



MEDICAL SPACE FOR SUBLEASE CORNERSTONE I

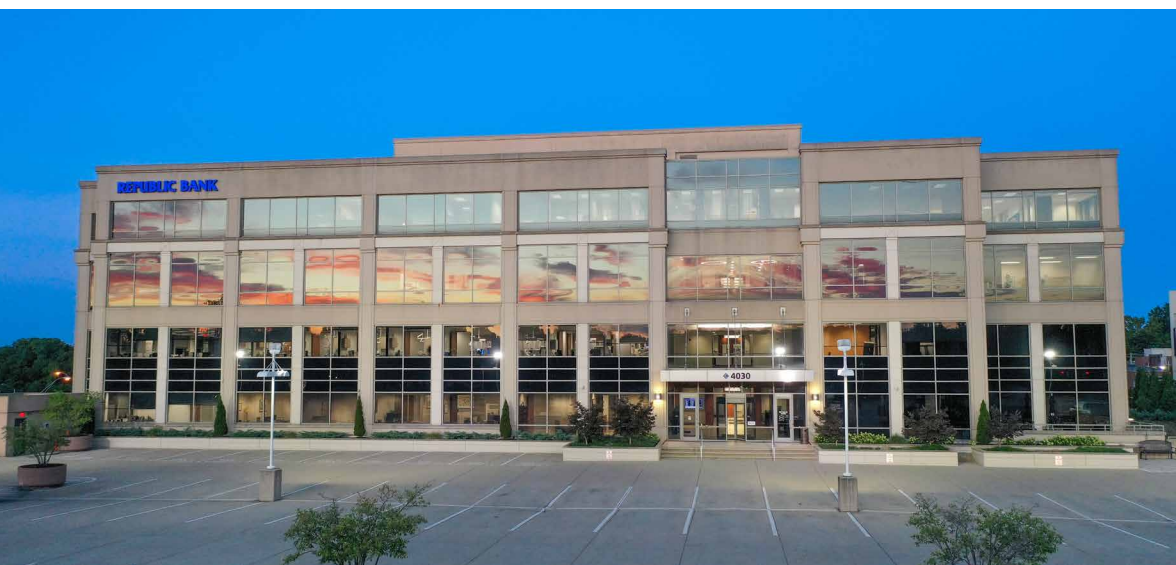
4030 SMITH ROAD | SUITE 425





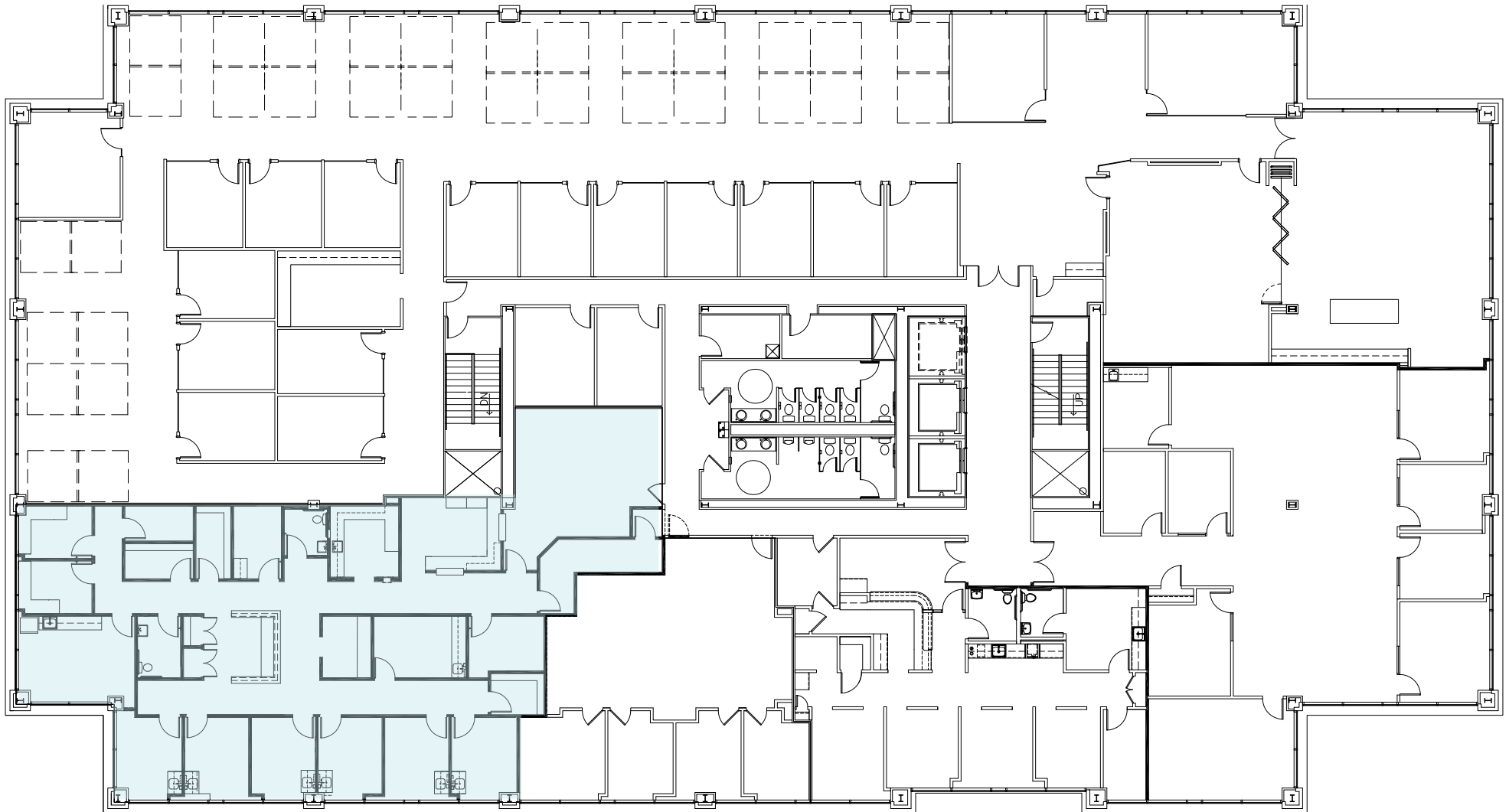
HIGHLIGHTS

- 4,204 SF available for sublease on the 4th floor
- Seven stories comprised of four office, two mezzanine office and one parking garage
- NEW indoor pickleball court for Cornerstone I & II tenants
- Fitness center with showers
- Two conference rooms and Mother's room
- On-site management
- Surface and garage parking (4:1,000 sf)
- Master lease expires 12/31/2028
- Asking \$23.00 /SF FSG

