

FOR LEASE

4555 Montgomery Road
Cincinnati, Ohio 45212

**Ventura Commons
Newly Renovated**



PROPERTY FEATURES:

3,923 SF Available Space

Three (3) units:

- 1,345 SF on third floor
- 1,345 SF on fourth floor
- 1,233 SF on fifth floor

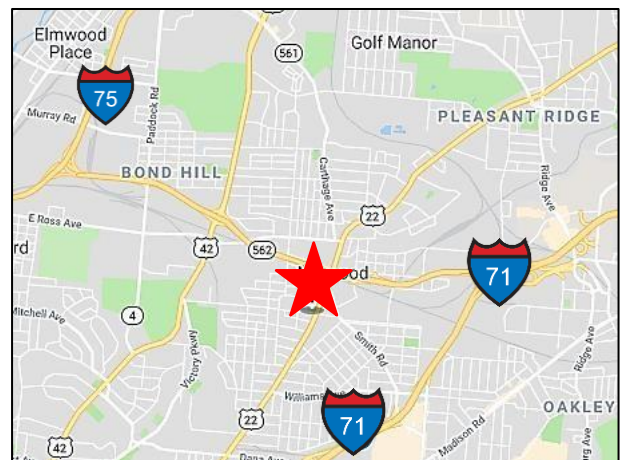
Private offices; conference room; breakroom; bathroom

Highly visible corner lot

Easy access to building from highway

High traffic count on Montgomery Road

Lease Rate: \$19.50 PSF Full Service



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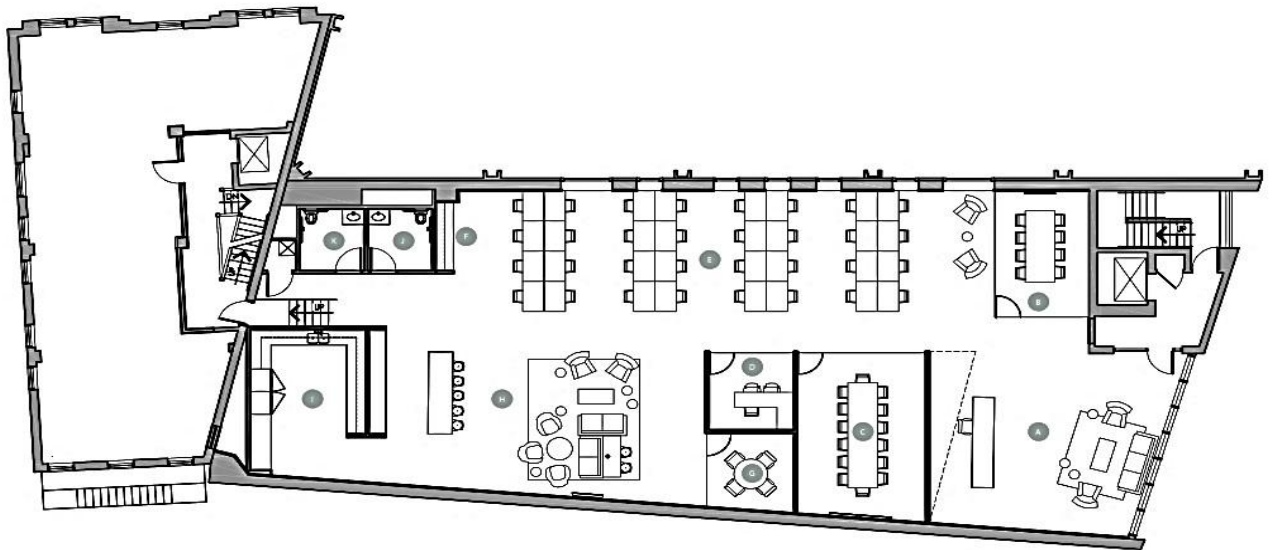
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Property Specifications

