

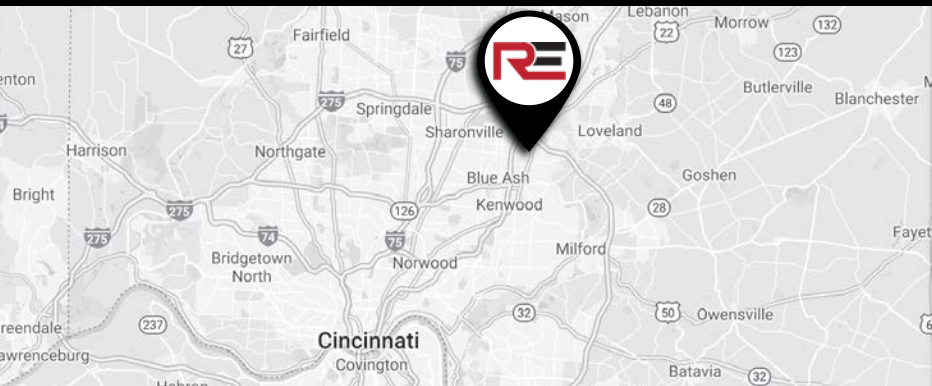
# OFFICE SPACE AVAILABLE FOR LEASE | 17,565 SF

10663 Montgomery Rd | Montgomery, OH 45242



## LEASE OVERVIEW:

**\$12.95 SF/yr NNN | CAM 7.50 (Estimated)**



## LOCATION DETAILS

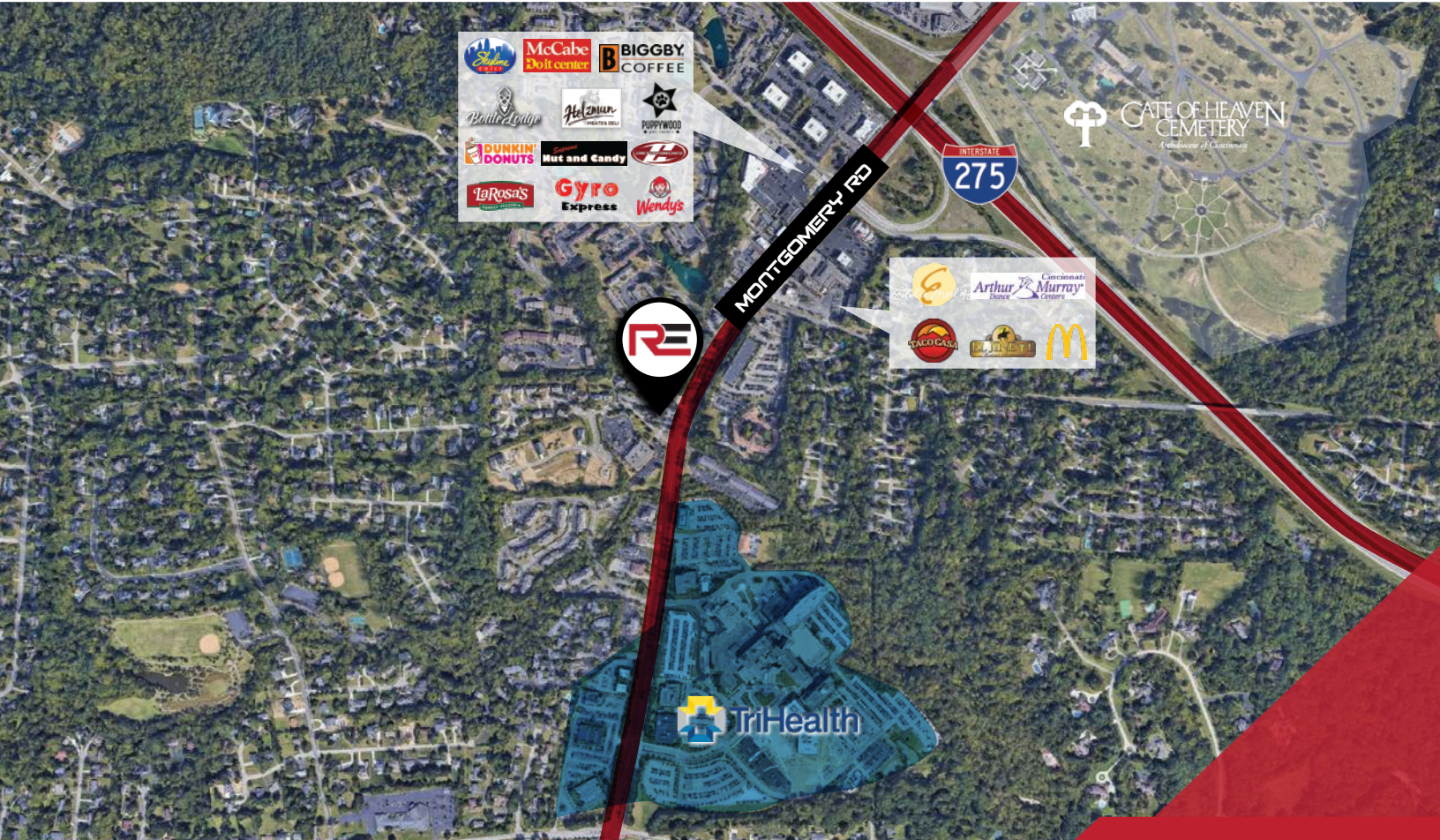
- ✓ Close Proximity to Bethesda North Campus
- ✓ Minutes to I-275 & I-71
- ✓ Numerous Banks, Restaurants & shopping near by

