

Kenwood Commons

8230 & 8280 Montgomery Road
Cincinnati, Ohio 45236

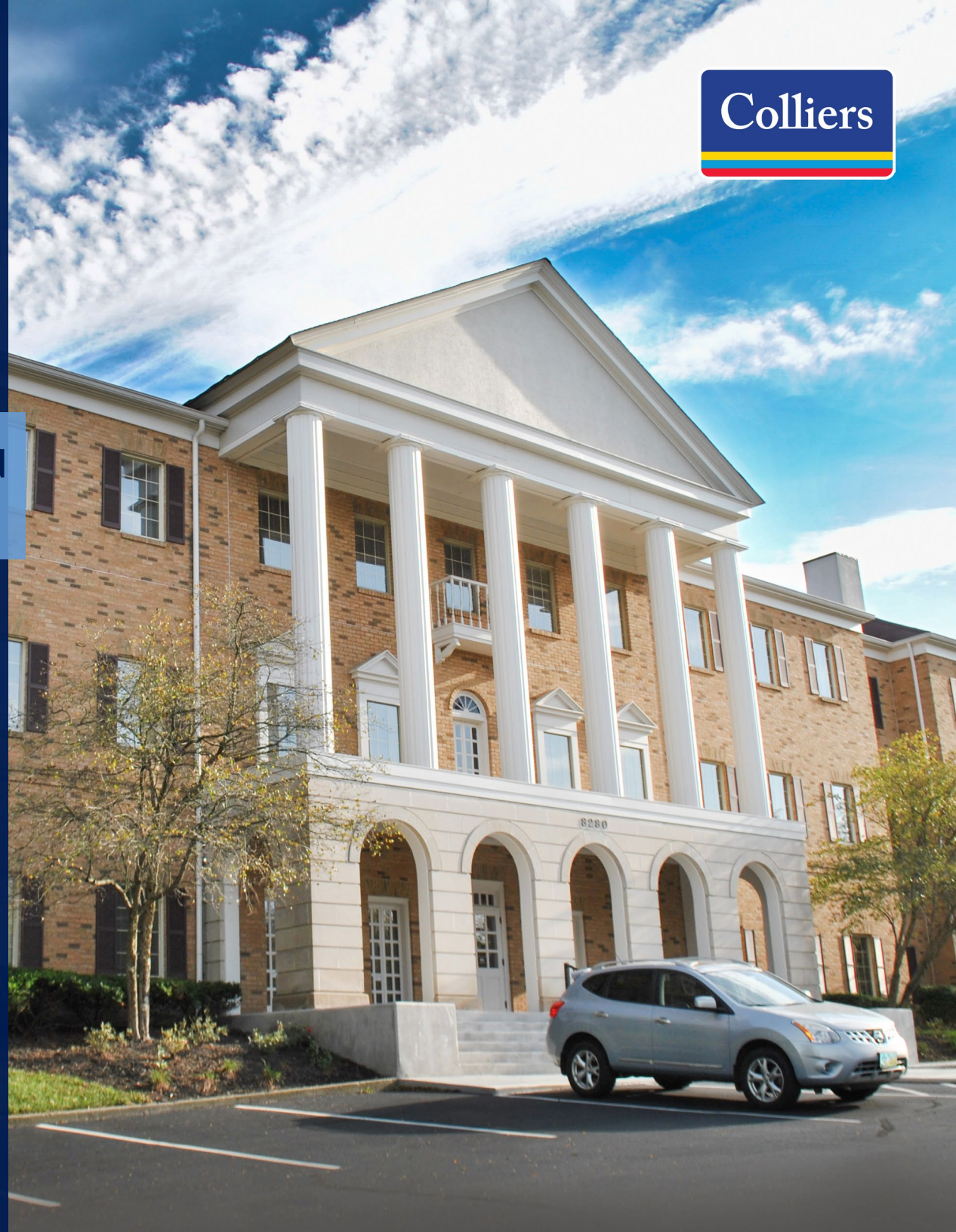
Two-building office
complex located in the
heart of Kenwood!

Adjacent to hundreds of neighborhood
amenities, including restaurants,
shopping, banking, and fitness.

