

360° of Hyde Park, Oakley, Norwood & Rookwood

CORNERSTONE AT NORWOOD

4000 & 4030 SMITH ROAD
NORWOOD, OH 45209



**CUSHMAN &
WAKEFIELD**



CORNERSTONE
at Norwood



PROPERTY HIGHLIGHTS

Cornerstone at Norwood offers a convenient neighborhood location with immediate highway access, sweeping views, prestigious area amenities and superior I-71 visibility.

Cornerstone I

4030 Smith Road

- Seven stories comprised of four office, two mezzanine office and one parking garage
- Fitness center with showers
- Two conference rooms and Mother's room
- On-site management
- Surface and garage parking (4:1,000 sf)
- Building and monument signage available

Cornerstone II

4000 Smith Road

- Six stories comprised of five office and one parking garage
- Access to fitness center with showers and two conference rooms in Cornerstone I
- Garage parking (4:1,000 sf)
- On-site management
- Monument sign availability

CORNERSTONE AT NORWOOD

Cornerstone I
4030 Smith Road

123,736 RSF

BUILDING SIZE

23,709 RSF

AVAILABLE

\$18.95 NNN

ASKING RATE

\$12.06

OPEX

Cornerstone II
4000 Smith Road

114,989 RSF

BUILDING SIZE

13,756 RSF

AVAILABLE

\$18.95 NNN

ASKING RATE

\$12.08

OPEX



BY THE NUMBERS

238K

TOTAL RSF
COMBINED

1,100

PARKING
SPACES

2

ELECTRIC CAR
CHARGING
STATIONS

174K

VEHICLES
DRIVE BY PER
DAY



10 MIN

DRIVE TO
DOWNTOWN

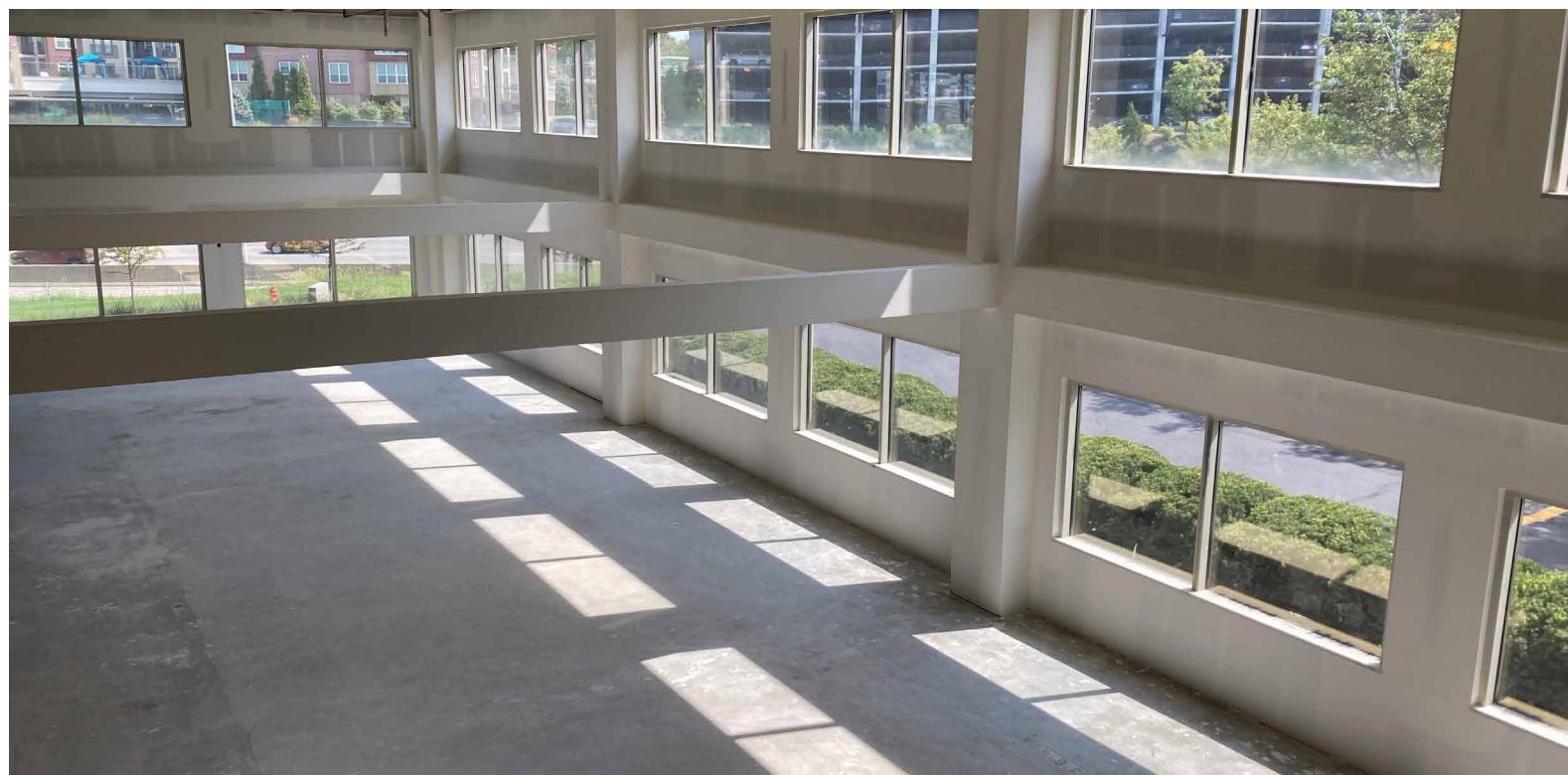
