

FOR LEASE

4553 Montgomery Road
Norwood, Ohio 45213

NEWLY RENOVATED!
**Prime Retail and
Office Space for Lease**



PROPERTY FEATURES:

Retail (First Floor):

- Two Units Available: 1,000 SF each (or combine for 2,000 SF total)
- Modern, freshly renovated interiors
- One restroom
- Flexible layout ideal for retail, service, or office use
- Excellent visibility on Montgomery Road
- Convenient parking (street and rear lot)
- Transit-friendly – located directly on a bus line
- Minutes from Surrey Square Shopping Center

Building Details:

- Known locally as “The Florist Shop Building”
- 2nd Floor: Two offices (one on each side), each with its own electric panel and meter
- 3rd Floor: One electrical panel (additional details available upon discussion)
- HVAC: Mini-split systems on all floors
- Newly updated infrastructure and finishes throughout

Lease Rate: \$20.00 PSF (includes all except gas, electric, and janitorial)

The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**JEFF WOLF
& PARTNERS**
REAL ESTATE

Jeff Wolf, SIOR, CCIM

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513.368.3749

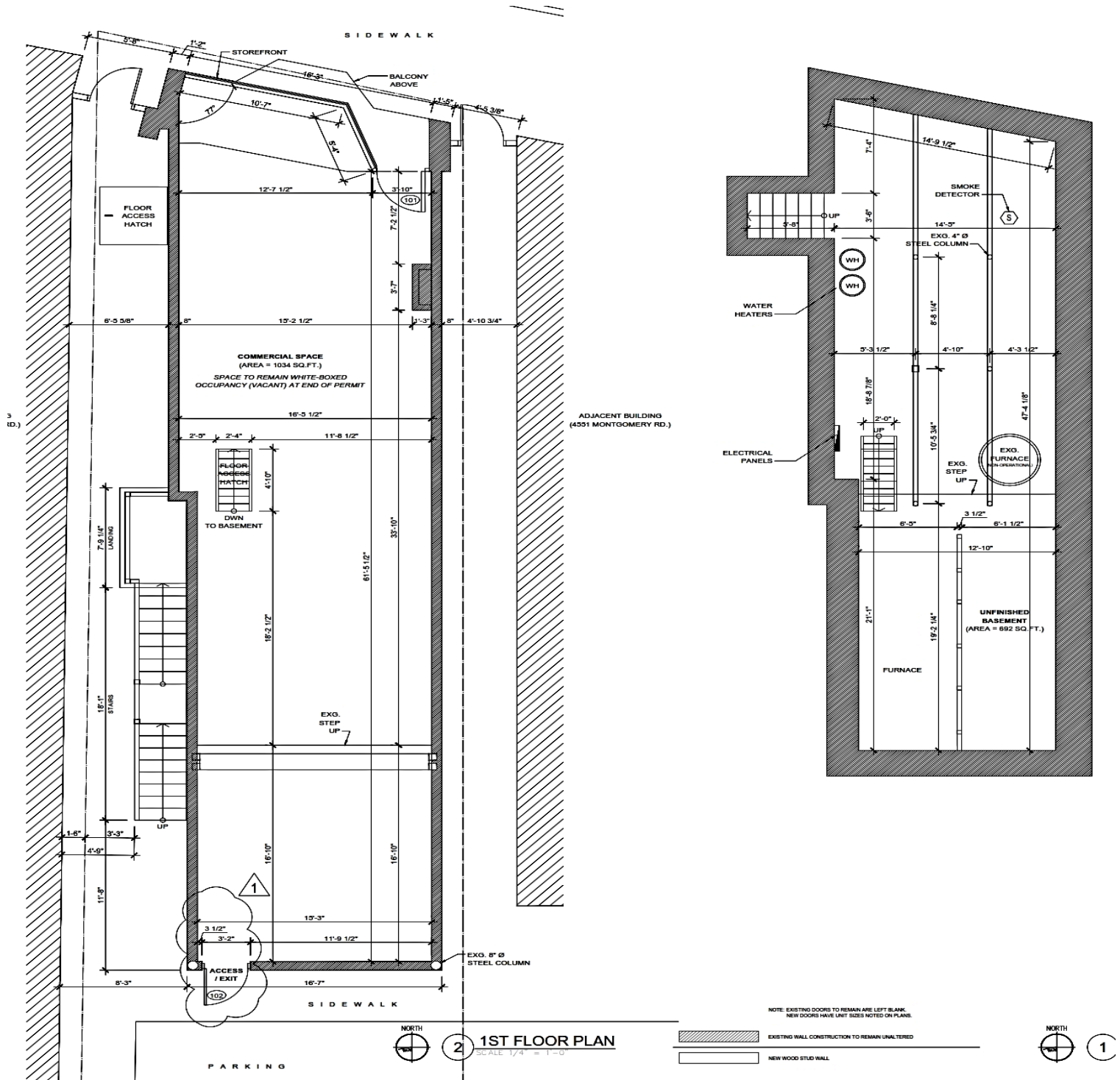
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FIRST FLOOR PLAN