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Colliers



Highlights



Free Surface Parking



Immediate Highway Access



Reduced Earnings Tax



Three (3) Floors



Max Cont. 7,929 SF



Min. Div. 1,226 SF



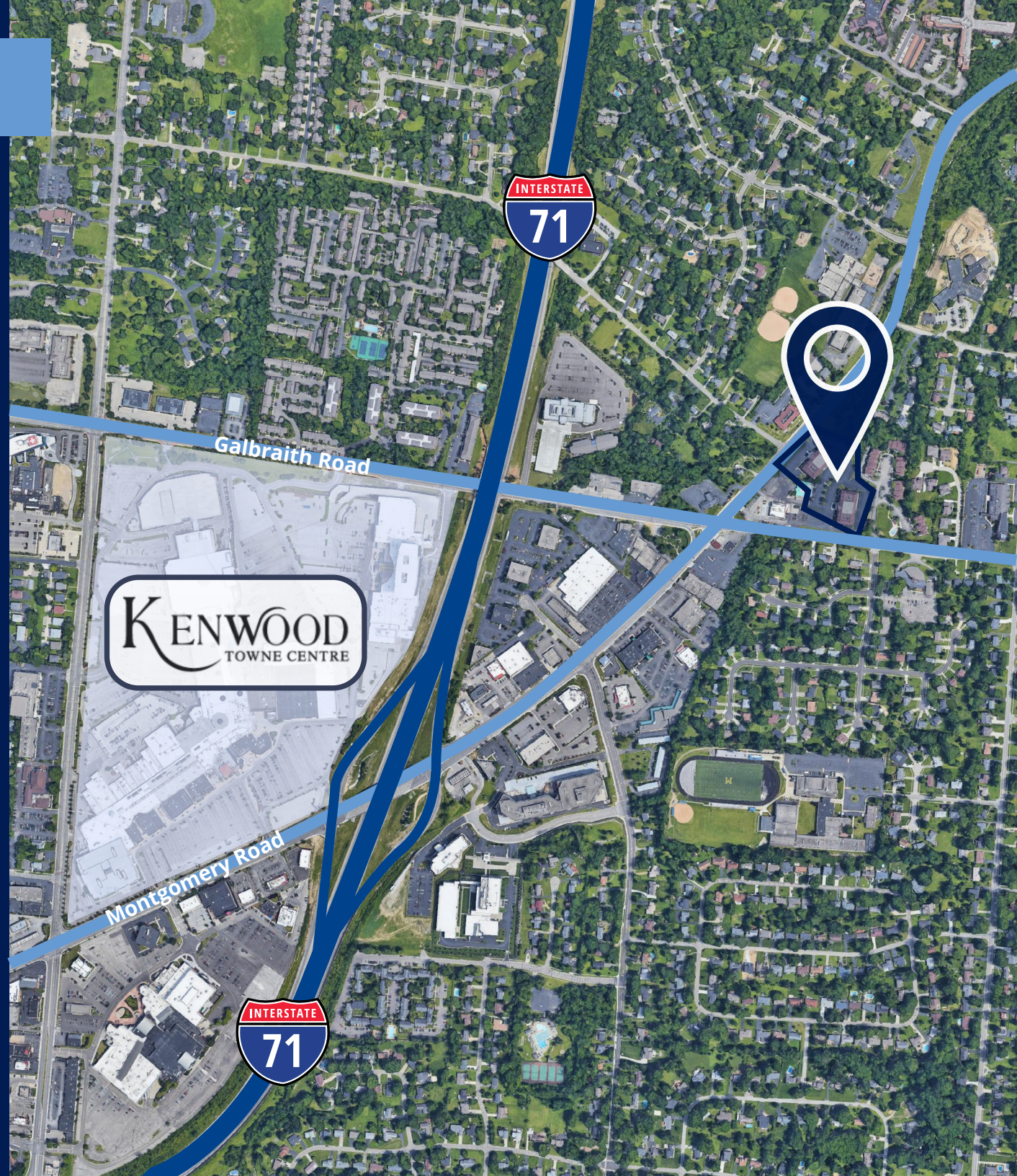
Recent Renovations



15 Minutes to Downtown



25 Minutes to CVG Airport





8230 Montgomery Road

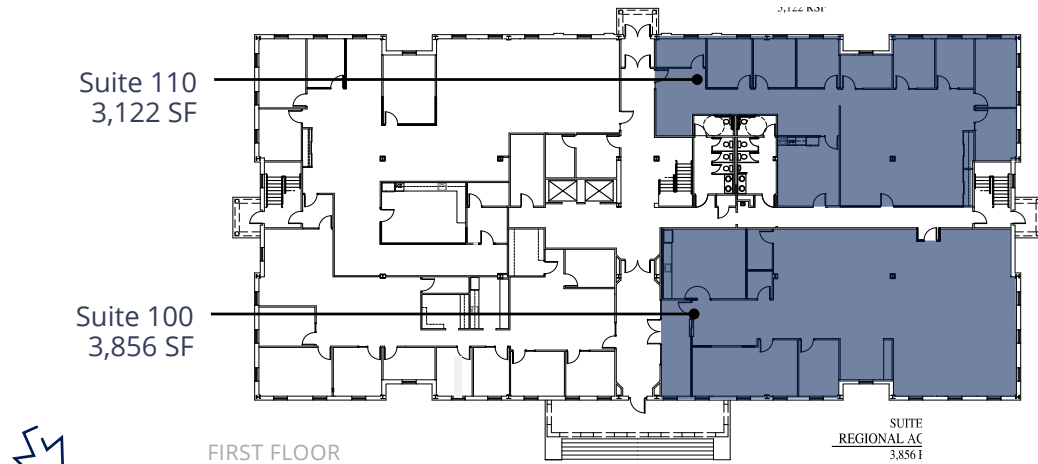
AVAILABILITIES

Suite 100	3,856 SF
Suite 110	3,122 SF
Suite 200	7,929 SF
Total	14,907 SF

Net Rent	\$12.50/SF