## PROPERTY FEATURES

- ✓ Total Availability 17,565 SF
- ✓ Basement 3,437 SF
- ✓ Full Floor 5,885 SF
- ✓ Building/Monument Signage Available
- ✓ Abundant Parking Available
- ✓ Medical or General Office Use

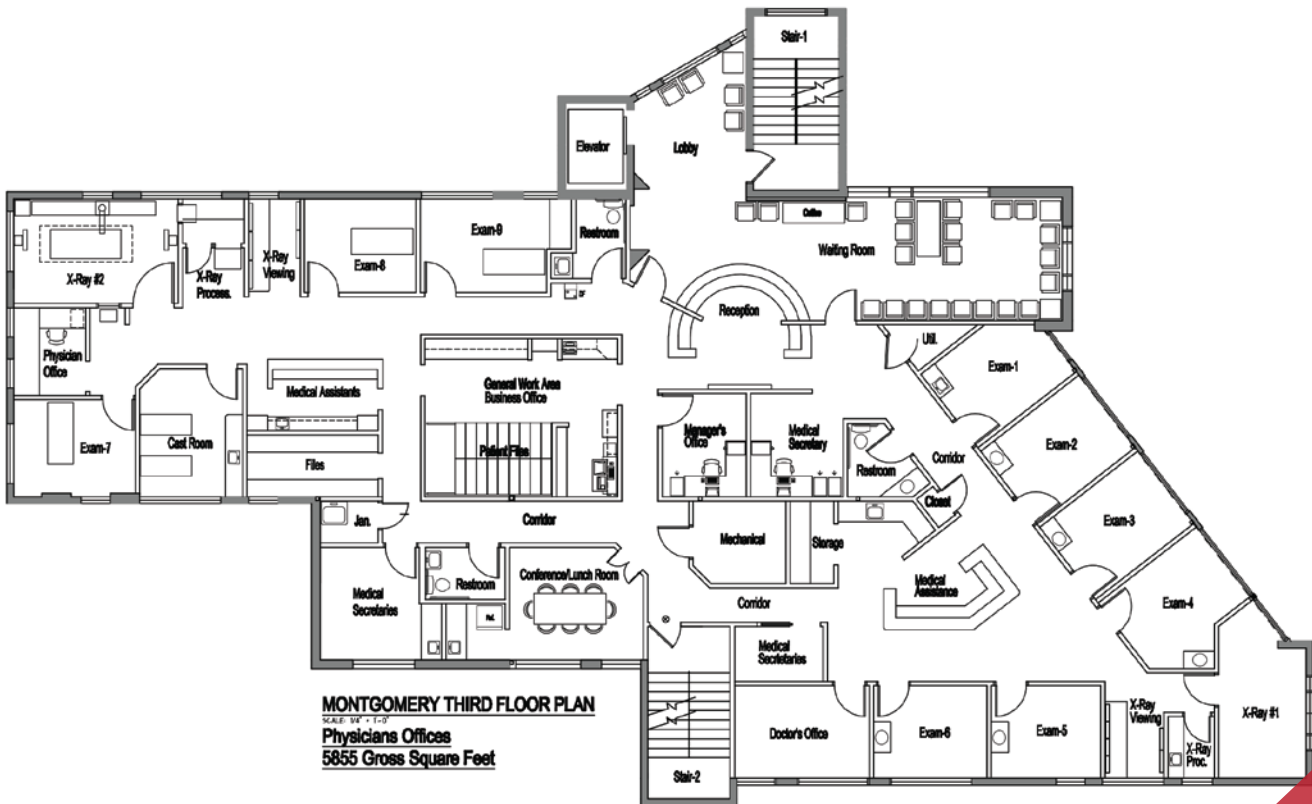
ADAM RATH | BROKER  
ADAM@RATHEQUITY.COM  
513.888.8669  
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**RE**  
RATH EQUITY, LTD.

