

# 10663

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OFFICE / MEDICAL OFFICE FOR LEASE



**Astonish**  
Commercial Real Estate Services



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	6,182	49,834	143,633
<b>Total Households</b>	2,549	19,559	58,728
<b>Number of Persons per HH</b>	2.4	2.5	2.4
<b>Average HH Income</b>	\$156,926	\$165,637	\$153,999
<b>Average House Value</b>	\$467,439	\$446,930	\$391,673

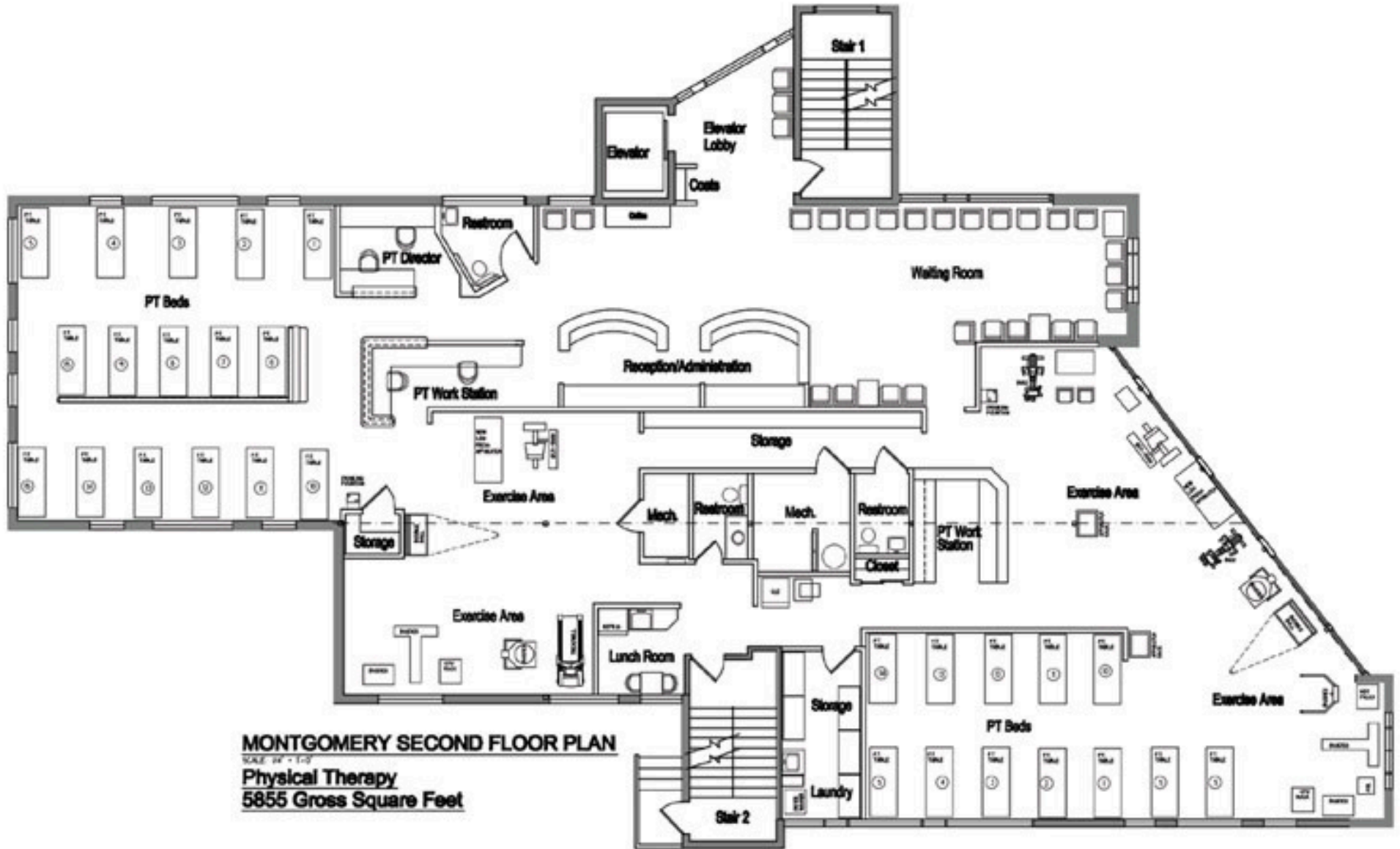
## OFFERING SUMMARY

<b>Available SF</b>	Office 1,000 - 11,710   Storage 3,437
<b>Lease Rate</b>	\$12.75 SF/yr (NNN)
<b>Lot Size</b>	1.07 Acres
<b>Year Built</b>	1992
<b>Building Size</b>	17,565 SF
<b>Zoning</b>	OVRLAY

