

8044

MONTGOMERY RD
CINCINNATI OHIO



8044 MONTGOMERY

UPSCALE
*Three-story atrium with modern flair
Completely renovated in 2024!*



OUTDOOR
Plaza with free high-speed wifi

40,540 RSF (IN VARIOUS SUITE SIZES)

\$21.95-\$22.95 NET

Property Highlights

8044 Montgomery is a seven-story 406,000 SF Class A office building located in the much sought after Kenwood market. The building features a dramatic three-story atrium in both towers with stunning marble floors and walls. Each suite features a glass entrance showcasing an open and inviting environment.

- Onsite deli and fitness center
- Free covered parking for employees
- 24-hour onsite security
- Outdoor seating plaza with free high-speed internet
- Onsite conference facilities
- Upscale amenities within walking distance
- Immediate access to I-71, close to I-275
- Renovation plans underway
- Onsite property management

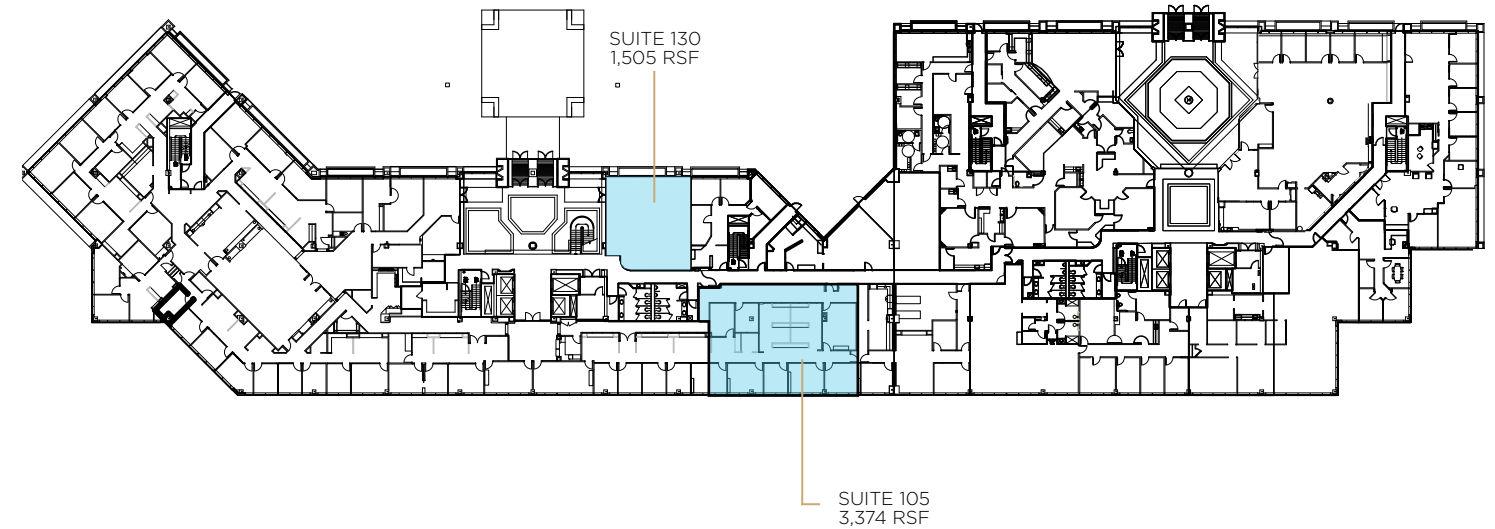


BUILDING AMENITIES

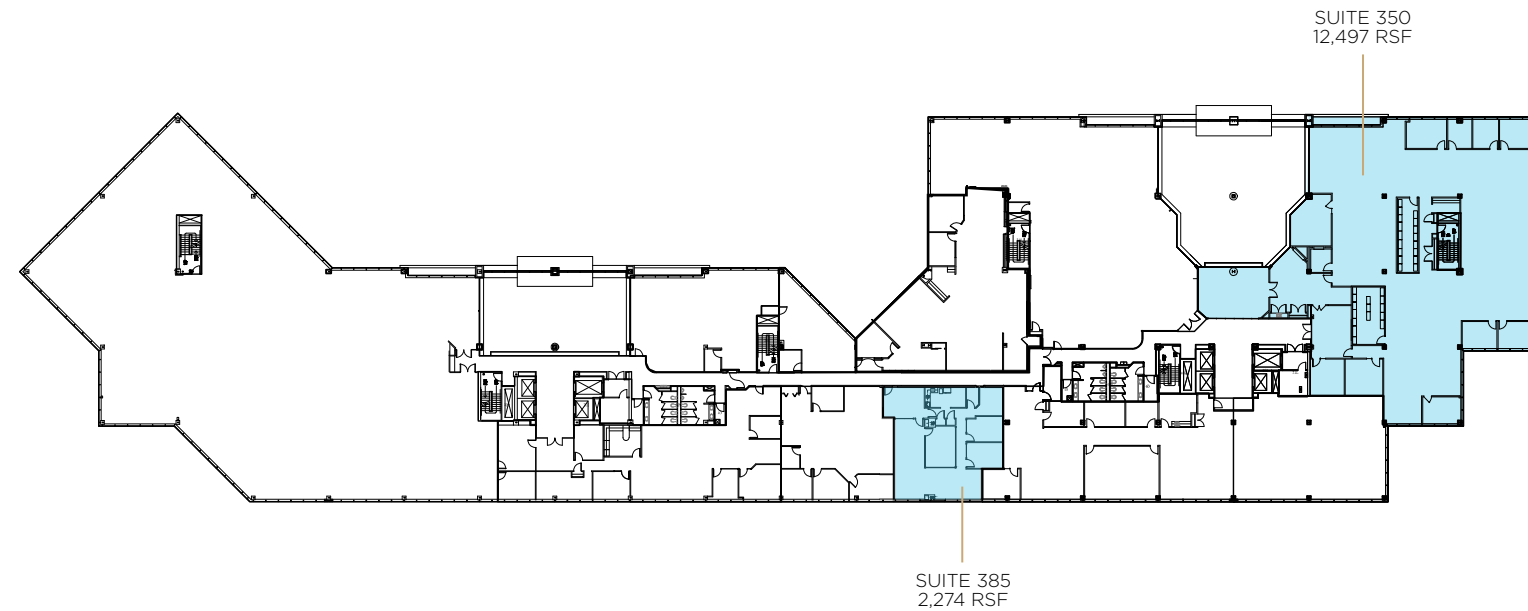
- 8044 FIT - Advanced Fitness Center with Lockers and Showers and equipped with Smart Fitness Equipment, Lifetime, Peloton Bikes and Cardio
- State of the art elevator modernization
- Modern restroom renovations
- 8044 Café - full-service café
- Updated common area finishes
- EV ChargePoint
- Storage facilities
- 24-hour security