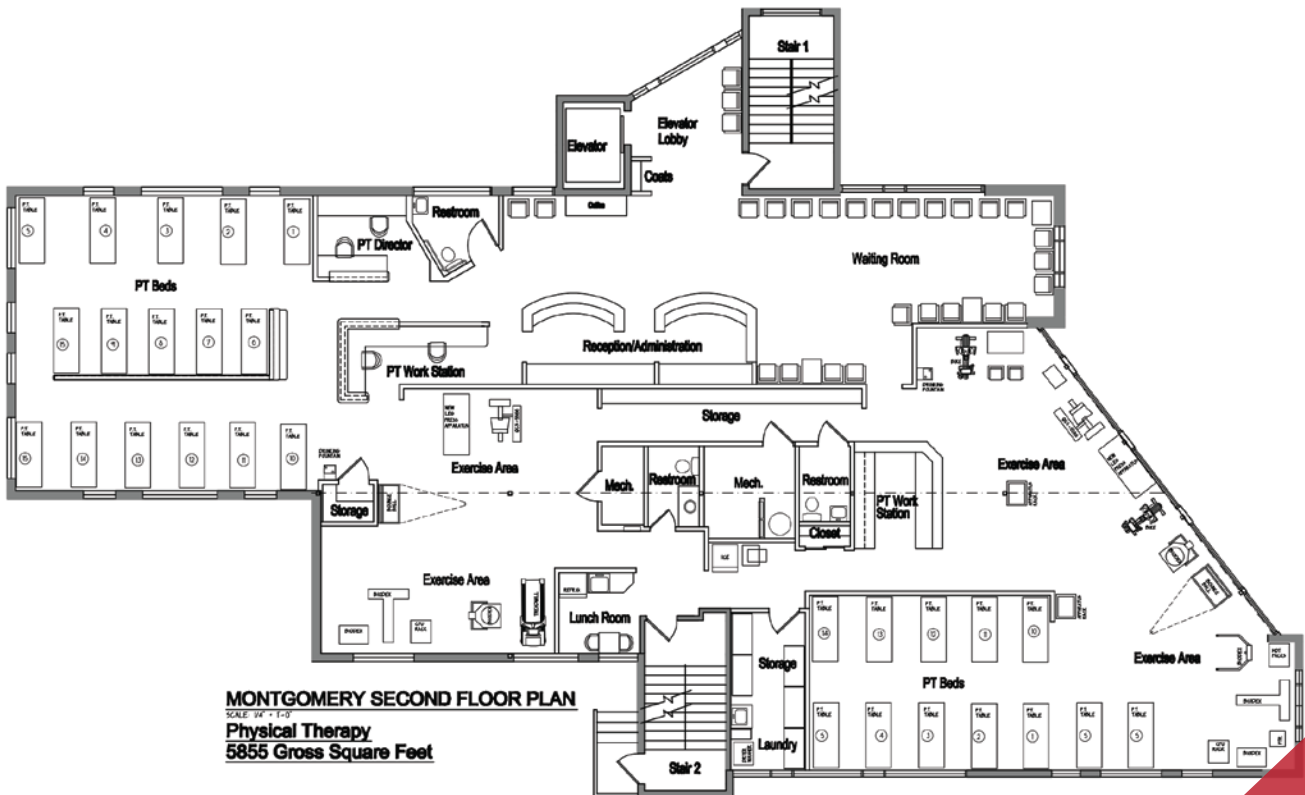