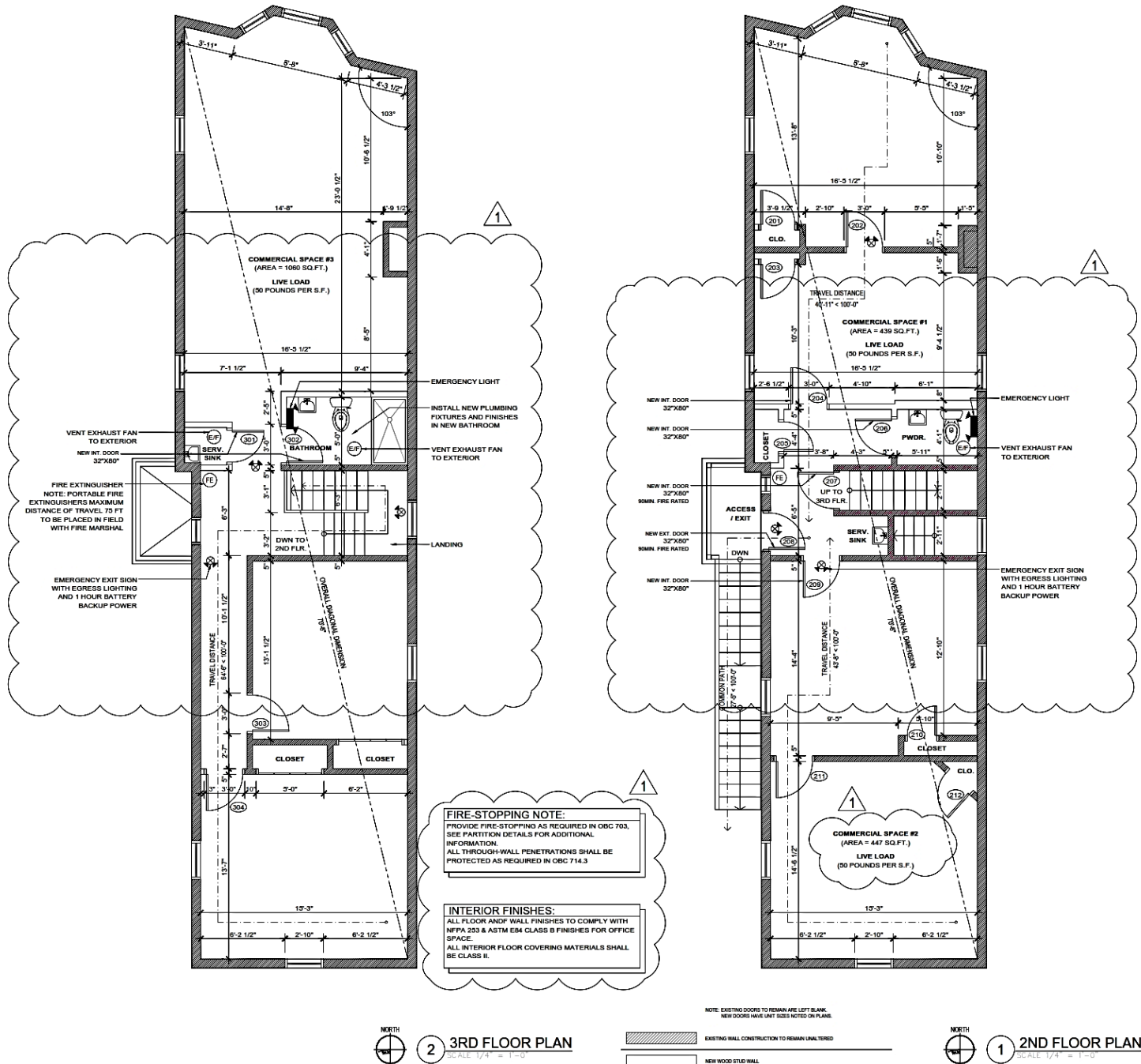
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THIRD FLOOR PLAN