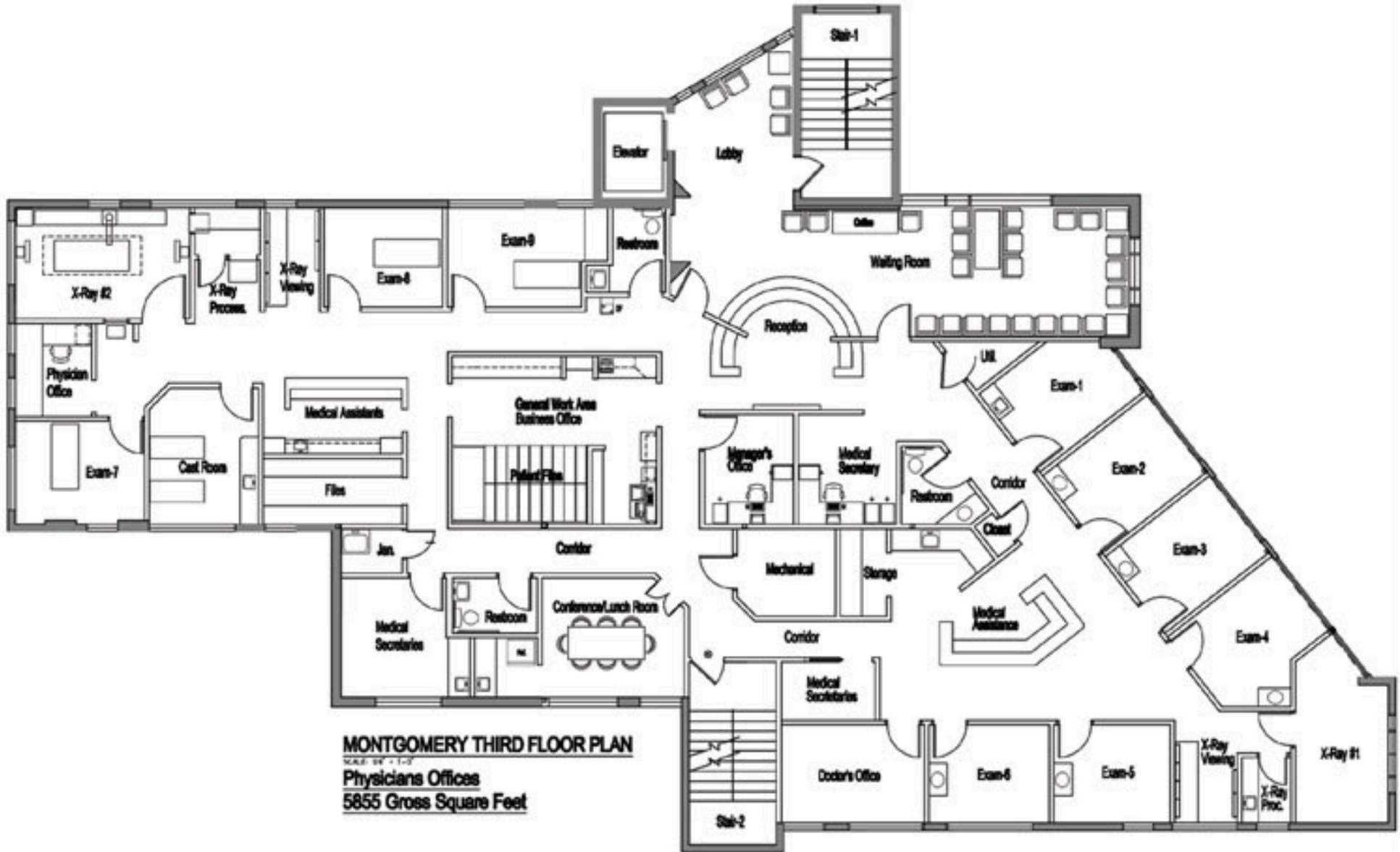
## PROPERTY HIGHLIGHTS

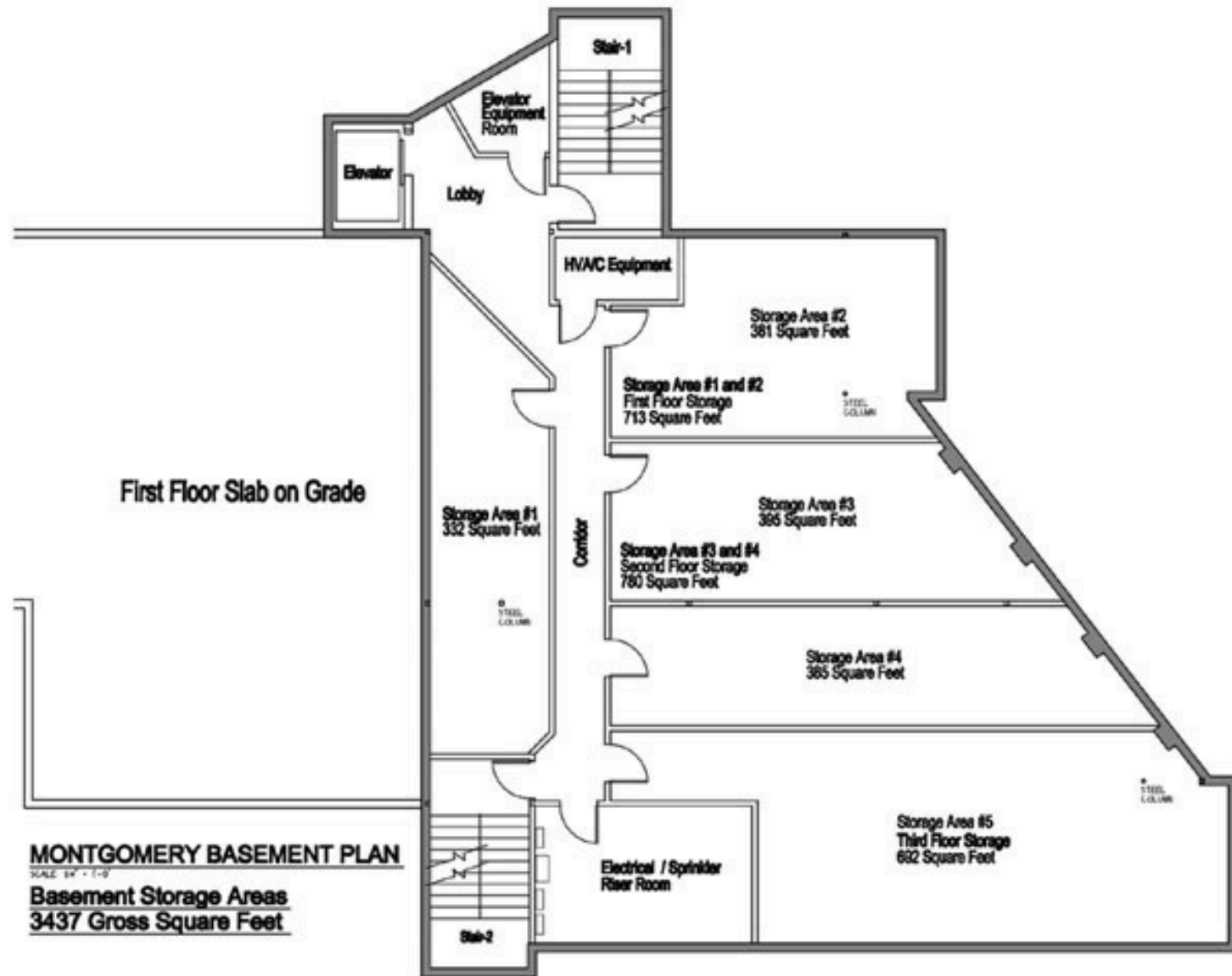
- Close Proximity to Bethesda North Campus
- Minutes to I-275 & I-71
- Flexible Space for Medical or General Office Use— 1,000 SF - 11,710 SF available
- Abundant on-site parking and immediate proximity to numerous banks, restaurants, and shopping destinations
- Affordable entry point in one of Cincinnati's most desirable suburban submarkets.
- Monument Signage Available