OPEX	\$7.44/SF (2024)
Earnings Tax	0.75% <i>(Sycamore Township)</i>

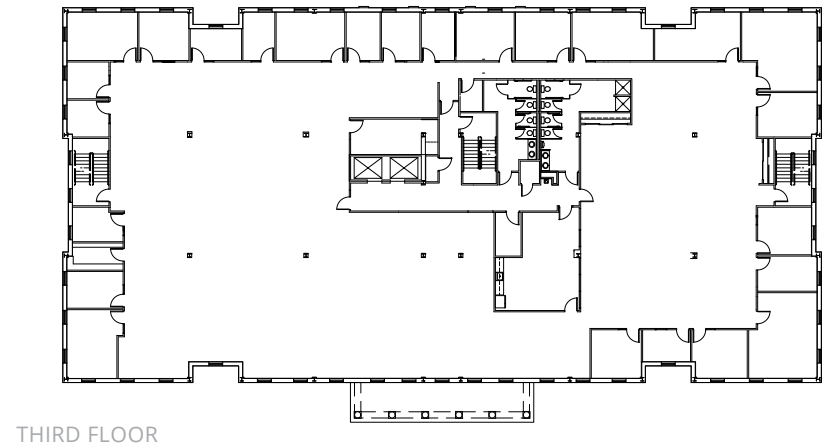
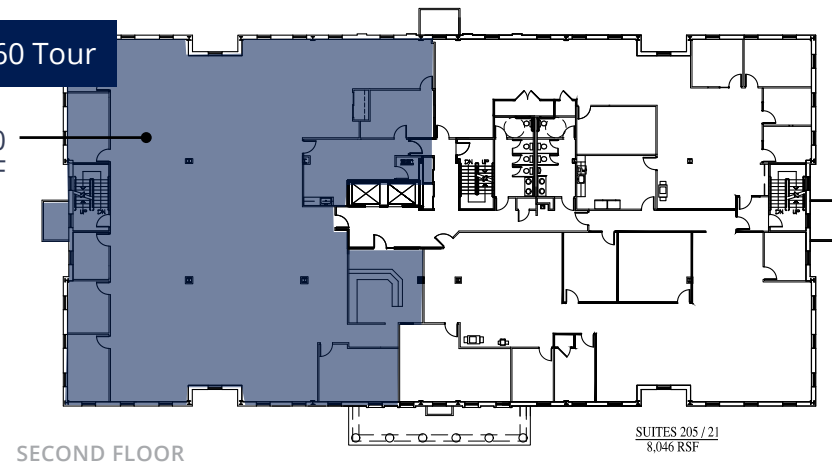
HIGHLIGHTS

- Half floor available
- Immediate Access from both I-71 North and South
- Adjacent to numerous dining options
- Interior and exterior recently renovated
- Signage opportunities



[View 360 Tour](#)

Suite 200
7,929 SF





8280 Montgomery Road

AVAILABILITIES

Suite 110	1,226 SF
Suite 201	2,350 SF
Suite 205	2,689 SF
Suite 300	3,752 SF
Total	10,017 SF