100+

RESTAURANTS
& RETAIL
WITHIN 1 MILE



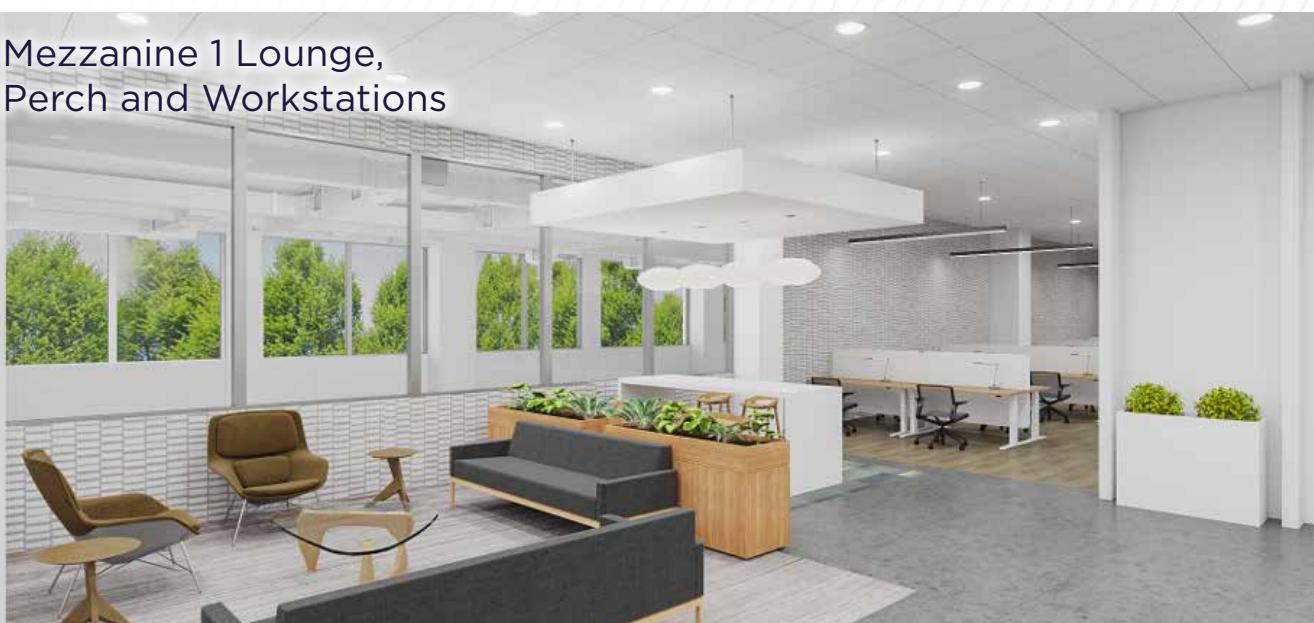
FEATURED SPACE

MEZZANINE 1 & 2 AT CORNERSTONE I



FEATURED SPACE

Mezzanine 1 Lounge,
Perch and Workstations



Mezzanine 2
Workstations and Perch



Mezzanine 2
Reception



FEATURED SPACE

TEST FIT FOR MEZZANINE 2 AT CORNERSTONE I

Individual Spaces Provided

Workstations 44

Collaborative Spaces Provided

Phone Booth 3

Focus Room (2 people) 1

Huddle Room (4 people) 2

