CUSHMAN & WAKEFIELD

4411 BUILDING

4401-4413 Montgomery Road
Cincinnati, OH 45212

SEVERAL SUITES IN MOVE-IN READY CONDITION!
VARIOUS DEMISING OPTIONS AVAILABLE





OFFICE RENT

$15.00/rsf Modified Gross Rate

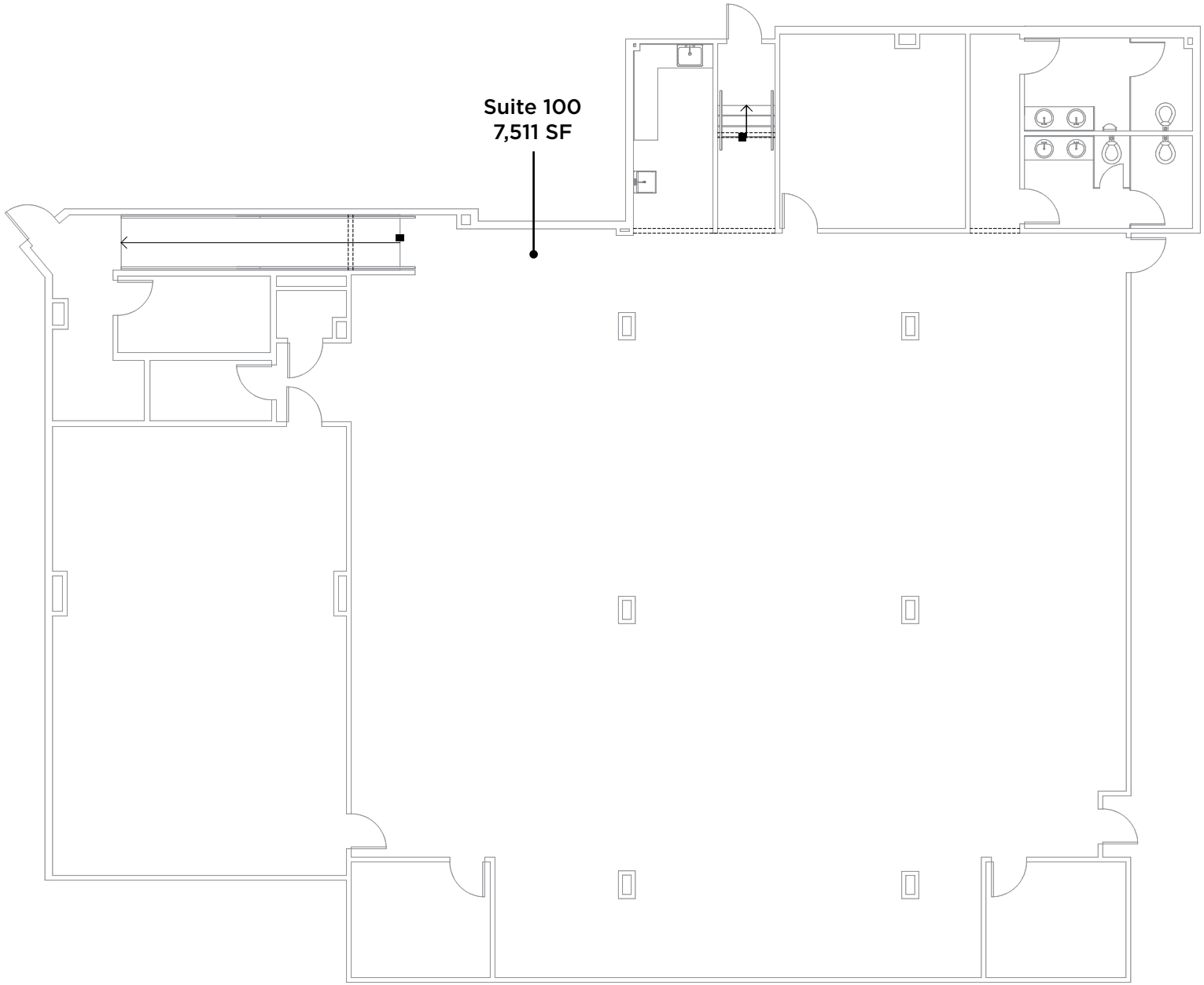
Tenant responsible for janitorial and separately metered electric