Net Rent \$12.50/SF

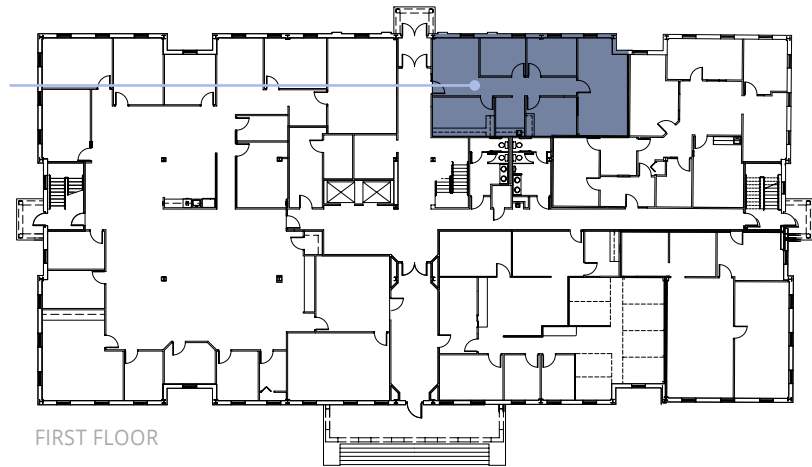
OPEX \$7.44/SF (2024)

Earnings Tax 0.75%
(Sycamore Township)

HIGHLIGHTS

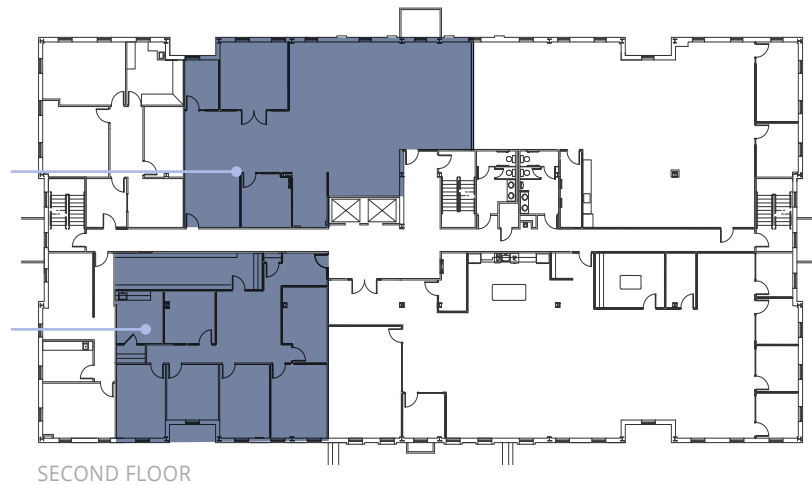
- Immediate Access from both I-71 North and South
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Suite 110
1,226 SF

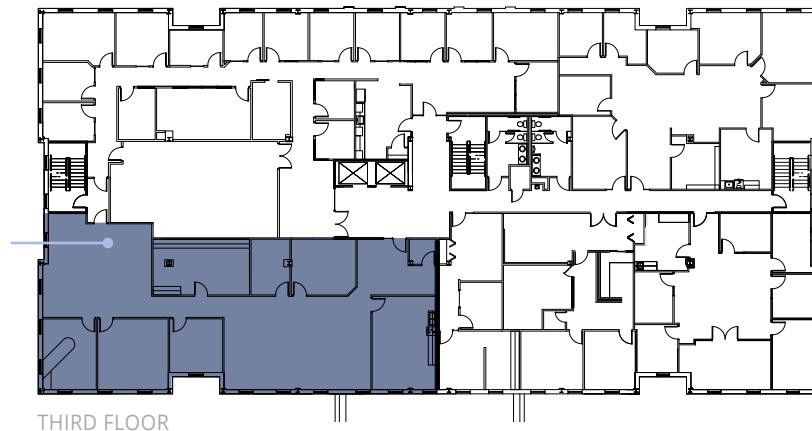


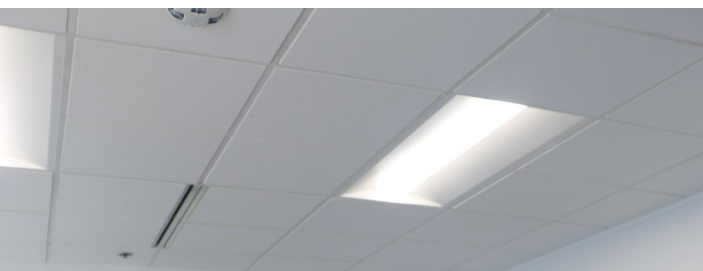
Suite 205
2,689 SF

Suite 201
2,350 SF
Available 9/1/2024



Suite 300
3,752 SF







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