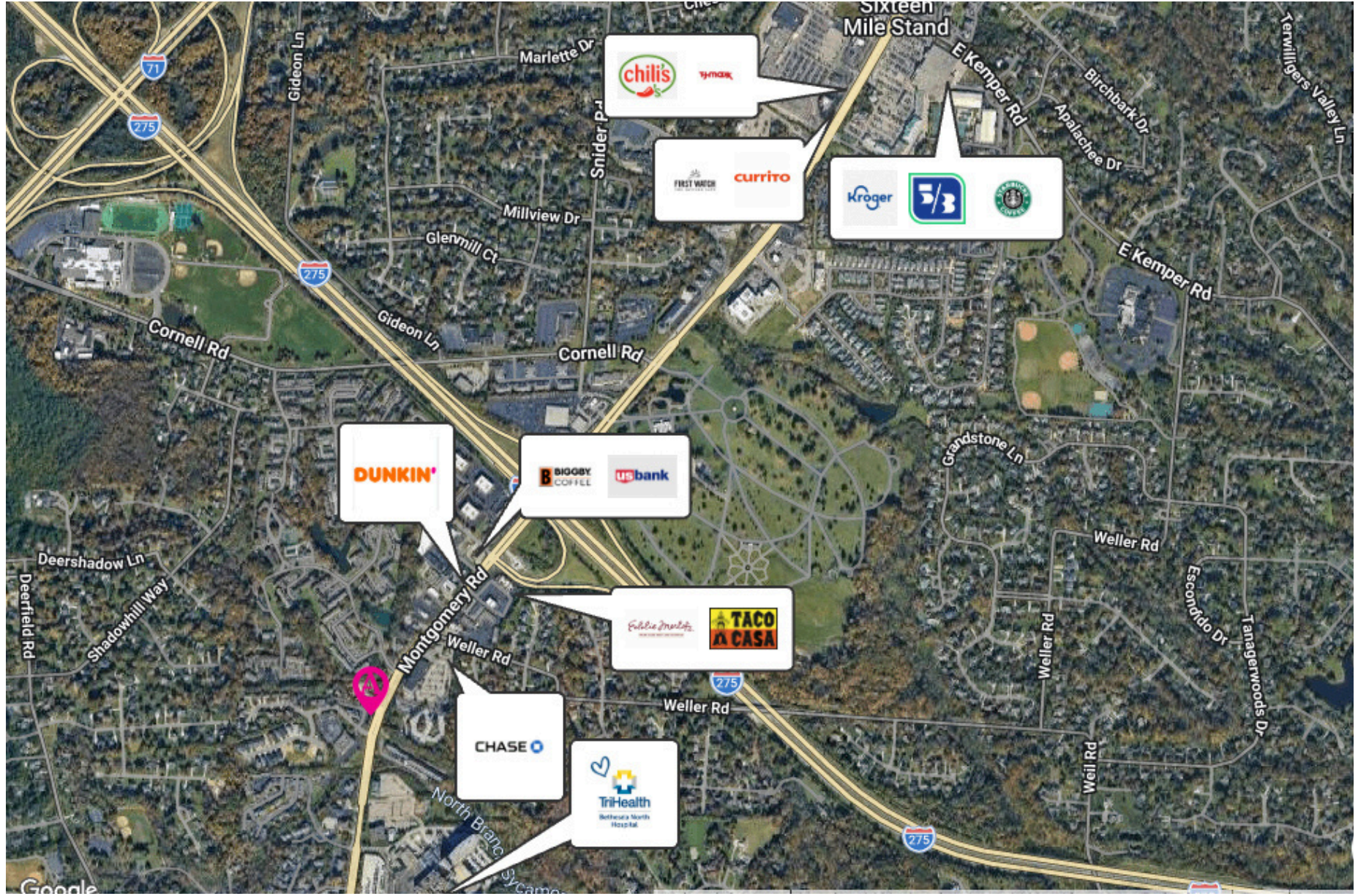




**MONTGOMERY SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**Physical Therapy**  
**5855 Gross Square Feet**







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## US

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*STAY CONNECTED*