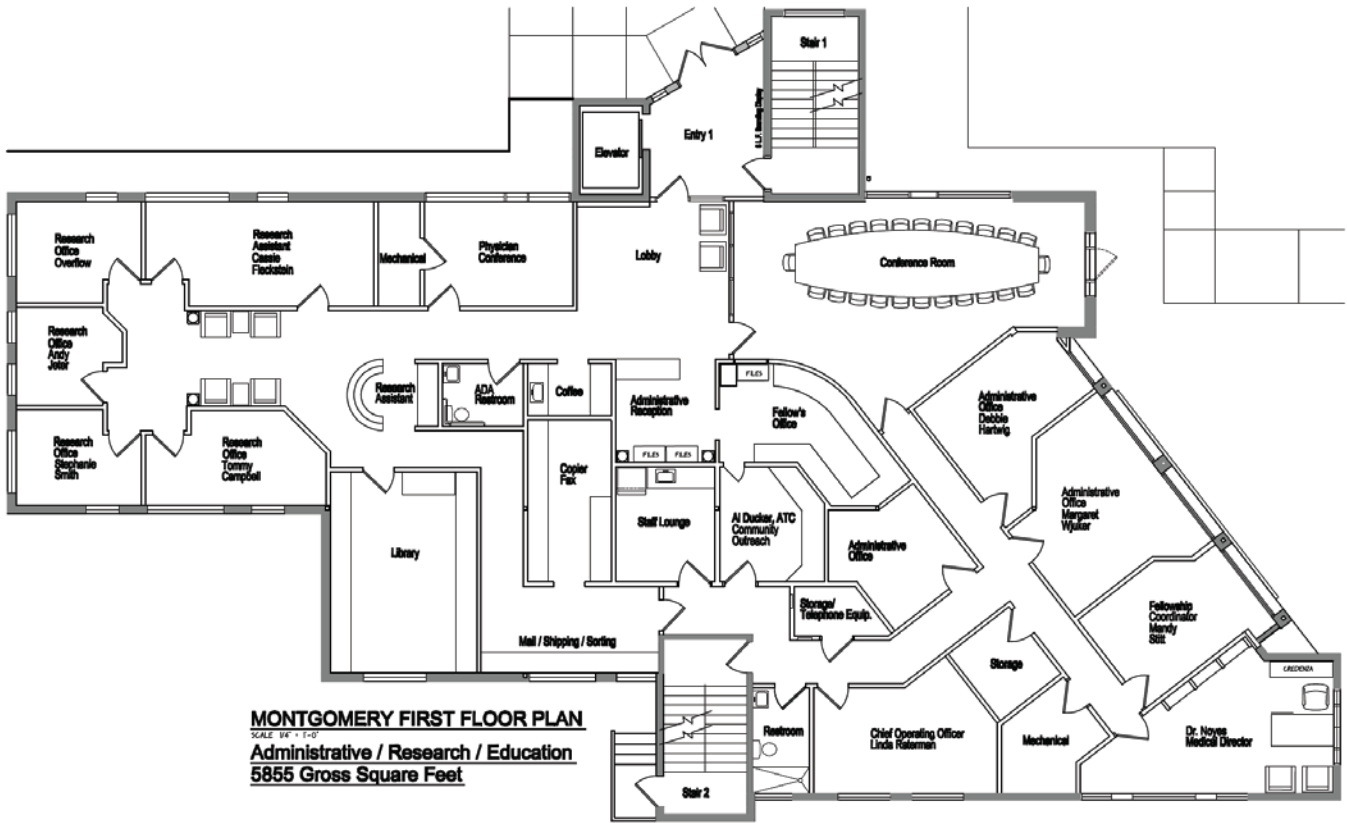