- Full 1st & 3rd Floors Available
- Suites 301 (1,589 SF), 304 (1,163 SF) & 305 (2,392 SF) are move-in ready
- 3-story parking garage with direct access to the 2nd & 3rd Floors - 5:1,000
- Building & Pylon signage available
- Located on the Cincinnati Metro Bus Line
- Building improvements & renovations recently completed
- Renovations include: New exterior paint, carpet, furniture, & ceiling tiles in the Common hall, break/lunch area, new exterior and interior signage, landscaping, new mail area, new awning, LED interior lighting, and updated elevator cabs
- Located in the heart of Norwood with numerous amenities nearby
- Just minutes from I-71, I-75 & Downtown Cincinnati

1ST FLOOR

7,511 SF AVAILABLE

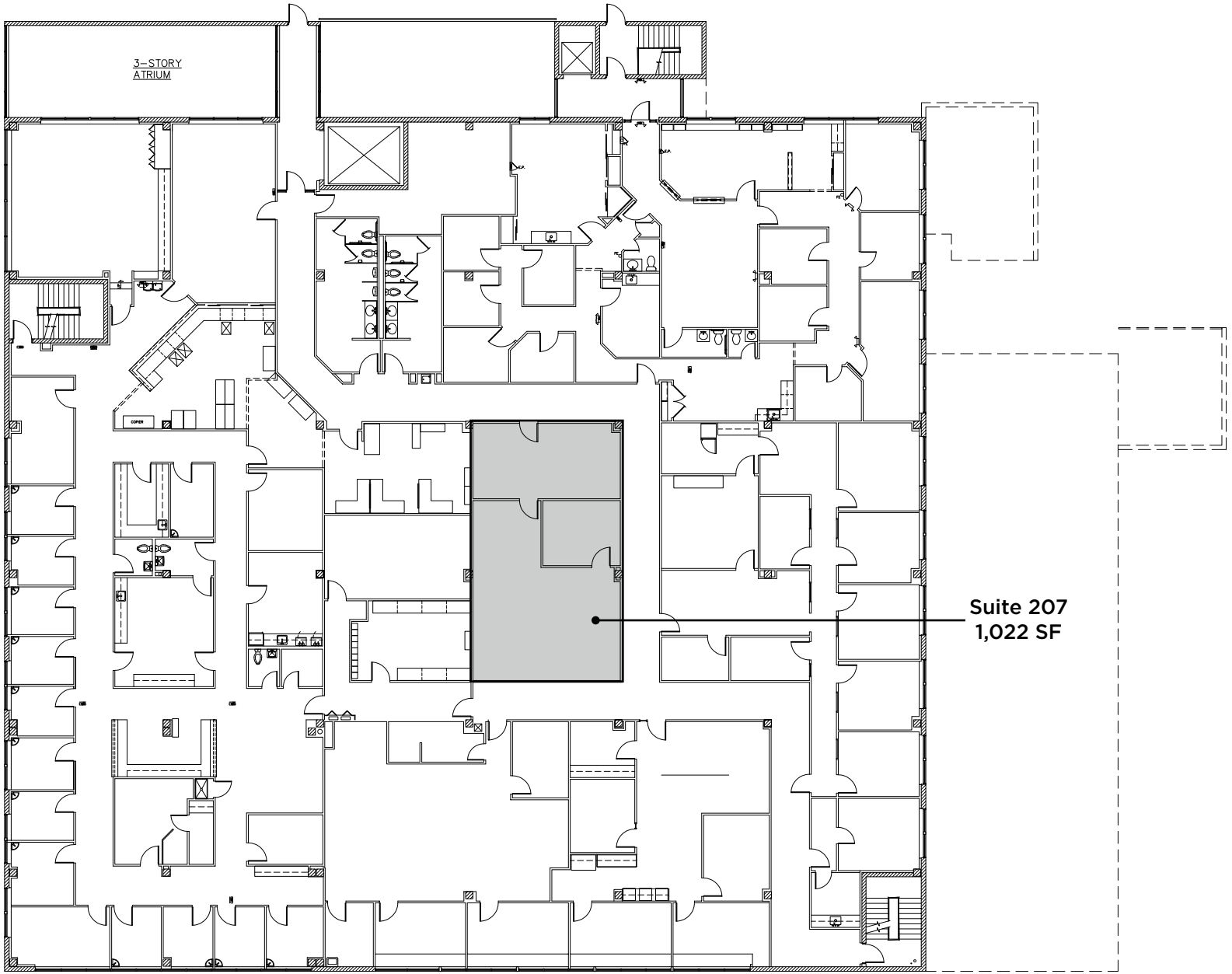
FULL FLOOR



2ND FLOOR

1,022 SF AVAILABLE

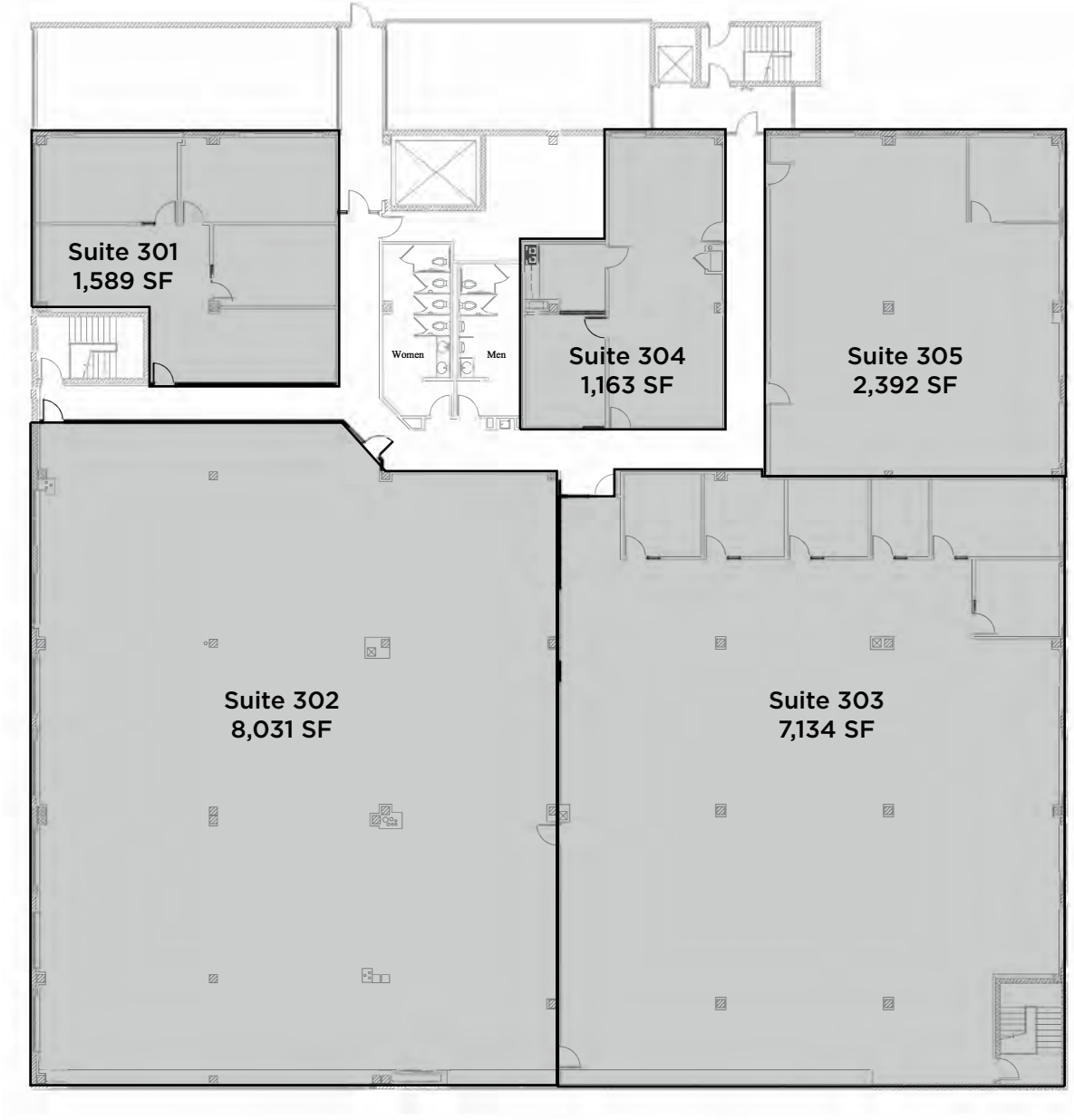
SUITE 207 IS MOVE-IN READY!