LOCATION:	Cincinnati, Ohio Hamilton County
TOTAL AVAILABLE SF:	3,923 SF
AVAILABLE SQUARE FOOTAGE:	Floor 3: 1,345 SF Floor 4: 1,345 SF Floor 5: 1,233 SF
PARKING:	Thirty (30) Parking Spaces on Site Ninety (90) Parking Spaces Across the Street
ZONING:	GBD; General Business District
PARCEL NUMBER:	651-0026-0001
LEASE RATE:	\$19.50 PSF Full Service
COMMENTS:	Newly Renovated No janitorial

Level Two

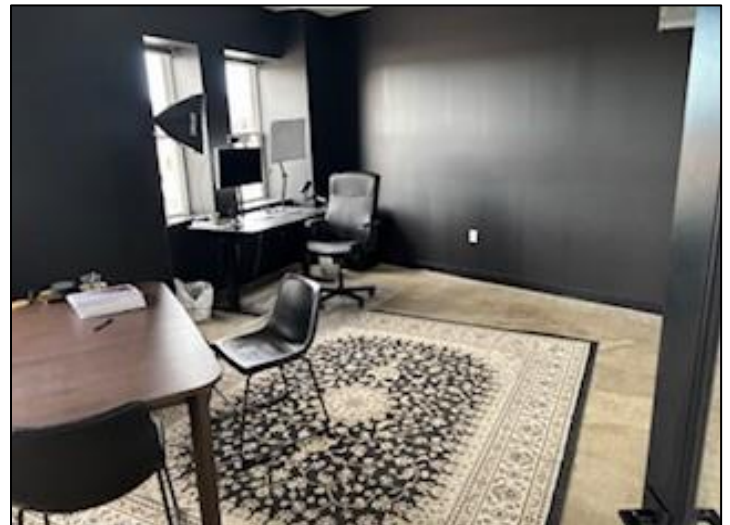