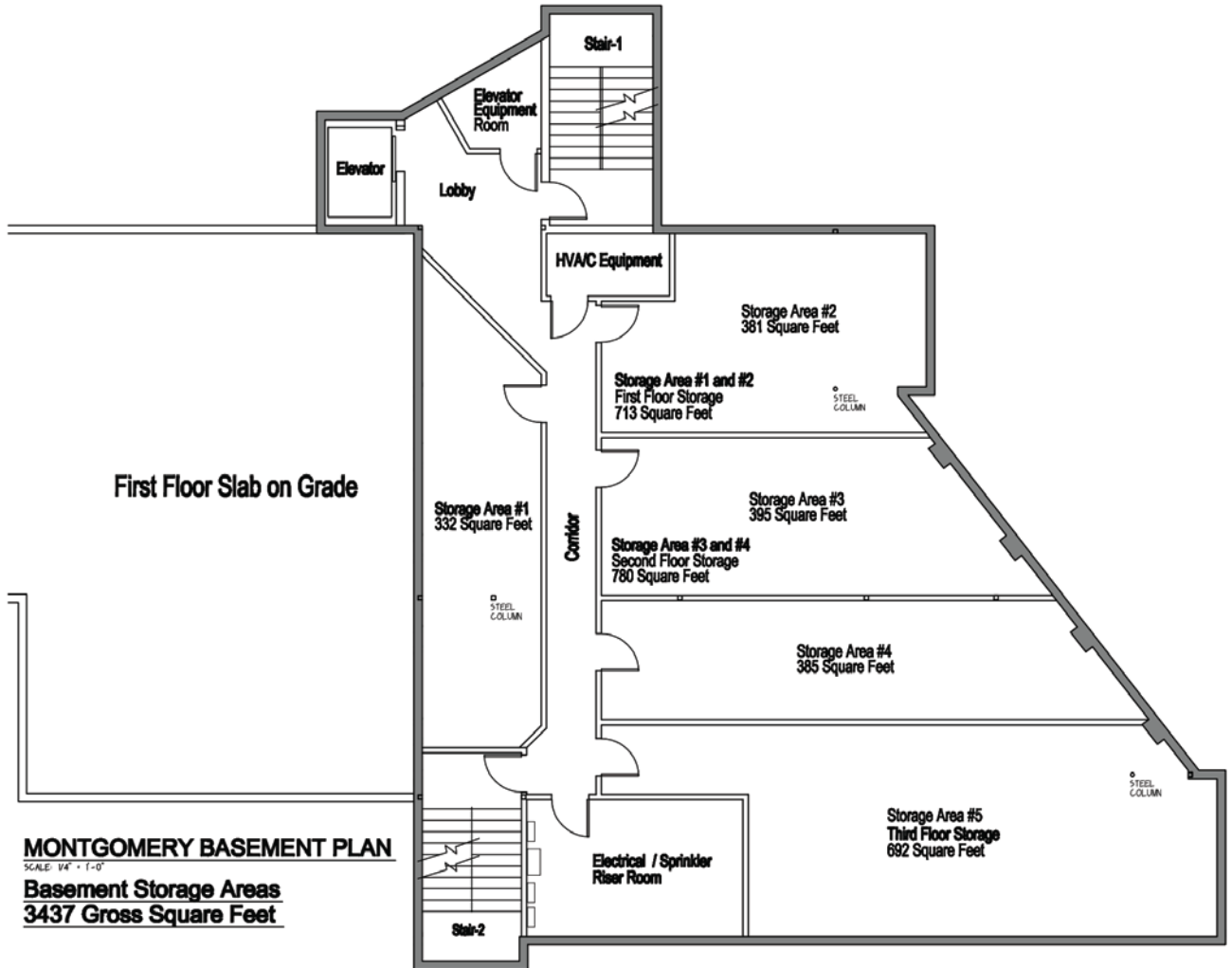
<b>LOCATION</b>	
Address	10663 Montgomery Rd, Montgomery, OH 45242
Building Size	16,283 SF
Parking	On-Site; 80 Spaces
Access	Minutes to I-71 and I-275
Property Type	Class B Office
<b>FEATURES</b>	
Ceiling Heights	9"
Lighting	Flousscent and Can Lighting
Flooring	Mixture of LVT and Carpet
Year Built	1992
Number of Floors	3 (Three) Floors
<b>UTILITIES</b>	
Electric	Duke
Water/Sewer	City
Phone/Data	Spectrum / Cincinnati Bell
<b>ZONING</b>	
Municipality	City of Montgomery
<b>BUILDING SYSTEMS</b>	
HVAC	Forced Air

