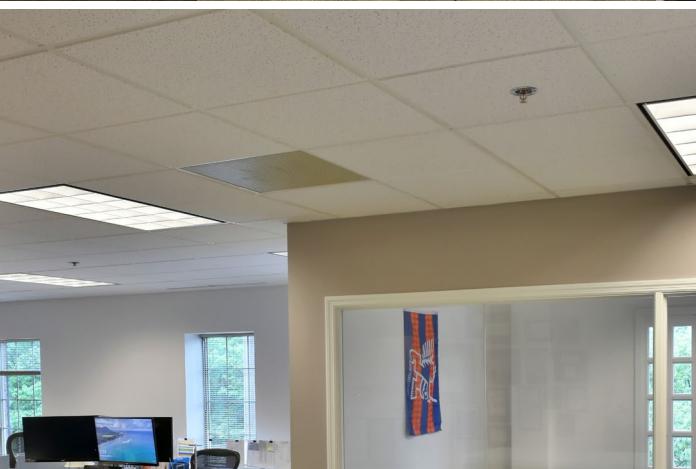
Suite 100	3,856 SF
Suite 120	4,053 SF
Suite 200	7,929 SF
<b>Total</b>	<b>15,838 SF</b>

Net Rent	\$12.50/SF
OPEX	\$6.24/SF (2025) + Tenant electric
Earnings Tax	0.75% (Sycamore Township)

## HIGHLIGHTS

- Half 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

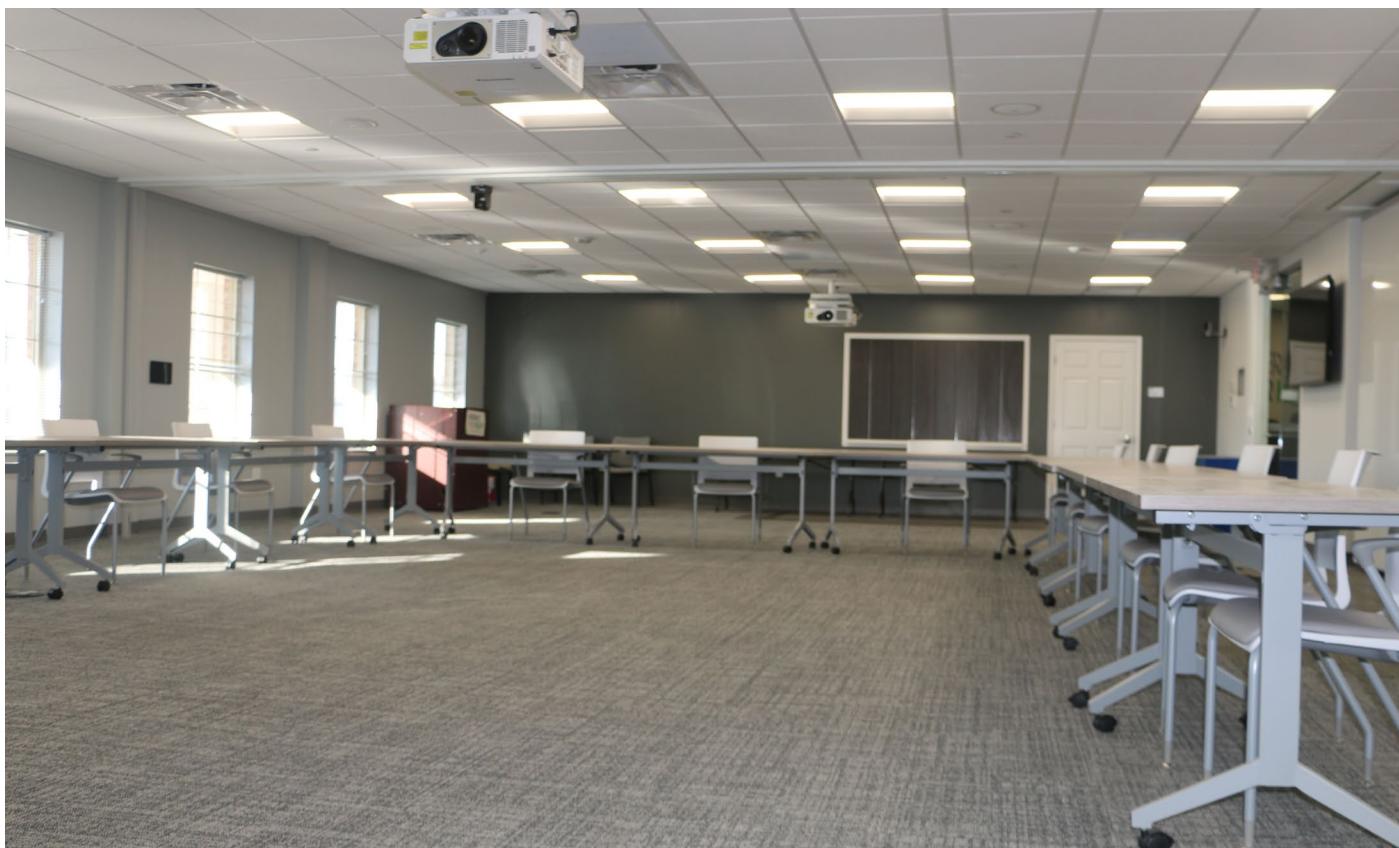
Suite 100	2,245 SF
Suite 205	2,689 SF
Suite 300	3,752 SF
<b>Total</b>	<b>8,686 SF</b>

Net Rent	\$12.50/SF
OPEX	\$6.84/SF (2025) + Tenant electric
Earnings Tax	0.75% (Sycamore Township)

## HIGHLIGHTS

- Immediate access from both I-71 North and South
- Adjacent to numerous dining options
- Interior and exterior recently renovated
- Signage opportunities







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