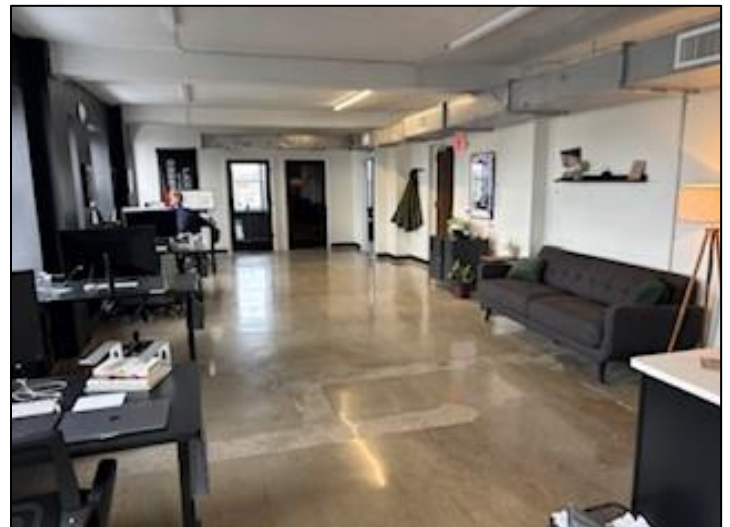
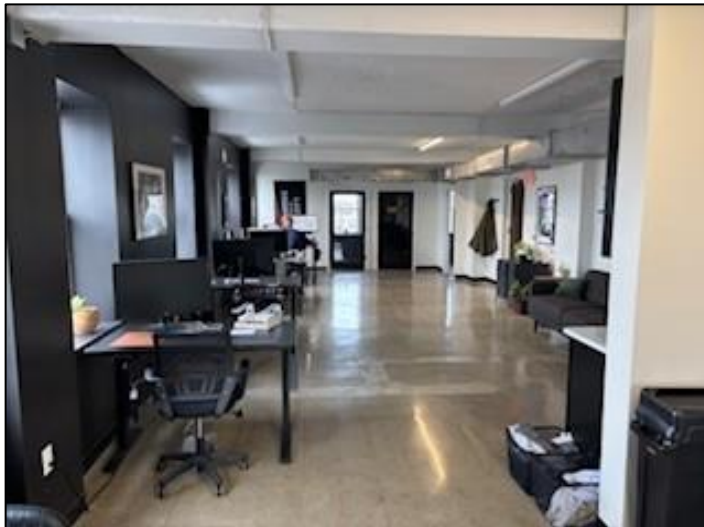
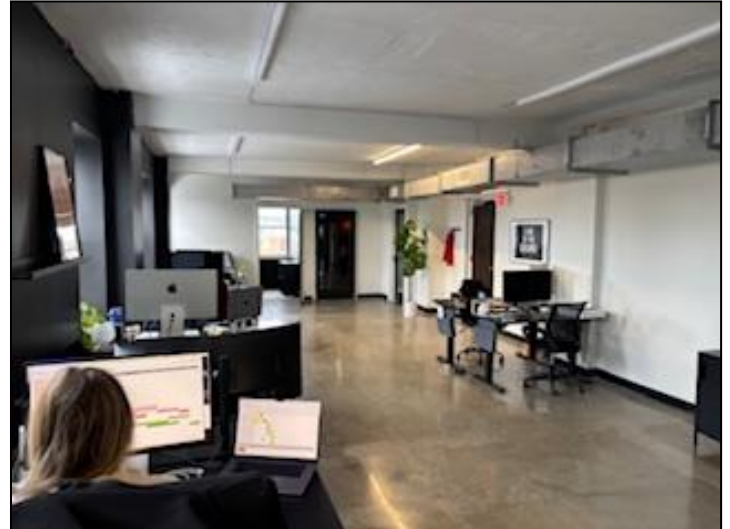
- 1 Lobby/ Reception
- 2 Medium Conference Room (11' x 16')
- 3 Large Conference Room (15' x 20')
- 4 Private Office (11' x 11')
- 5 Open Office (32 Workstations)
- 6 Print Station/ Storage
- 7 Small Conference (11' x 11')
- 8 Open Office Lounge/ Pantry
- 9 Kitchen (18' x 30')
- 10 Restroom ADA
- 11 Restroom ADA



