

OFFICE FOR LEASE

9030

Montgomery Road

Cincinnati, Ohio 45242

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MEDICAL OFFICE / OFFICE OPPORTUNITY
827-7,037 SF +/-

Astonish
Commercial Real Estate Services



9030 Montgomery Road

Positioned in the heart of the eastside between Kenwood, Montgomery, and Blue Ash., 9030 Montgomery Road offers an ideal setting for general office and medical office users seeking convenience, visibility, and professional surroundings. Located along a heavily traveled corridor with excellent signage opportunities, this site is easily accessible from I-71 and Ronald Reagan Highway — ensuring easy access to the entire Cincinnati region.

Highlights

- Up to 12,456 SF +/- Office/Medical Office Space For Lease
- Seven Suites Available Ranging From 827 SF - 3,346 SF
- Located in High Demand Office Submarket with Great Accessibility
- Common Area Upgrades in Planning

\$18/SF NNN

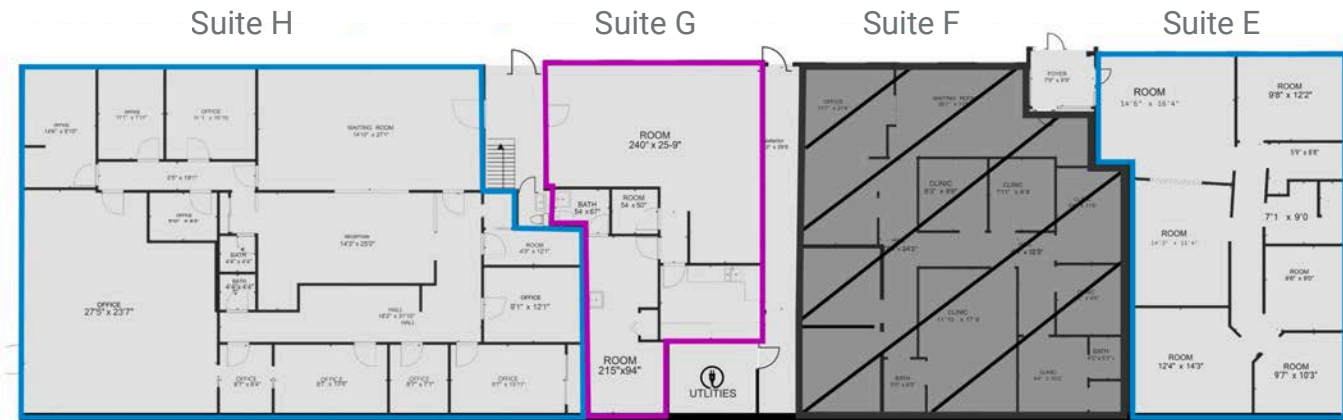
Lease Rate

FLOOR PLAN

OFFICE FOR LEASE

9030 Montgomery Road

EAST AND WEST WING, MAIN ENTRANCE SOUTH



EAST AND WEST WING, MAIN ENTRANCE NORTH

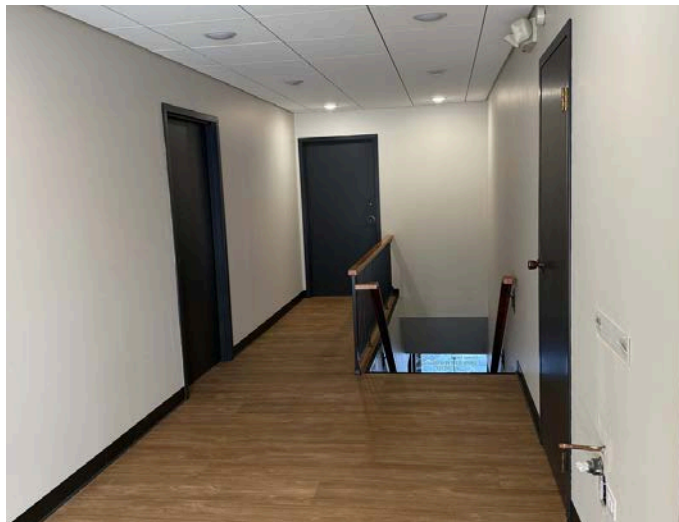
Space	Square Footage
Suite A	3,346 SF
Suite B	827 SF
Suite C	841 SF
Suite D	Leased
Suite E	1,226 SF
Suite F	Leased
Suite G	988 SF
Suite H	3,007 SF

