

FOR LEASE

I-74 Wired: 2300 Montana Ave.
Cincinnati, OH 45211



NAIBergman

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HOME

HIGHLIGHTS

AVAILABLE

AREA

Building Summary

NAI Bergman is pleased to present the I-74 Wired Office Building with numerous available spaces and a wide range of configurations and sizes. The building offers countless amenities, newly renovated spaces, and a remarkably competitive rental rate.

- Asking rate: \$12.50 / SF Gross – Negotiable
- Ample Parking / Free Parking
- Flexible Floor Plans & Configurations
- Common Conference Room & Break Room
- Direct Access to I-74
- 6 Minutes to Downtown Cincinnati
- 4 GBS of Internet – FREE
- Basic IT Consulting – FREE
- Data Center on Site
- New Renovations & Improvements
- Renovations - Negotiable



Building Availability

First Floor		
Suite	SQFT	\$/MO
101	1,598	\$2,300
103	1,089	\$2,100

Second Floor		
Suite	SQFT	\$/MO
203	360	\$850
211	98	\$81.00
212	300	\$600
213	110	\$500
217	104	\$500
218	104	\$500
219	174	\$500
245	600	\$1,500
248	199	\$500

Third Floor		
Suite	SQFT	\$/MO
301	2,936	\$3,800
306	1,484	\$2,500
317	1,149	\$2,500

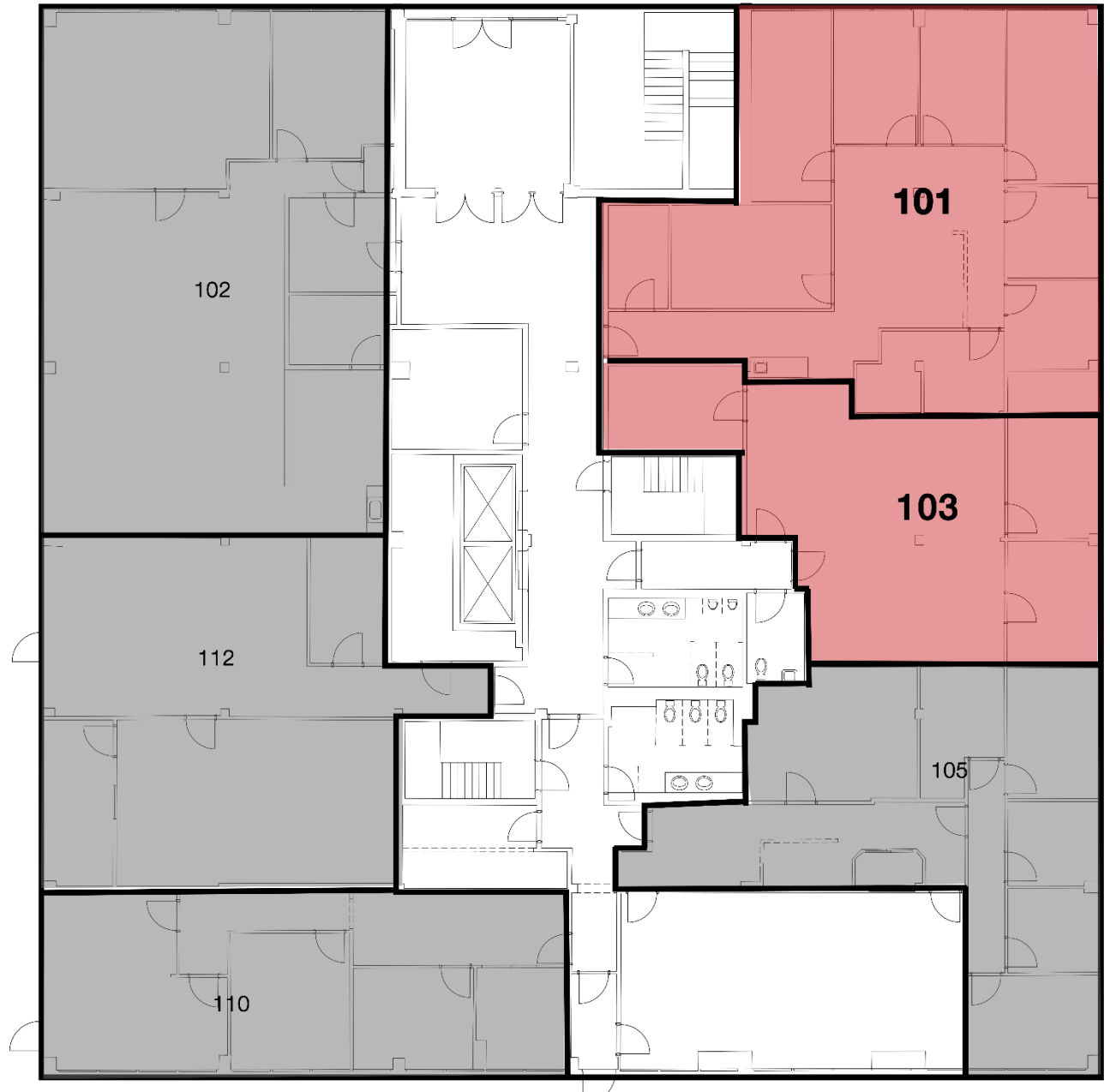
Fourth Floor		
Suite	SQFT	\$/MO
414	208	\$500
416	165	\$500
417	117	\$500
418	415	\$800
419	160	\$500
450	836	\$1,500

