



**KENWOOD
TOWNE CENTER**

KENWOOD COMMONS

Two-building office complex located in the heart of Kenwood. Adjacent to hundreds of neighborhood amenities, including restaurants, shopping, banking, and fitness. Less than 2,500 feet to I-71 interchange via Montgomery Road.

\$12.00
NET

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Class A interior finishes & suites ranging from 1,000 to 38,000 SF in size

Surrounded by numerous dining options. Highly visible signage opportunities along Montgomery & Galbraith Roads.

46,670 SF AVAILABLE



Free Surface Parking



Immediate Highway Access



3 Floors



Max Contiguous: 38,000 SF



Min Divisible: 1,000 SF



Class A Finishes



Recent renovations



Managed by Duke Realty Corp.



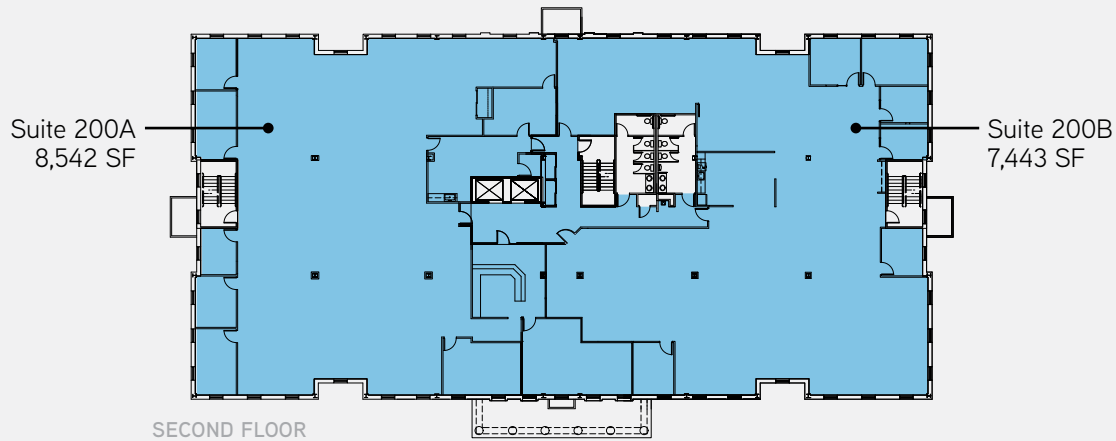
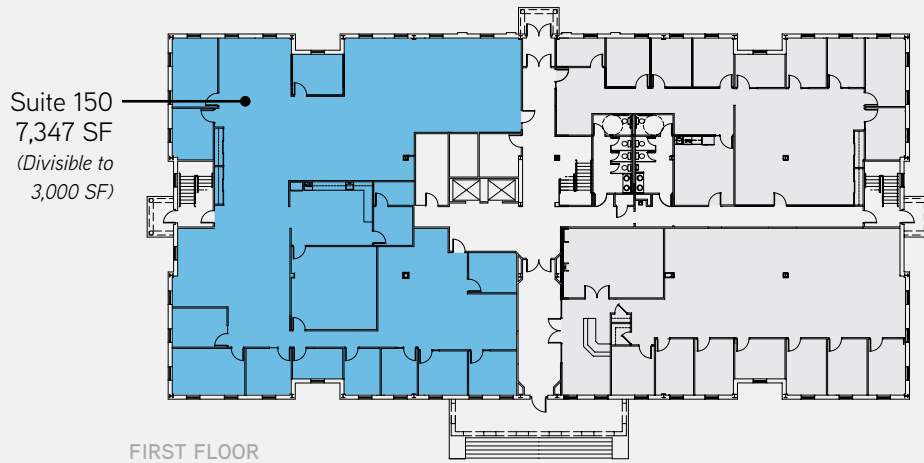
15 minutes to Downtown



