# Kenwood Commons

## 8230 & 8280 Montgomery Road
Cincinnati, Ohio 45236

## Two-building office complex located in the heart of Kenwood!

Adjacent to hundreds of neighborhood amenities, including restaurants, shopping, banking, and fitness.


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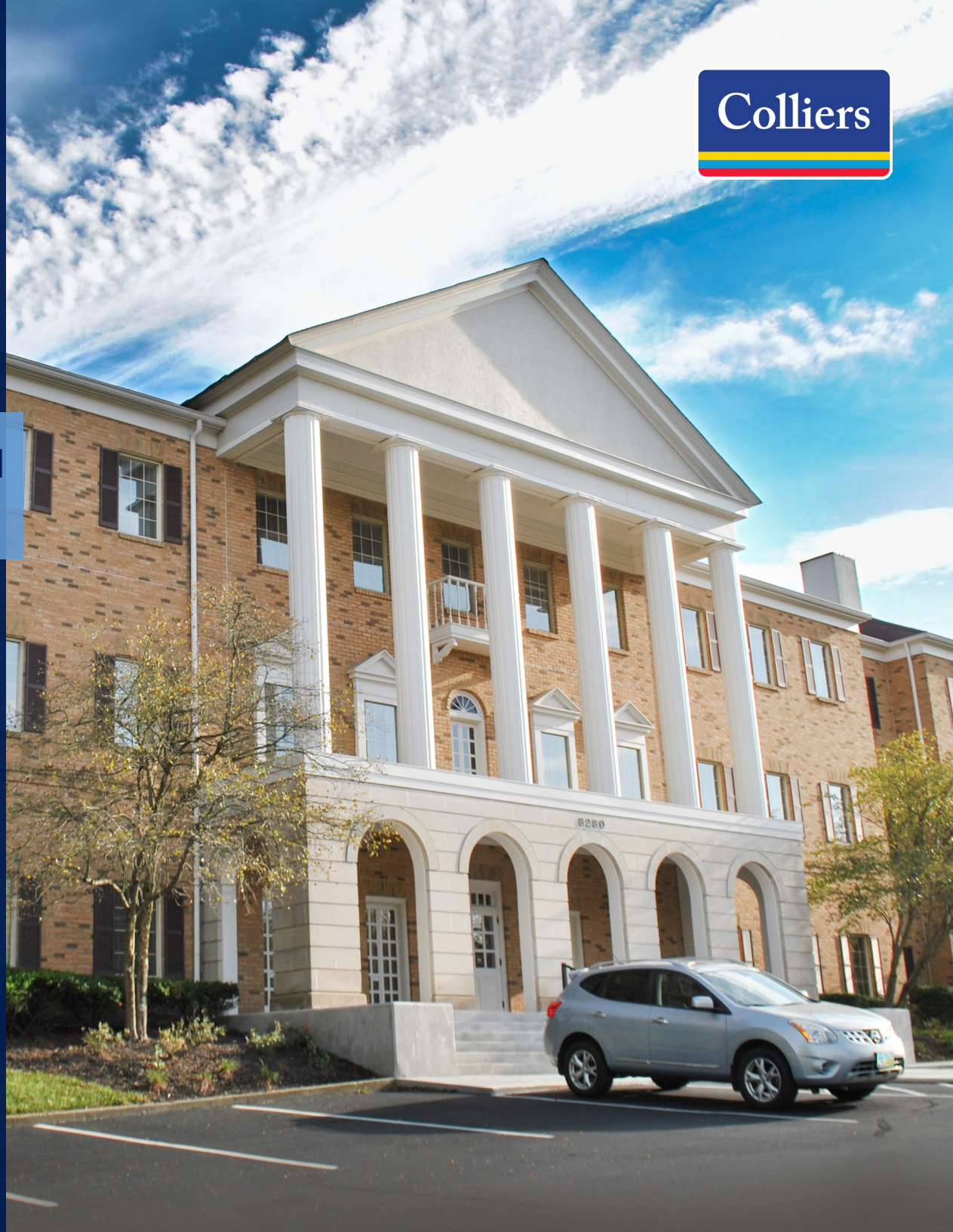
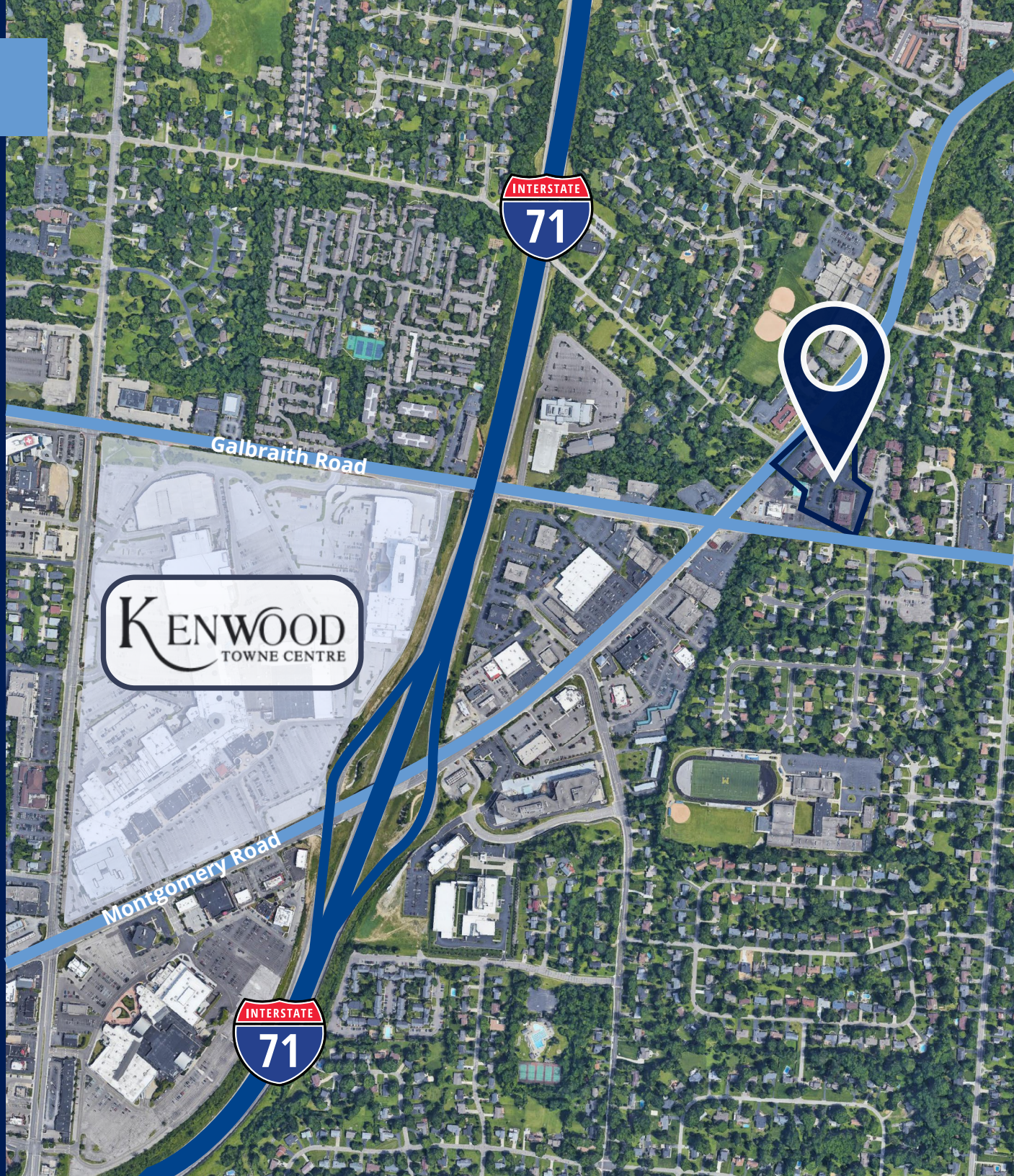