Meeting Room (6 people) 3

Open Collaboration 2

Lounge 1

Wellbeing Spaces Provided

Perch 2

Cafe 1

IDF Room 1

Mothers' Room 1

Copy-Print-Supply Point 1



FEATURED SPACE

TEST FIT FOR MEZZANINE 1 AT CORNERSTONE I

Individual Spaces Provided

Workstations 20

Collaborative Spaces Provided

Focus Room (1 person) 2

Huddle Room (4 people) 1

Meeting Room (6 people) 2

Open Collaboration 2

Lounge 1

Wellbeing Spaces Provided

Perch 2

Hydration Station 1

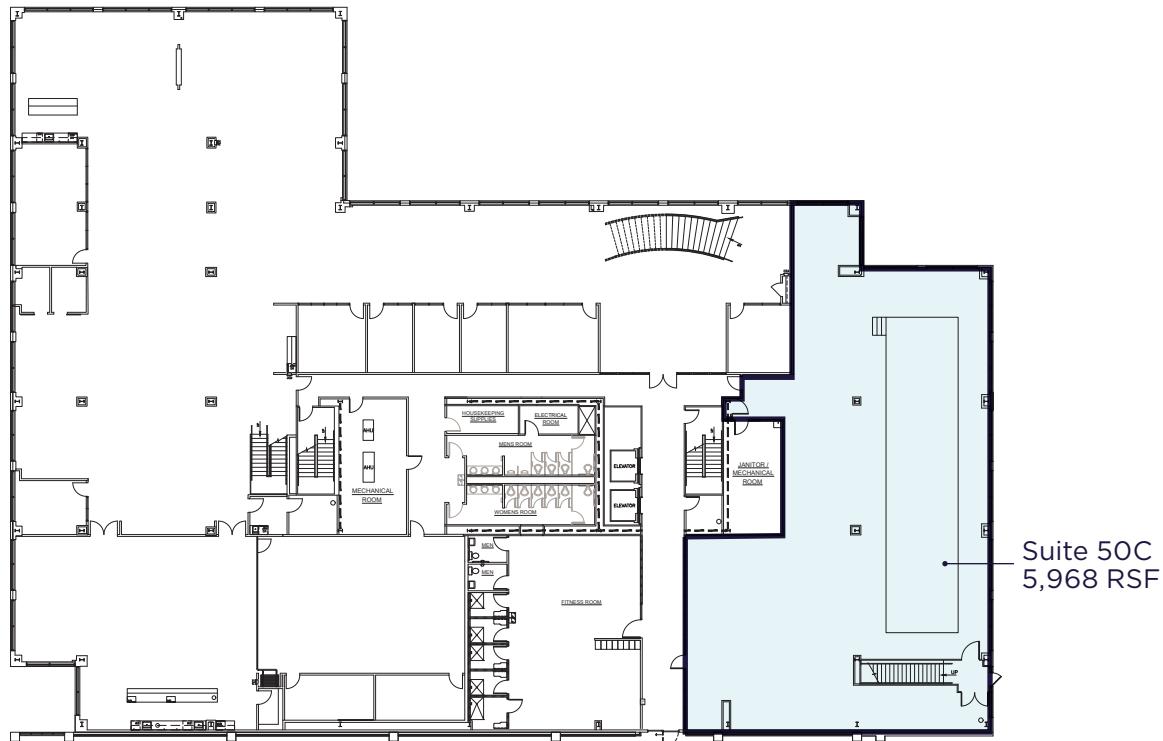
IDF Room 1

Storage 1

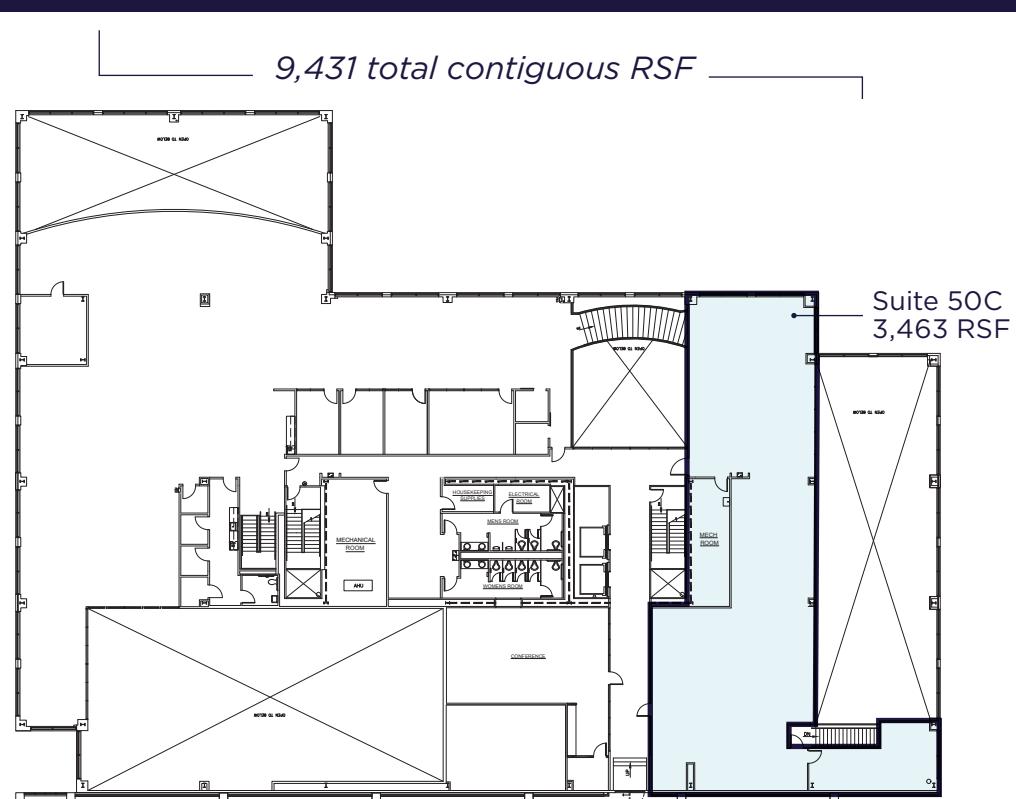
Copy-Print-Supply Point 1



CORNERSTONE I



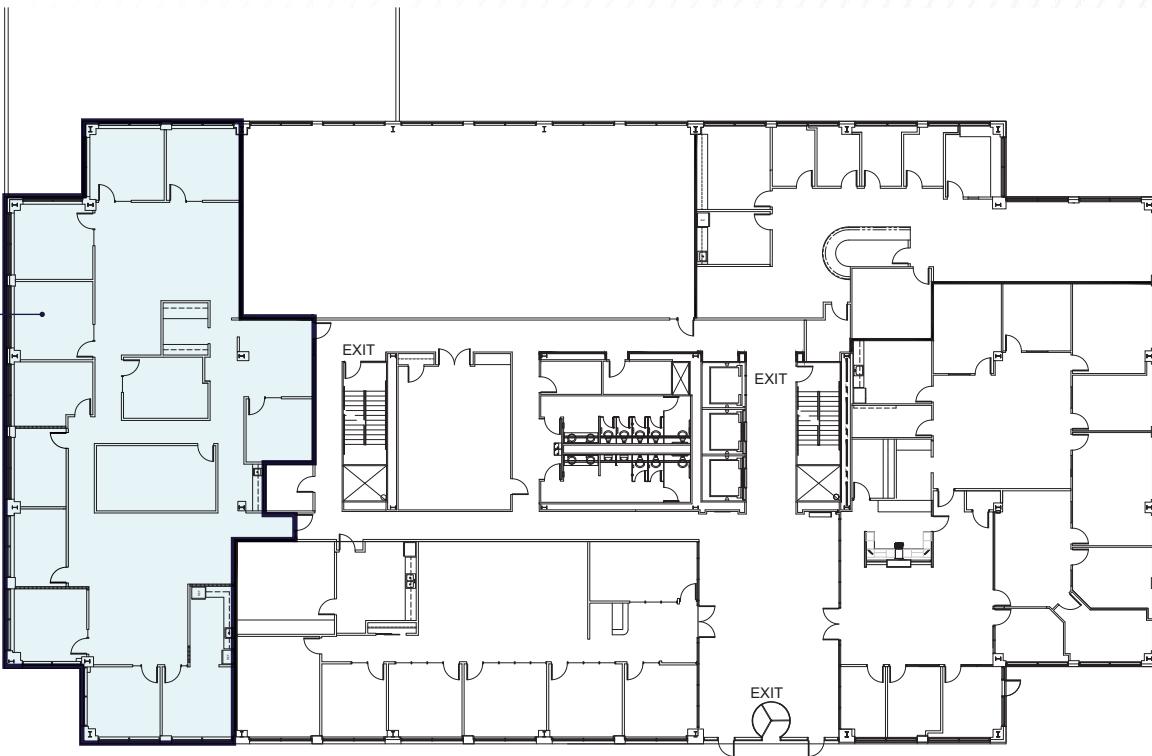
MEZZANINE 2 - LOWER LEVEL 2



MEZZANINE 1 - LOWER LEVEL 1

CORNERSTONE I

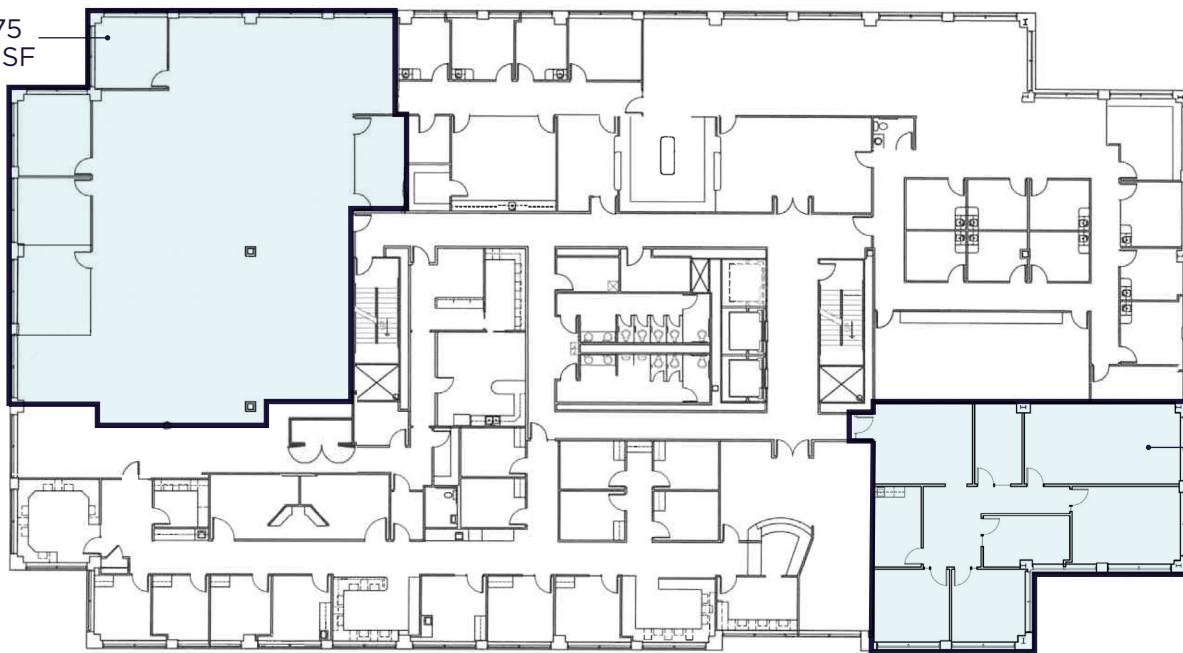
Suite 120
5,963 RSF



FLOOR 1

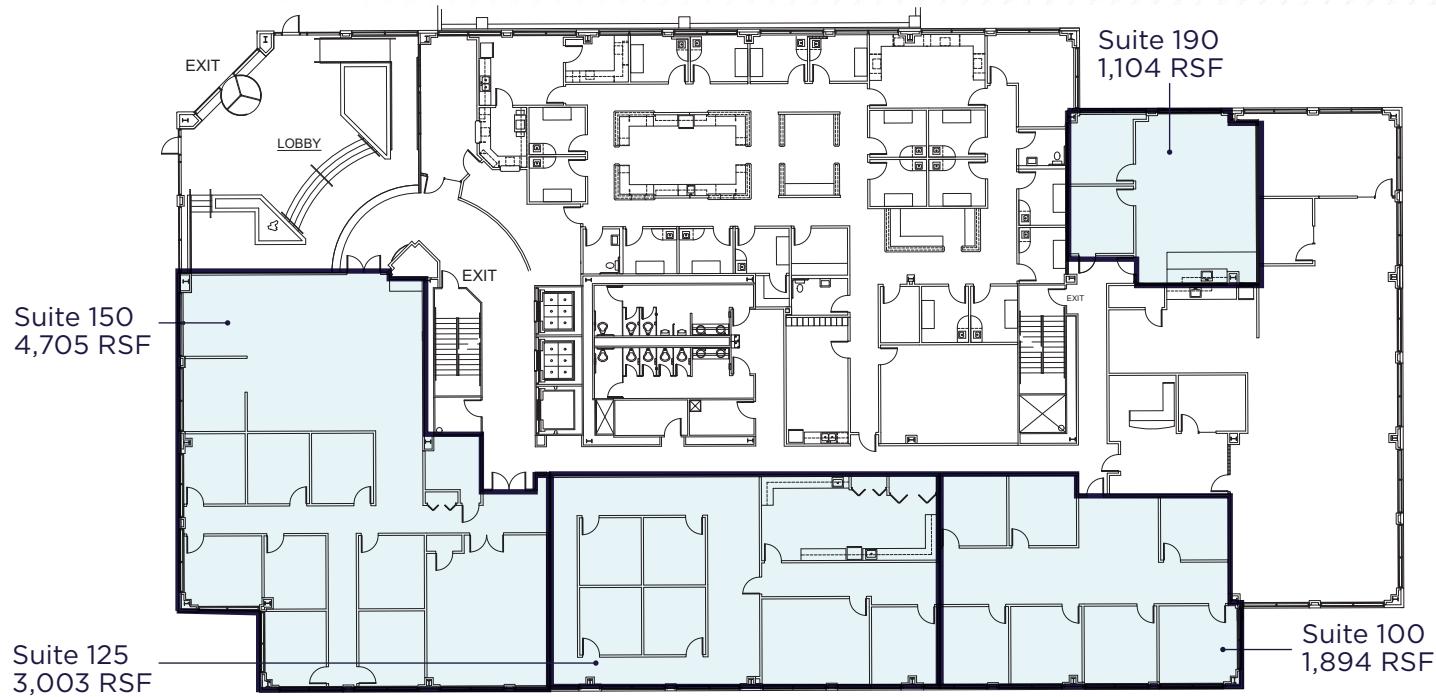
Suite 375
5,760 RSF

Suite 325
2,555 RSF
Furniture Available!