Custom Floor Plan		
Suite	SQFT	\$/MO
OA1	3,356	\$4,100

Fifth Floor		
Suite	SQFT	\$/MO
MM	398	\$1,500
502	118	\$600
503	114	\$600
513	187	\$600
514	188	\$600
516	109	\$600
517	124	\$600
519	171	\$600
521	119	\$600
534	250	\$600
536	148	\$600
538	161	\$600
540	584	\$900

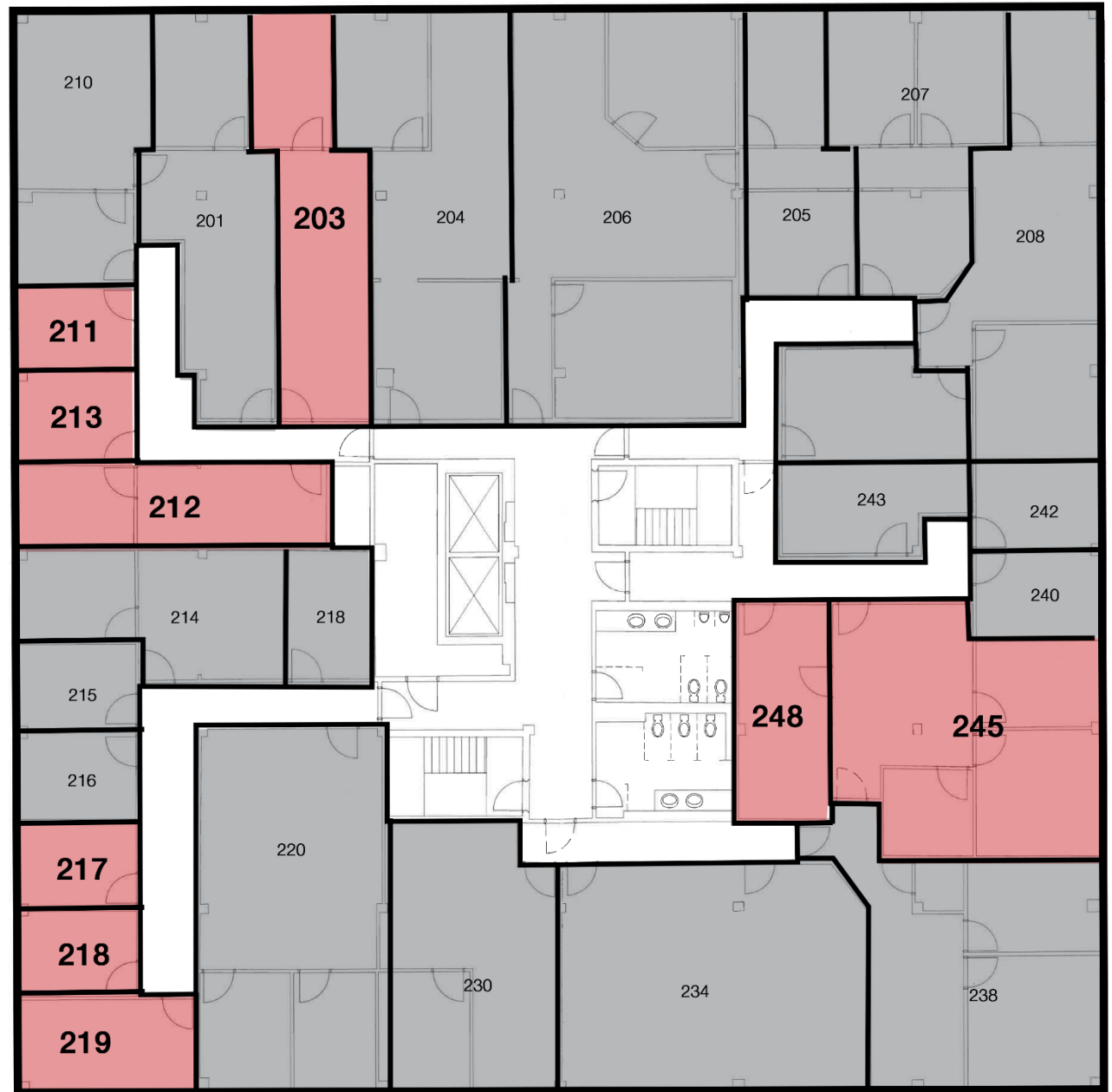
I-74 WIRED | First Floor

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