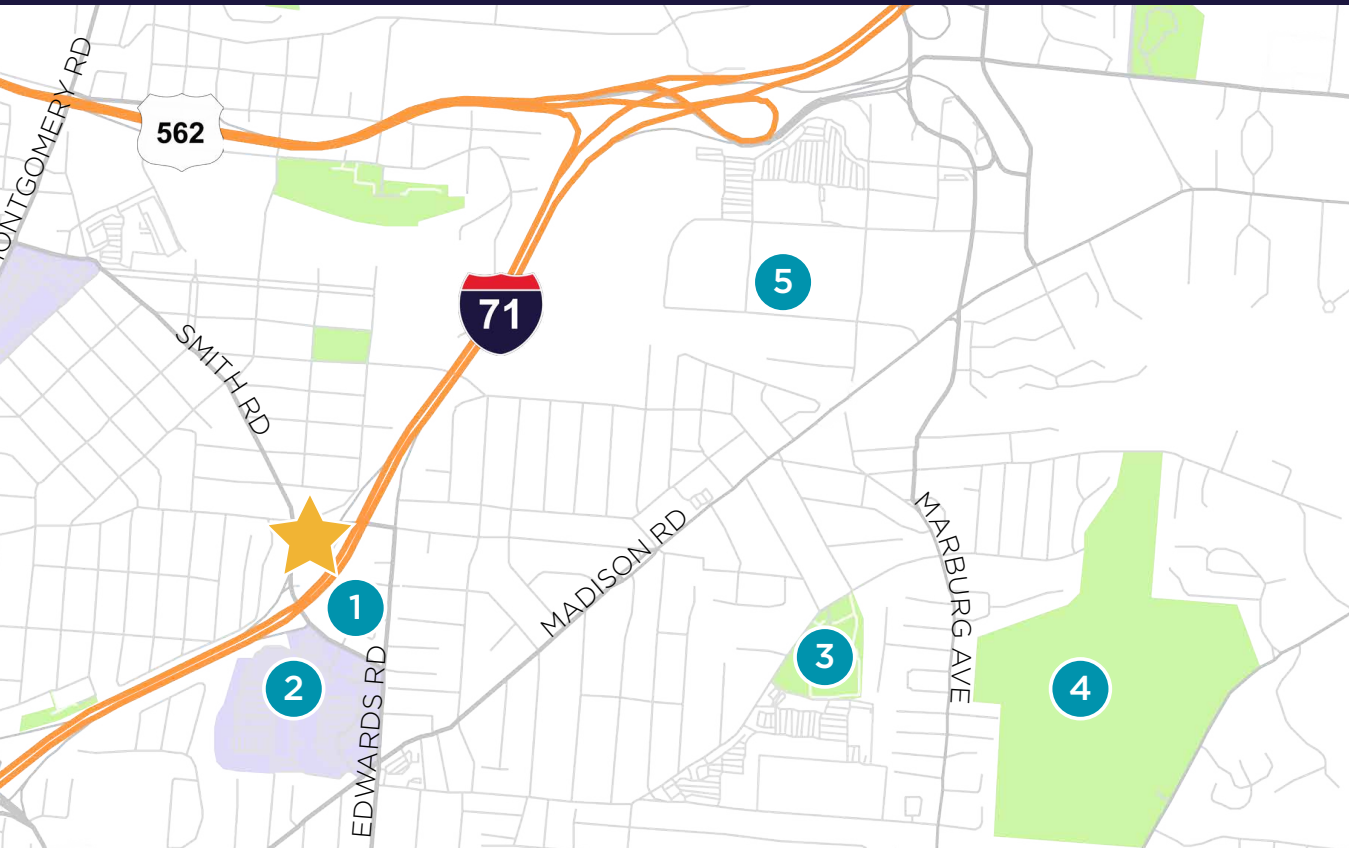


SUITE 425

4,204 TOTAL SF



Destination retail and dining options can be enjoyed within walking distance at Rookwood Commons & Pavilion and Rookwood Exchange.



1 Rookwood Exchange

- Courtyard by Marriott
- Residence Inn by Marriott
- One Rookwood Apartments
- Agave & Rye
- Fueled Collective
- Seasons 52

2 Rookwood Commons & Pavilion

- Spavia
- Taste of Belgium
- Jason's Deli
- The Capital Grille
- 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