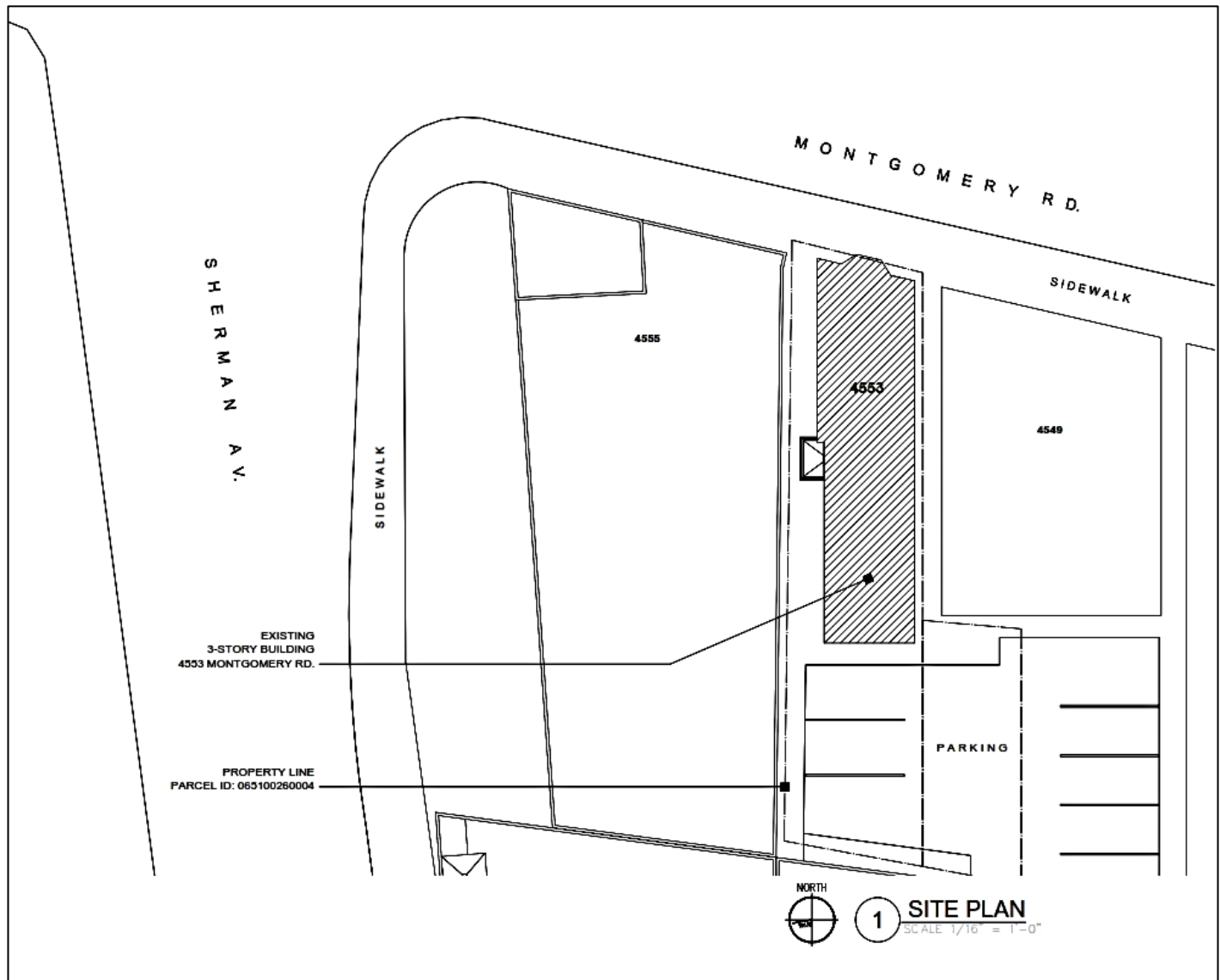
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SITE PLAN



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