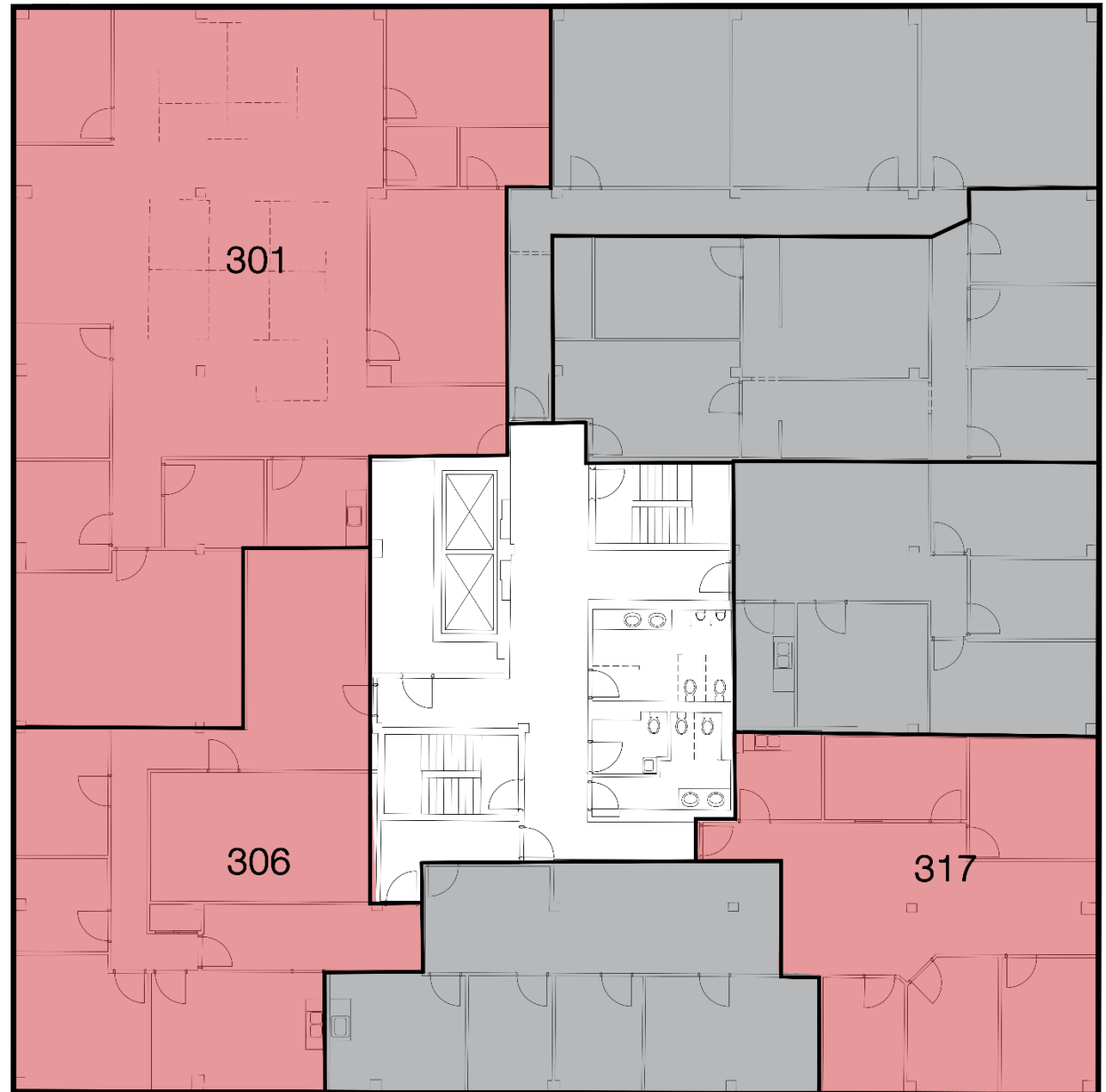
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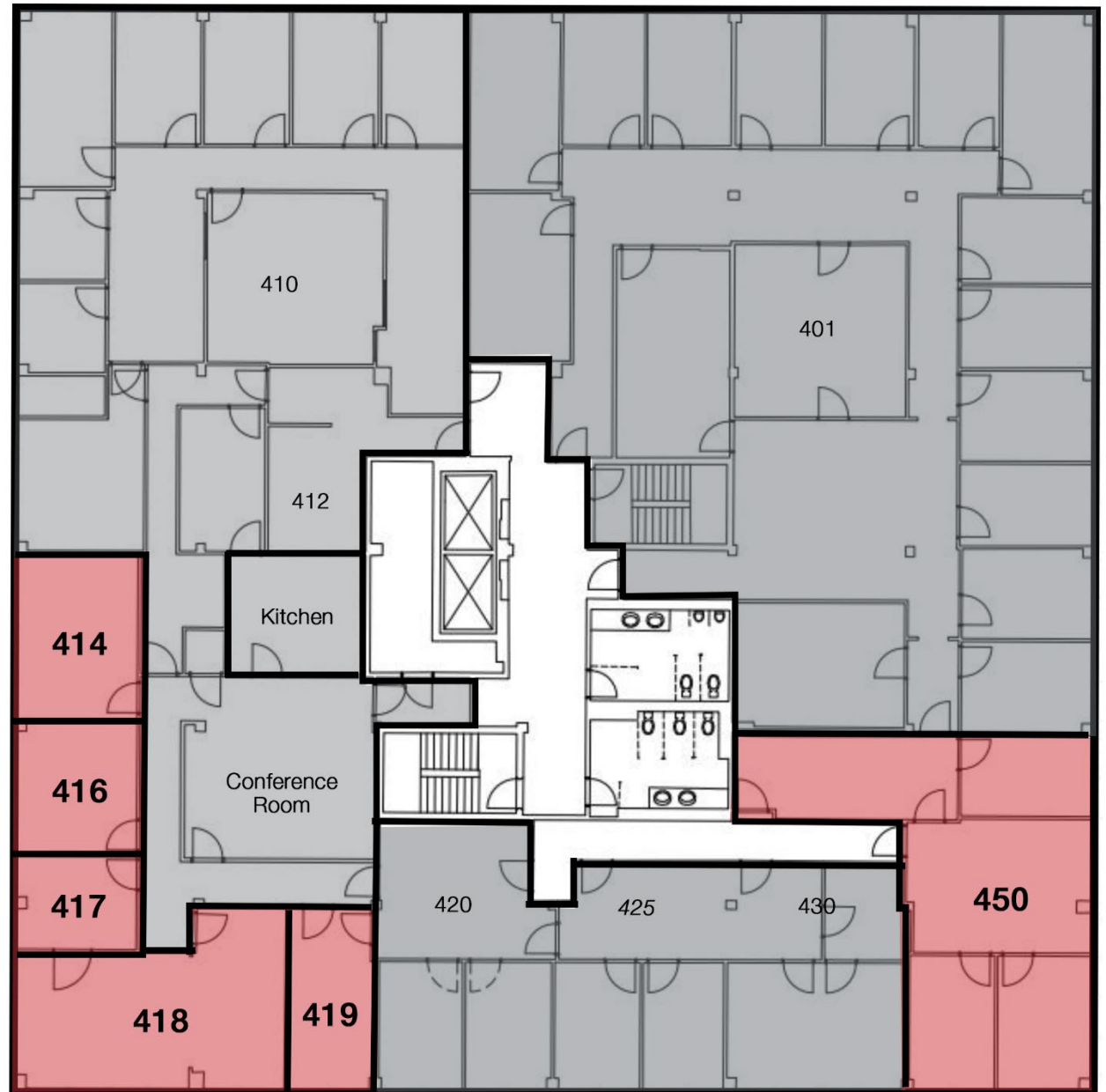
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