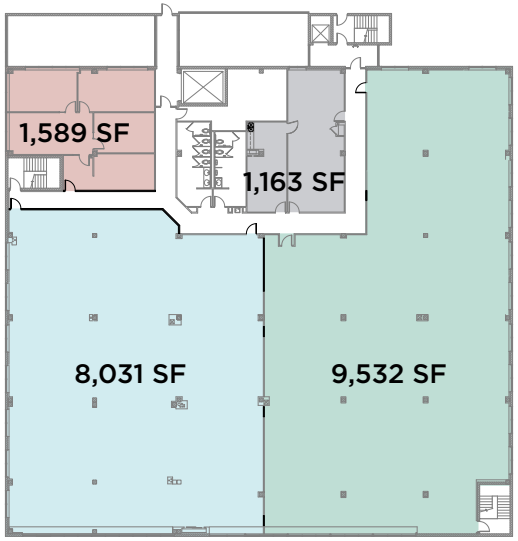
3RD FLOOR

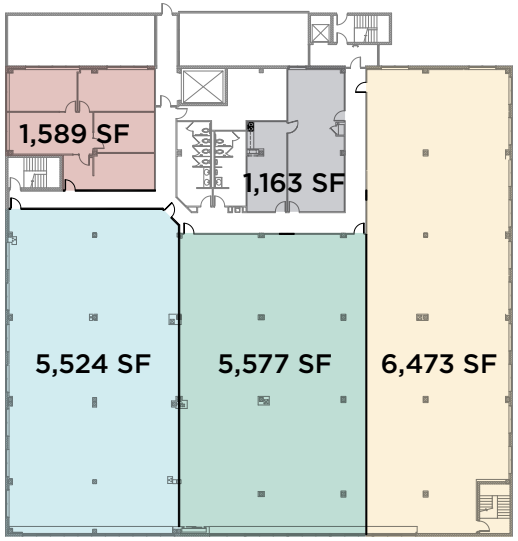
20,000 SF AVAILABLE

SUITES 301, 304 & 305 ARE MOVE-IN READY!



DEMISING OPTIONS



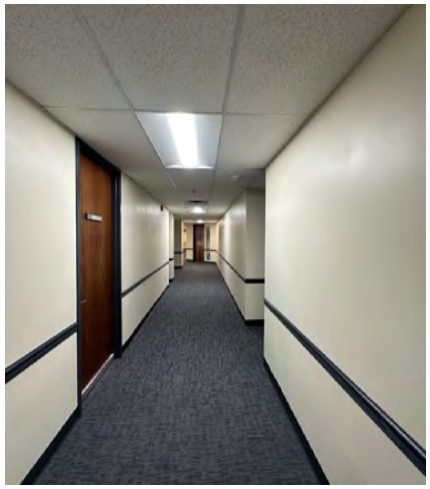


3RD FLOOR

MOVE-IN READY SUITES RECENTLY FINISHED!

1,163 - 20,000 SF OPTIONS















RECENTLY UPGRADED LOBBY AND BREAK AREA!