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SYCAMORE TOWNSHIP



Sycamore Township is a vibrant and welcoming community in the heart of Hamilton County, offering a unique blend of residential charm, thriving business districts, and accessible green spaces. The township is home to multiple scenic parks, including Bechtold Park, featuring walking trails, playgrounds, and a popular summer concert series, as well as Kenwood Park, which offers open fields, sports courts, and family-friendly amenities.

Whether you're enjoying a walk along shaded paths, attending one of the many seasonal events, or visiting the shops and restaurants at Kenwood Towne Centre, there's always something to explore. Sycamore Township also offers convenient access to I-71 and I-275, making it a central and connected hub in Greater Cincinnati.



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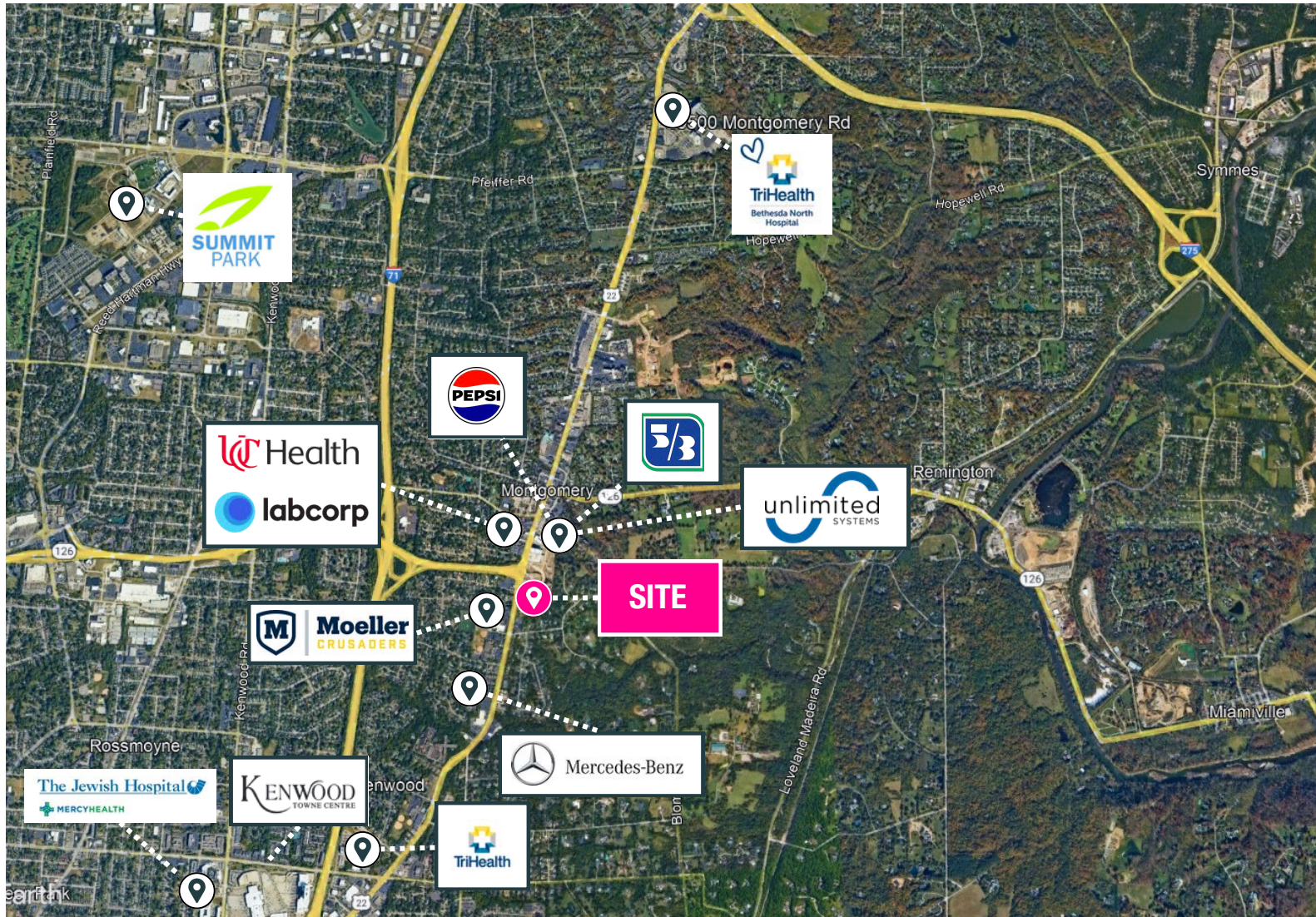
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NEARBY RESTAURANTS