4,879 RSF 1st Floor

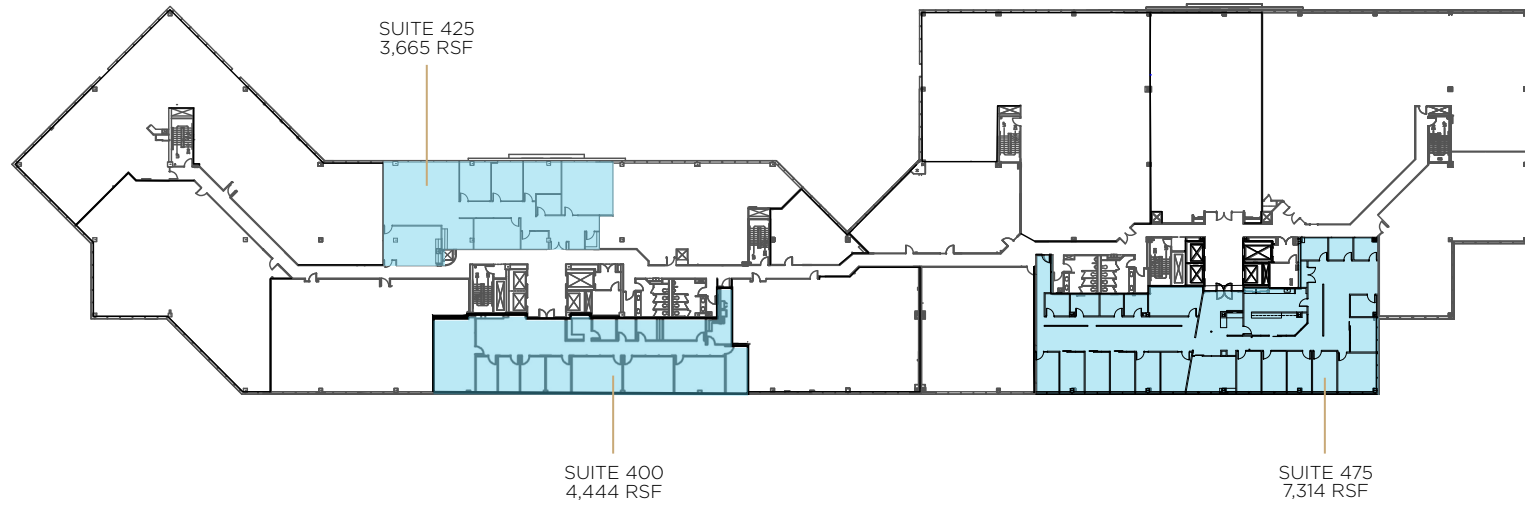


14,771 RSF 3rd Floor



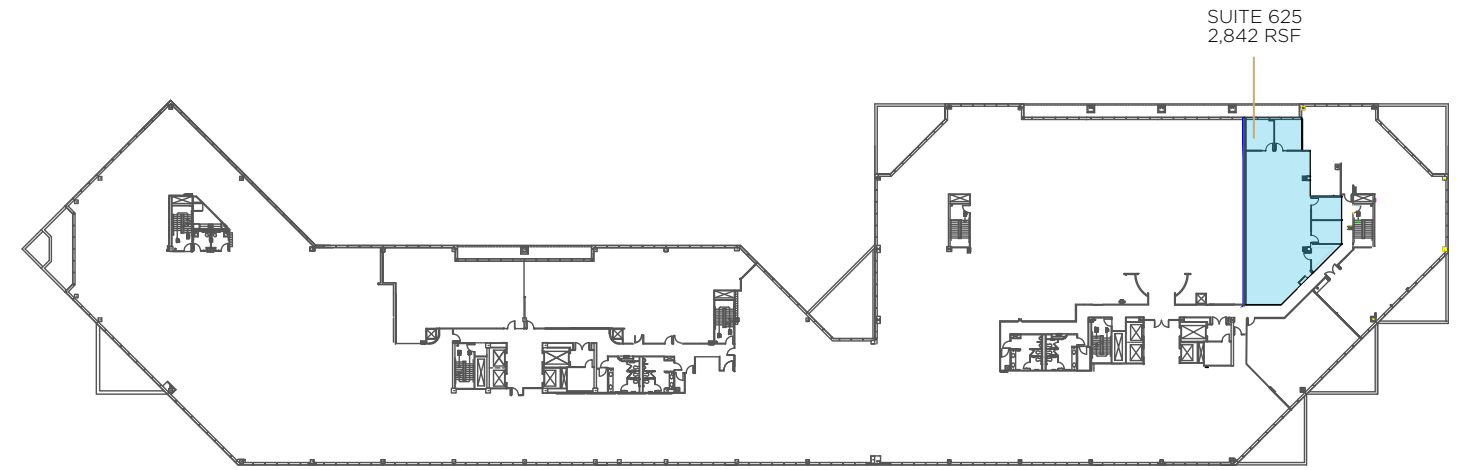
15,423 RSF

4th Floor



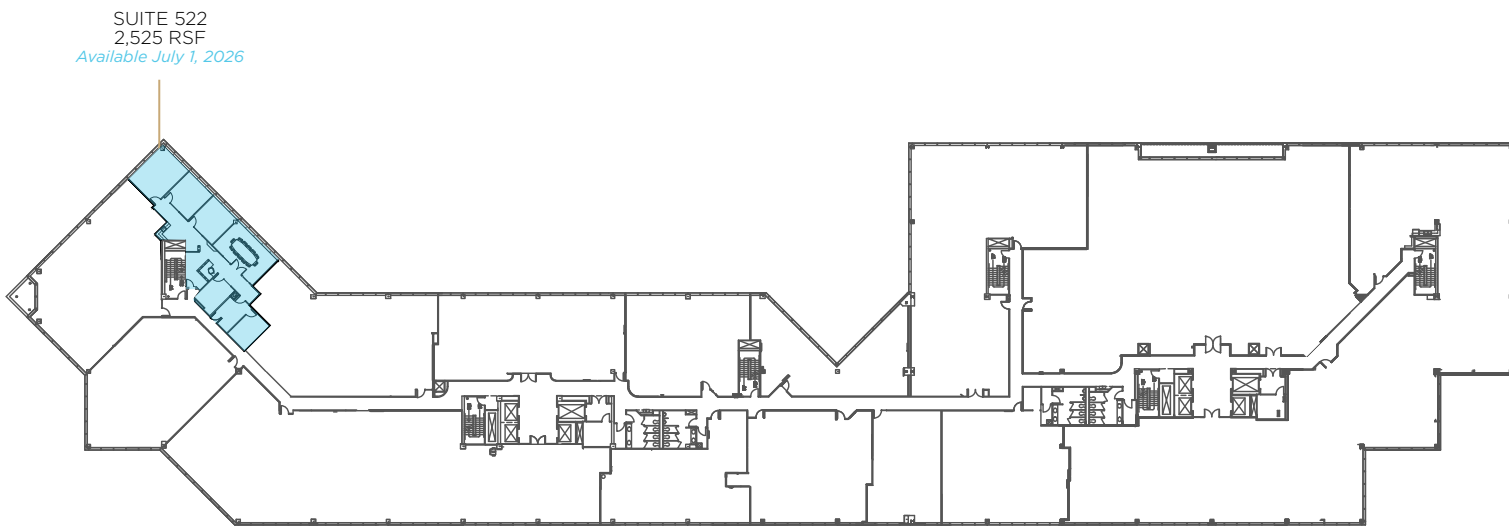
2,842 RSF

6th Floor



2,525 RSF

5th Floor





KENWOOD
Hottest Shopping Area in Cincy!



Area Amenities

RESTAURANTS

1. First Watch
2. Panera Bread
3. Red Lobster
4. Outback Steakhouse
5. Cheesecake Factory
6. Maggiano's
7. Texas Roadhouse
8. Bibibop
9. Buffalo Wild Wings
10. McAlister's Deli

RETAIL OPTIONS

1. Kenwood Town Centre
2. Crate & Barrel
3. Whole Foods
4. Dillard's
5. Macy's
6. Apple
7. Nordstrom
8. Orangetheory Fitness
9. Trader Joe's
10. Staples

HOTELS

1. Hampton Inn
2. Best Western Plus
3. **NEW!** The Summit Hotel (4 miles south)

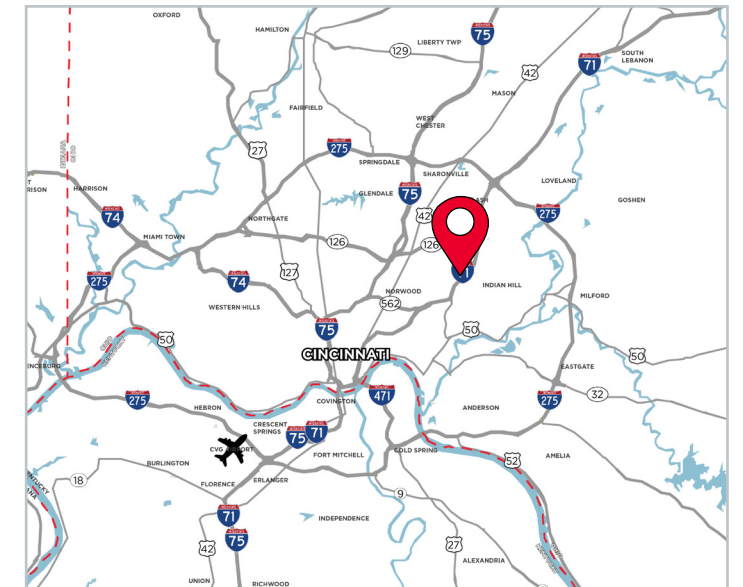
HEALTHCARE

1. Mercy Health - The Jewish Hospital
2. TriHealth Women's Center

Location

Kenwood is located in Sycamore Township and is conveniently located between two major highway (I-71 & I-75). Kenwood is only minutes away from downtown, museums, the arts, major sporting events, theme parks, airports and more.

Kenwood is situated in the heart of Cincinnati's upscale neighborhoods, providing more than 15 million shoppers who visit annually with an outstanding shopping, dining and entertainment destination. Kenwood embodies a happy medium between urban and suburban living.



30
RESTAURANTS
within 1 mile

100+
RETAIL OPTIONS
within 1 mile

3
HOTELS
within 4 miles

10
MULTI-FAMILY
within 1 mile



8044

MONTGOMERY RD
CINCINNATI OHIO



CONTACT INFORMATION

SCOTT ABERNETHY

Senior Director

+1 513 763 3013

scott.abernethy@cushwake.com

DIGGER DALEY

Senior Director

+1 513 763 3028

digger.daley@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.