FLOOR 3

CORNERSTONE II



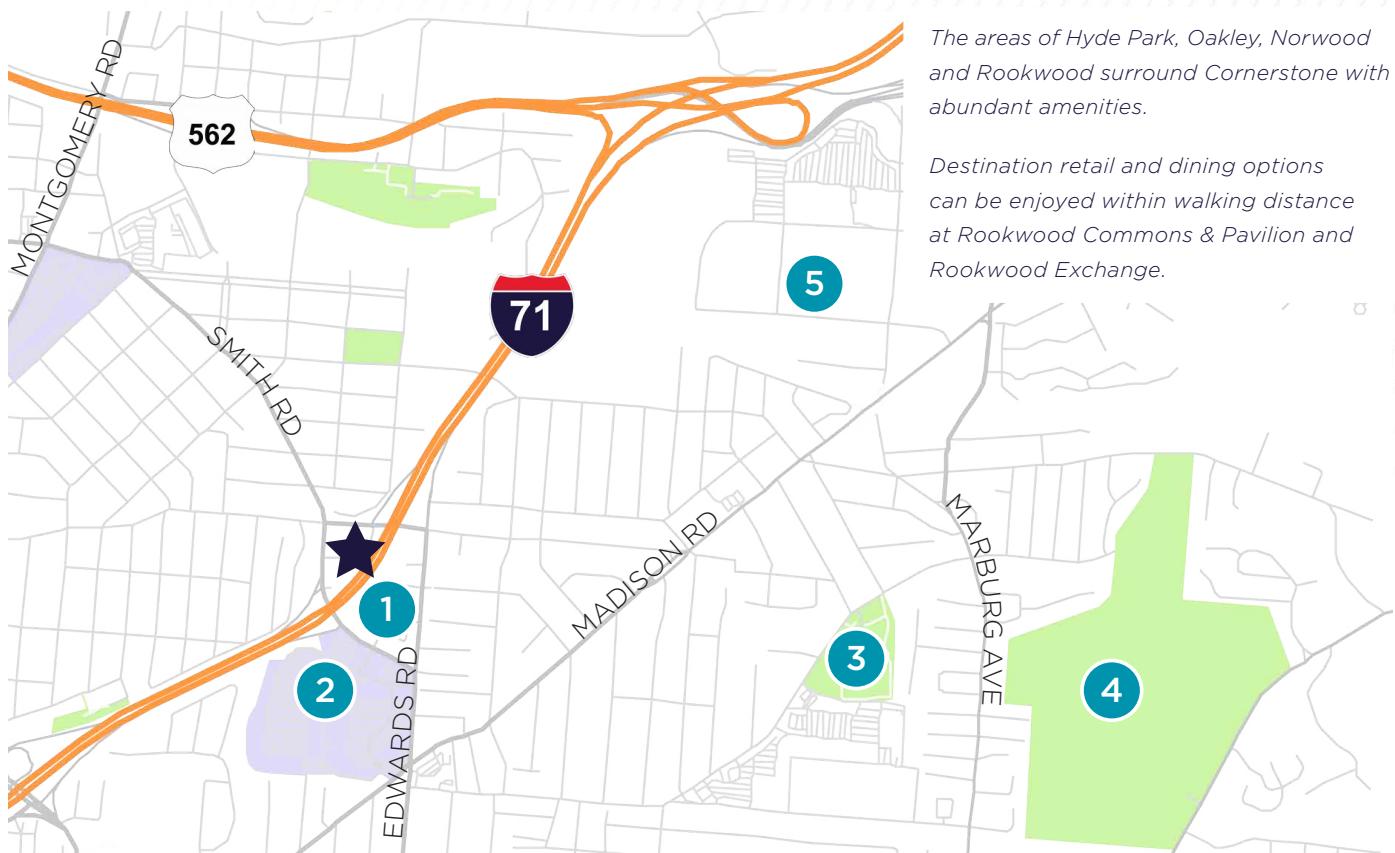
FLOOR 1

9,602 TOTAL CONTIGUOUS RSF

Suite 325
3,050 RSF

FLOOR 3

AREA AMENITIES



1 Rookwood Exchange

- Courtyard by Marriott
- Residence Inn by Marriott
- One Rookwood Apartments
- Agave & Rye
- Fueled Collective
- Seasons 52
- Spavia
- Taste of Belgium
- Jason's Deli
- The Capital Grille

2 Rookwood Commons & Pavilion

- Home Goods
- BJ's Restaurant

- DSW
- P.F. Chang's
- J. Alexander's
- Starbucks
- Banana Republic
- Cyclebar
- Eddie Bauer
- West Elm
- Chico's
- J.Crew Factory
- The Pub
- Ulta Beauty
- Sephora
- Potbelly
- T.J. Maxx
- Mitchell's Salon & Day Spa
- Nordstrom Rack
- Old Navy

- Altar'd State
- REI
- Talbots
- The Gap
- Whole Foods

3 Hyde Park Plaza

- Kroger Marketplace
- Massage Envy
- Piada Italian Street Food
- FUSIAN
- Starbucks
- Panera Bread
- Staples
- Walgreens
- USPS
- Bruegger's Bagels
- Michaels
- Shaan Indian Cuisine

4 Hyde Park Golf & Country Club

5 Oakley Station

- Kroger Marketplace
- Cinemark Theatres
- Meijer
- Target
- Esporta Fitness
- Wild Eggs
- Condado Tacos
- MOD Pizza
- Orangetheory Fitness
- Chick-fil-A
- Wings and Rings
- Crossroads Church
- MadTree Brewing
- MOD Pizza
- Homewood Suites by Hilton

FOR MORE INFORMATION, PLEASE CONTACT:

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