EXAMPLE FLOOR PLAN

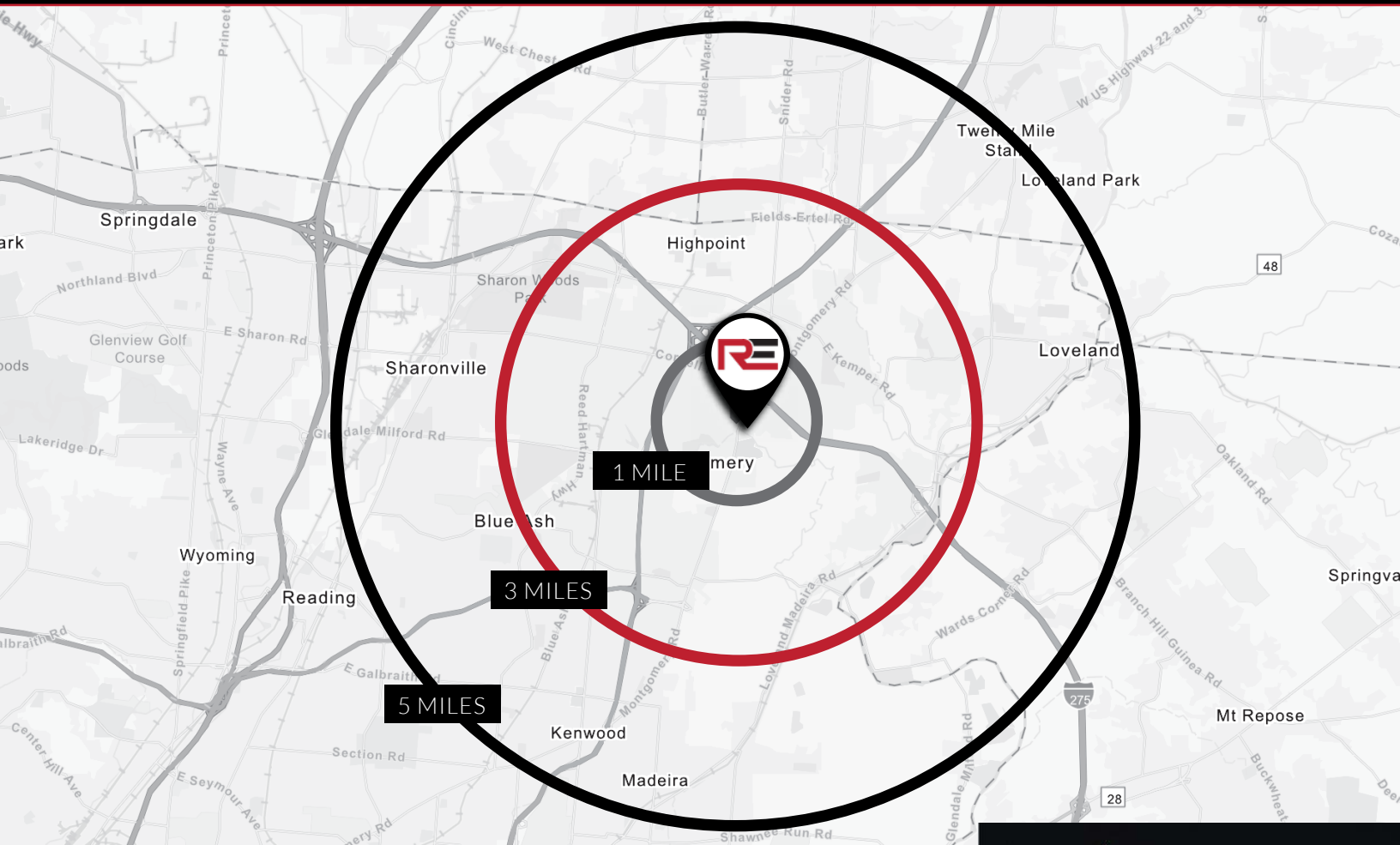


**MONTGOMERY THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**Physicians Offices**  
5855 Gross Square Feet





**MONTGOMERY BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"  
**Basement Storage Areas**  
**3437 Gross Square Feet**



2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,827	45,559	140,692
Households	2,297	18,148	56,652
Families	1,561	12,643	38,315
Average Household Size	2.46	2.48	2.46
Owner Occupied Housing Units	1,612	13,757	41,605
Renter Occupied Housing Units	686	4,391	15,047
Median Age	46.2	45.2	42.8
Median Household Income	\$104,090	\$105,181	\$98,270
Average Household Income	\$139,189	\$145,496	\$131,043

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,830	45,971	143,515
Households	2,302	18,361	57,880
Families	1,558	12,745	38,966
Average Household Size	2.46	2.47	2.46
Owner Occupied Housing Units	1,632	13,890	42,508
Renter Occupied Housing Units	670	4,471	15,373
Median Age	46.5	45.8	43.5
Median Household Income	\$114,059	\$113,969	\$106,452
Average Household Income	\$155,346	\$161,502	\$145,153