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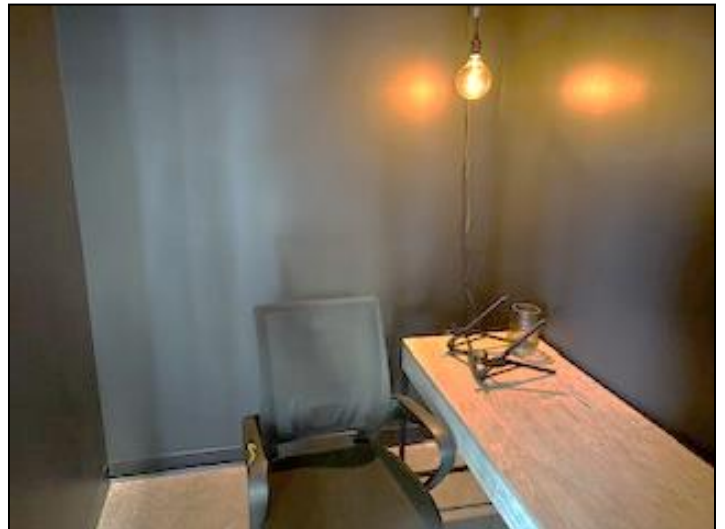
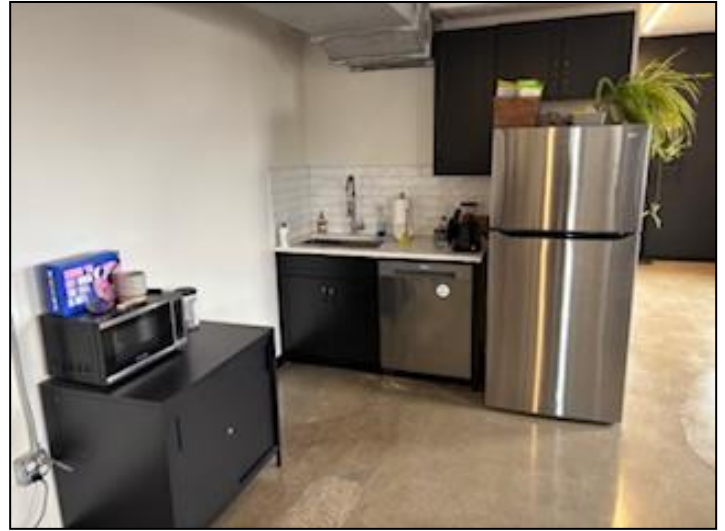
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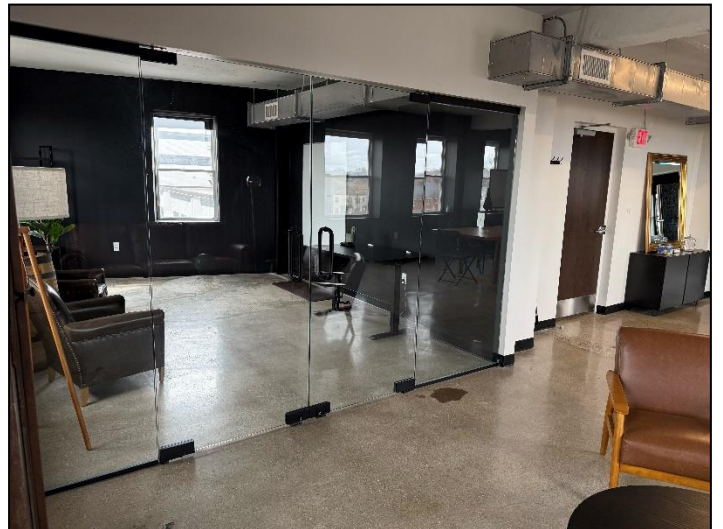
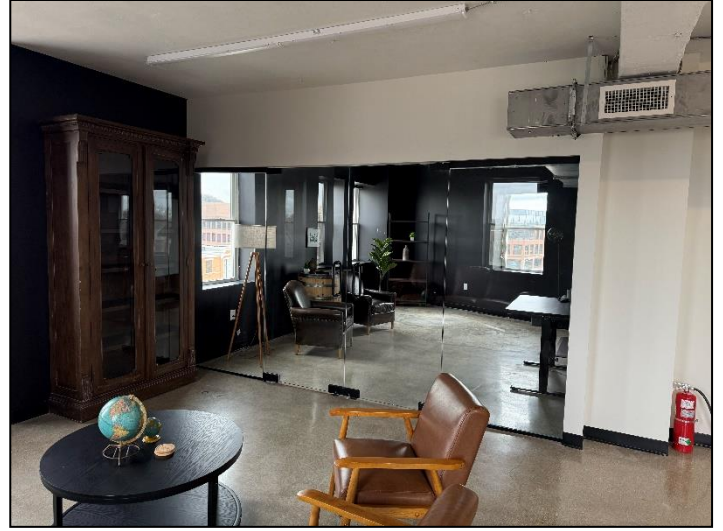
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 4555 Montgomery Road
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Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Smith Rd	Elm Ave, N	13,786	2018	0.17 mi
Smith Rd	Elm Ave, S	4,262	2018	0.18 mi
Montgomery Rd	Maple Ave, SW	33,918	2018	0.21 mi
Montgomery Rd	Weyer Ave, SW	17,977	2018	0.25 mi
Montgomery Rd	Norwood Lateral Pkwy, N	18,747	2018	0.30 mi



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