25 minutes to CVG Airport







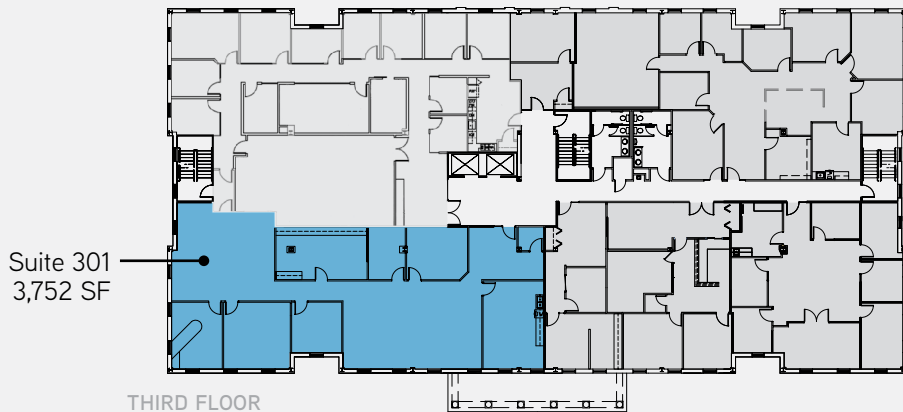
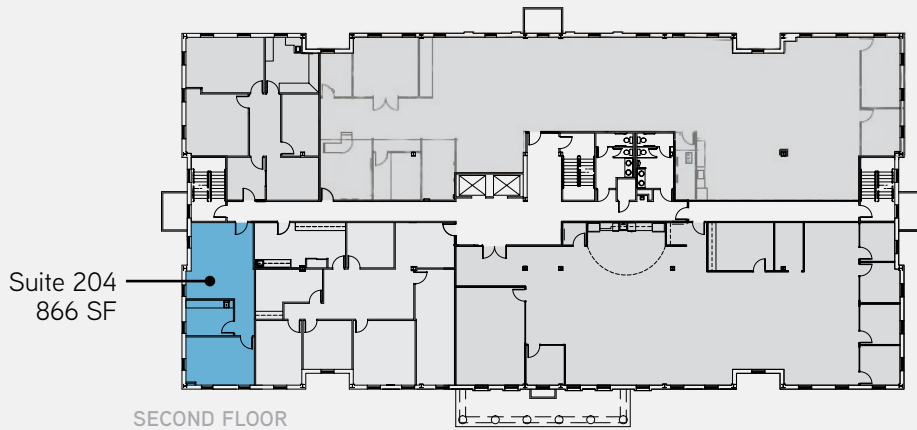
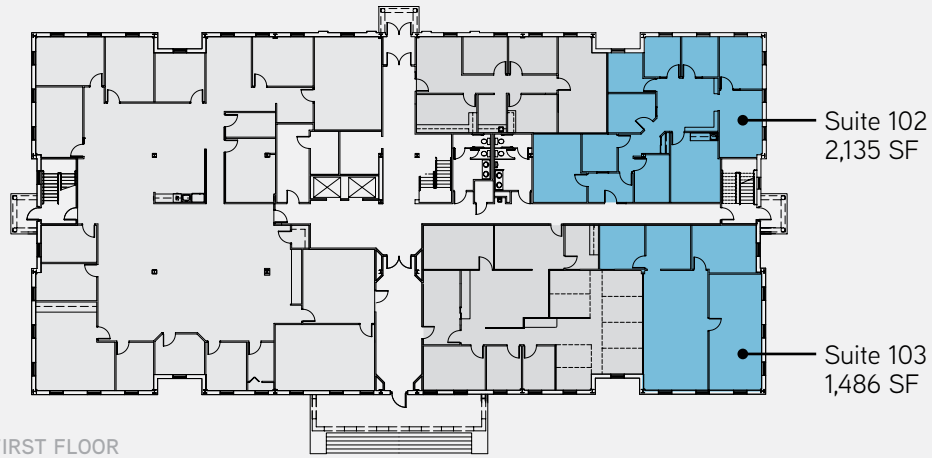
8230 KENWOOD COMMONS

Net Rent	From \$12.00/SF
Operating Expenses	\$7.00/SF
Earnings Tax	0.75% (Springfield Township)
Availability:	
Suite 150	7,347 SF
Suite 200 (Full Floor)	15,985 SF
Suite 200A	8,542 SF
Suite 200B	7,443 SF
Suite 300 (Full Floor)	15,099 SF
Total	38,431 SF

\$12.00
NET

FEATURES

- Class A finishes
- Prominent visibility along Galbraith Road
- Immediate Access from both I-71 North and South
- Adjacent to numerous dining options
- Managed by Duke Realty Corp.
- Two full contiguous floors available (approximately 31,000 RSF), divisible suites.
- Interior and exterior renovations complete
- Signage opportunities



8280 KENWOOD COMMONS

Net Rent	From \$12.00/SF
Operating Expenses	\$7.00/SF
Earnings Tax	0.75% (Springfield Township)
Availability:	
Suite 102	2,135 SF
Suite 103	1,486 SF
Suite 204	866 SF
Suite 301	3,752 SF
Total	8,239 SF

\$12.00
NET

FEATURES

- Class A finishes
- Prominent visibility along Montgomery Road
- Immediate Access from both I-71 North and South
- Adjacent to numerous dining options
- Managed by Duke Realty Corp.
- Smaller suite sizes ranging from 1,000 - 3,750 RSF
- Interior and exterior renovations complete
- Signage opportunities



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