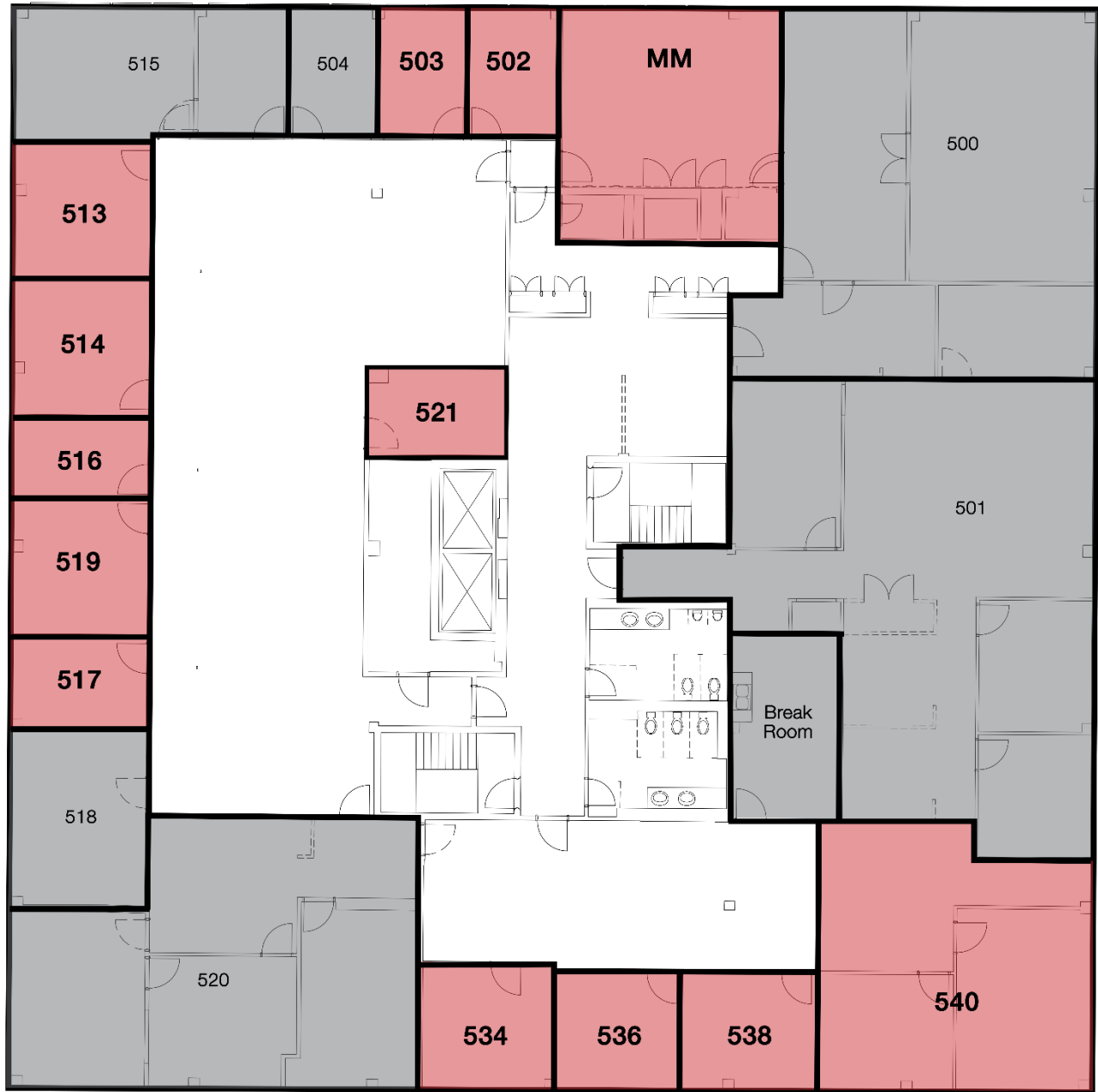
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I-74 WIRED | Fifth Floor | Custom

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