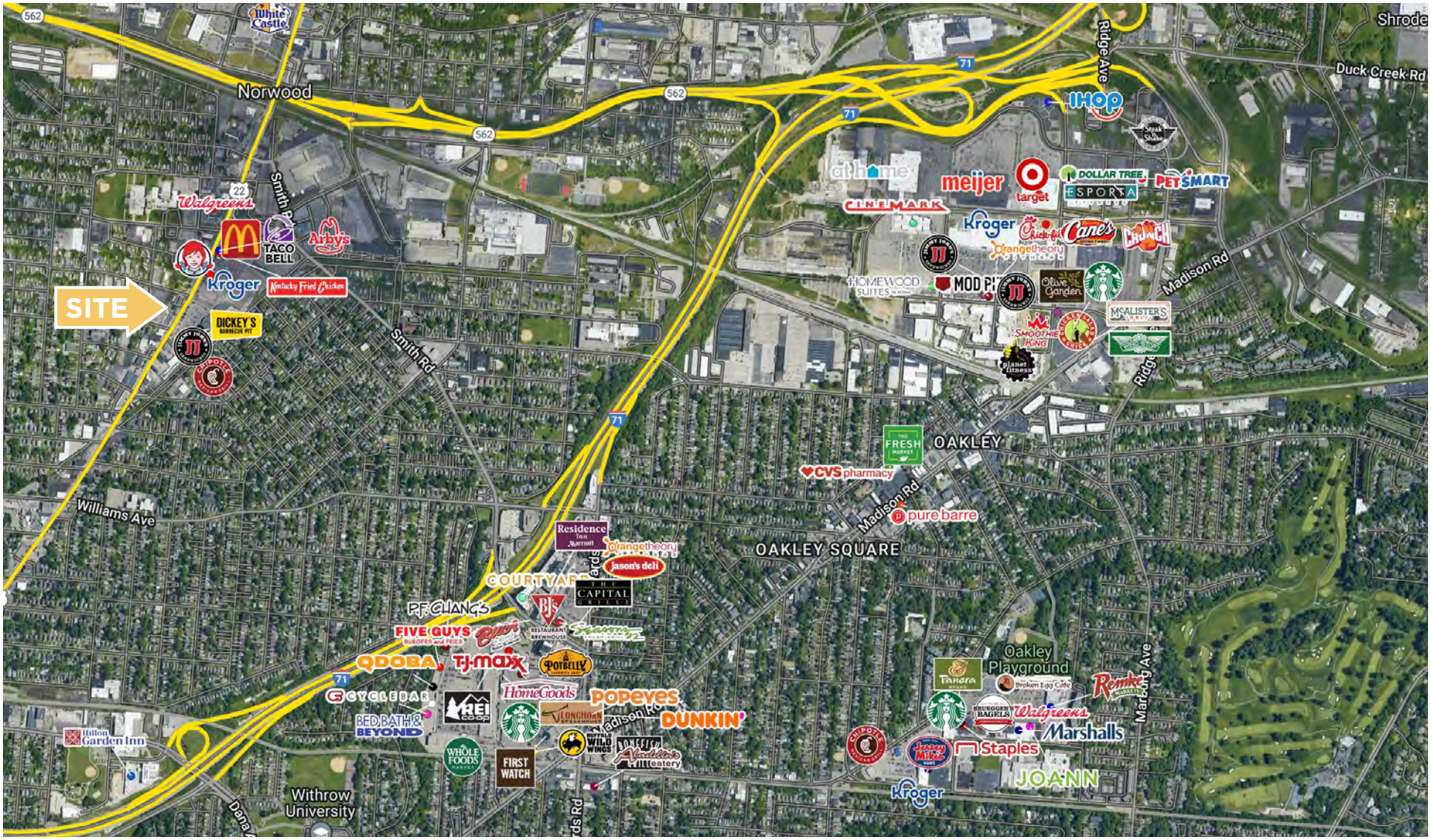








SURROUNDED BY AN ABUNDANCE OF AMENITIES



EASY HIGHWAY ACCESS

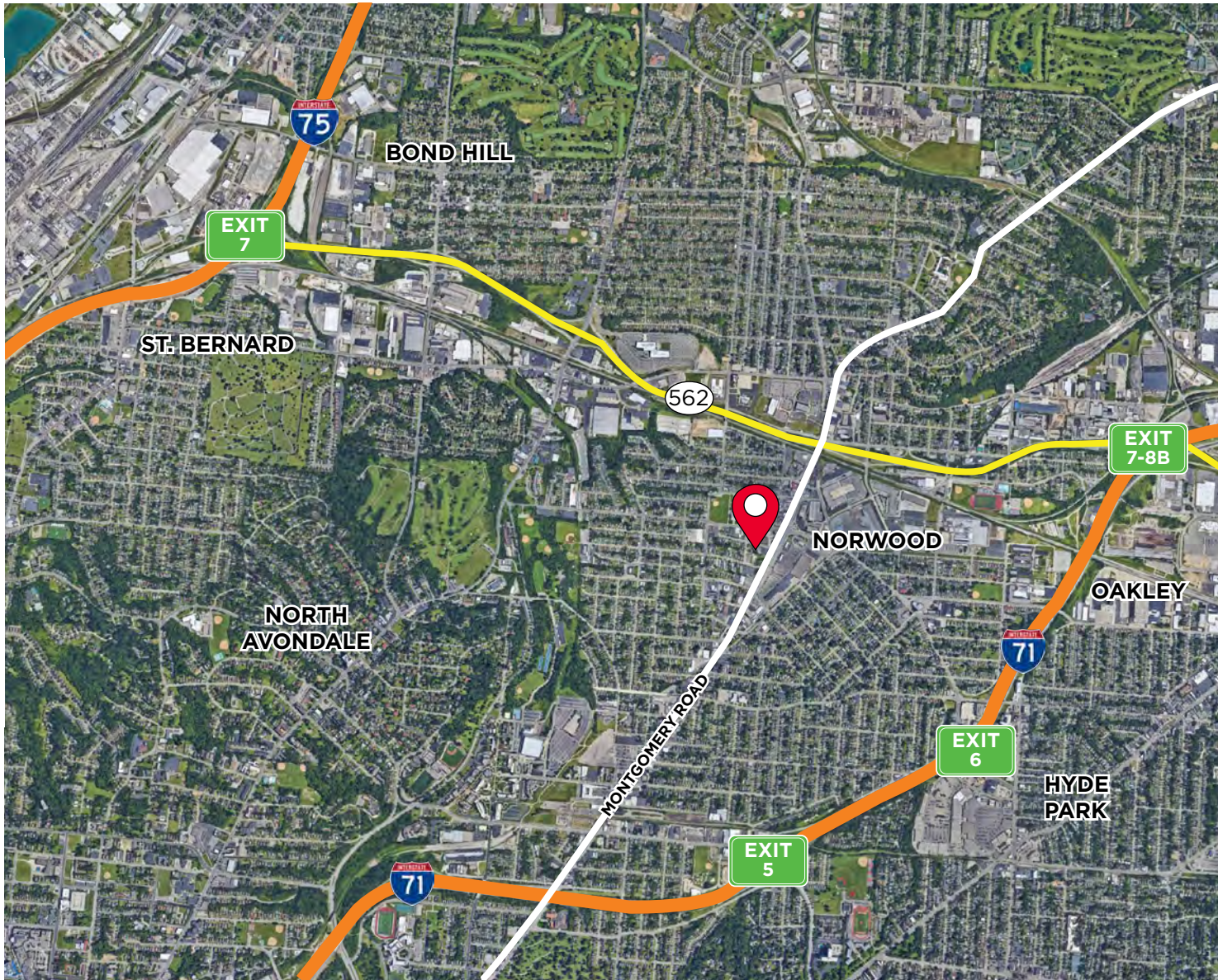
Located in the heart of the Norwood market, the 4411 Building provides a great central location with easy access to all parts of Greater Cincinnati given its close proximity to the Norwood Lateral – the bridge to both Interstate-71 and Interstate-75.

2 — 2 MINUTES
NORWOOD LATERAL (562)

5 — 5 MINUTES
INTERSTATE 71

8 — 10 MINUTES
INTERSTATE 75

10 — 10 MINUTES
DOWNTOWN CINCINNATI





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