3 Hyde Park Plaza

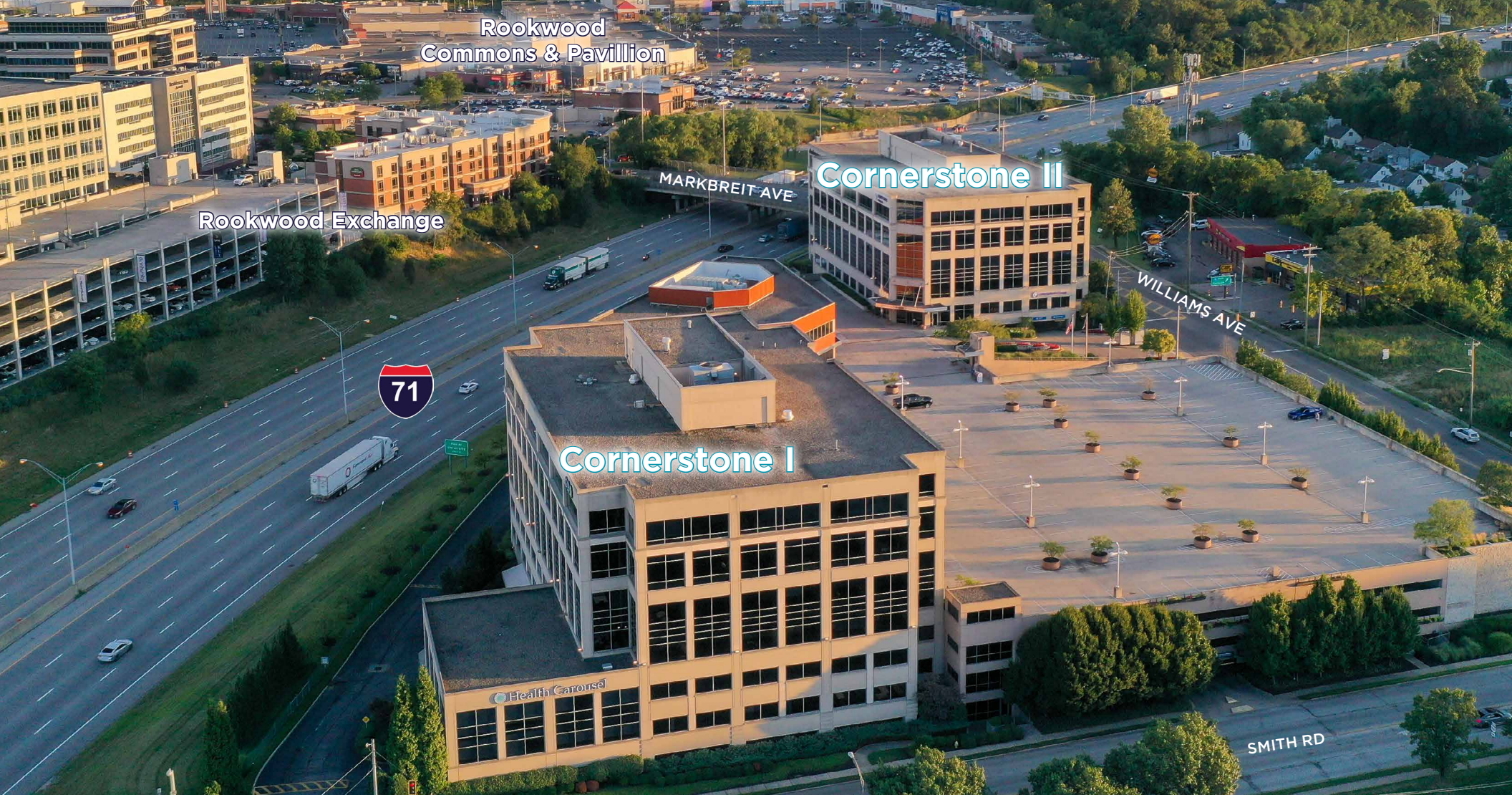
- Whole Foods
- Kroger Marketplace
- Massage Envy
- Piada Italian Street Food
- FUSIAN
- Starbucks
- Panera Bread
- Staples

- 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



Rookwood
Commons & Pavillion

Rookwood Exchange

MARKBREIT AVE

Cornerstone II

WILLIAMS AVE

71

Cornerstone I

SMITH RD

DIGGER DALEY

Senior Director

digger.daley@cushwake.com

+1 513 763 3028

cincyofficeadvisors.com



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