- Kitchen Social – Modern American cuisine with an open-concept kitchen and lively atmosphere.
- Livery Montgomery – A lively Latin-inspired restaurant blending bold flavors with a modern twist. Known for its stylish atmosphere, handcrafted cocktails, and shareable plates.
- Taglio Montgomery – A neighborhood favorite specializing in Detroit-style pizza, elevated pub fare, and craft cocktails. With a laid-back atmosphere and bold, crave-worthy flavors, Taglio offers a modern twist on classic comfort food in the heart of Montgomery.
- Forno Osteria & Bar Montgomery – An upscale Italian eatery known for its wood-fired pizzas, house-made pastas, and elegant ambiance.





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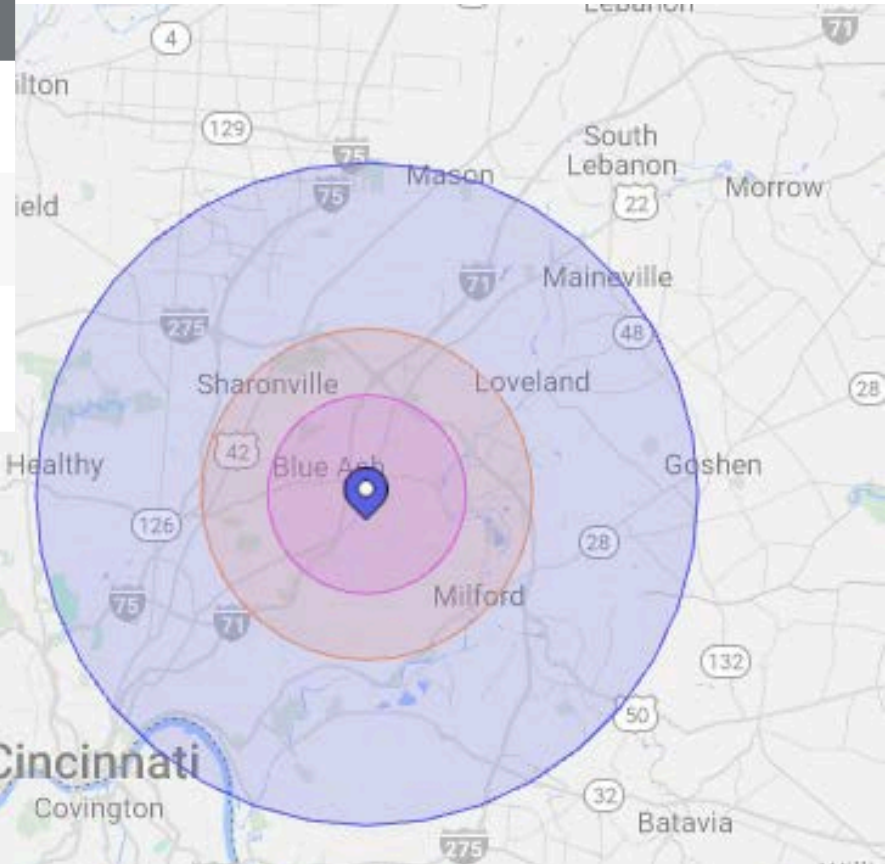
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DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	54,978	147,654	654,576
Households	22,495	61,772	271,887
Average HH Income	\$153,771	\$141,446	\$120,299





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STAY CONNECTED