# Highlights

- Free Surface Parking
- Immediate Highway Access
- Reduced Earnings Tax
- Three (3) Floors
- Max Cont. 15,788 SF
- Min. Div. 1,338 SF
- Recent Renovations
- 15 Minutes to Downtown
- 25 Minutes to CVG Airport






KENWOOD COMMONS
DPA BUYING GROUP
Mench Financial, Inc.
RelaDyne
Reliability in Motion
DaVita
emi
RESEARCH SOLUTIONS
8230-8280


KENWOOD TOWN CENTRE
71
71
3
Kenwood
Commons

# **8230** Montgomery Road

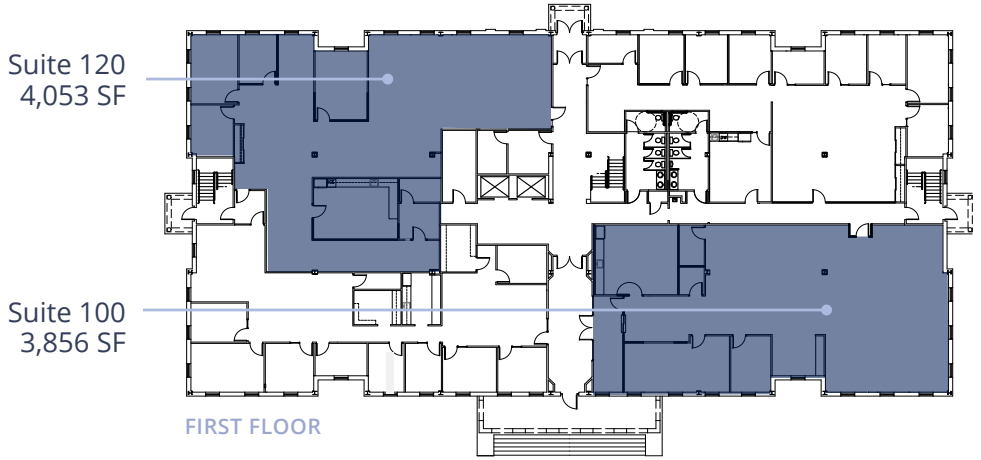
## AVAILABILITIES

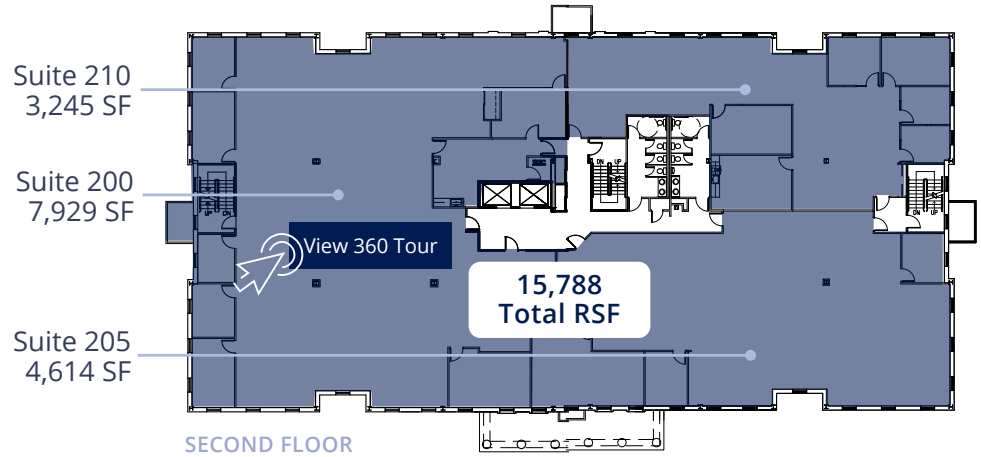
| | |
|---|---|
| Suite 100 | 3,856 SF |
| Suite 120 | 4,053 SF |
| Suite 200 | 7,929 SF |
| Suite 205 | 4,614 SF |
| Suite 210 | 3,245 SF |
| **Total** | **23,697 SF** |

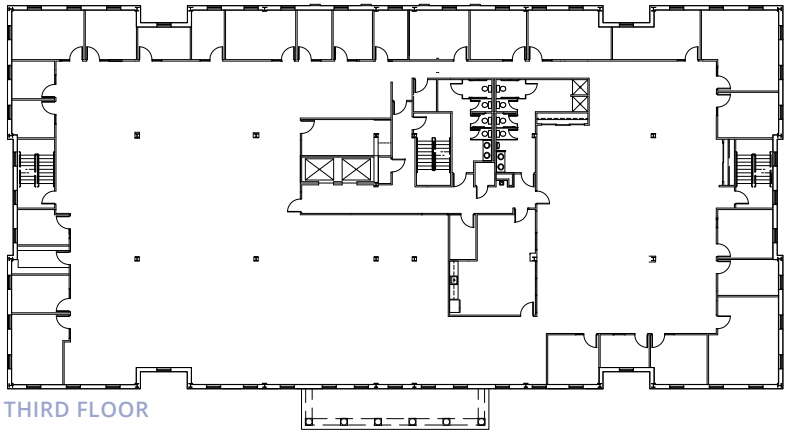
| | |
|---|---|
| Net Rent | $12.50/SF |
| OPEX | $6.38/SF (2026)<br>+ Tenant electric |
| Earnings Tax | 0.75%<br>*(Sycamore Township)* |

## HIGHLIGHTS

- Full second floor available
- Immediate Access from both I-71 North and South
- Adjacent to numerous dining options
- Interior and exterior recently renovated
- Signage opportunities



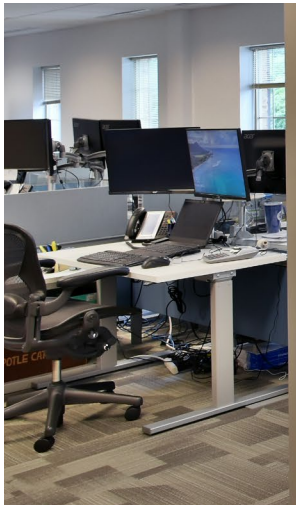

Suite 200
EMI-Research Solutions
emi
RESEARCH SOLUTIONS


DaVita











# **8280** Montgomery Road

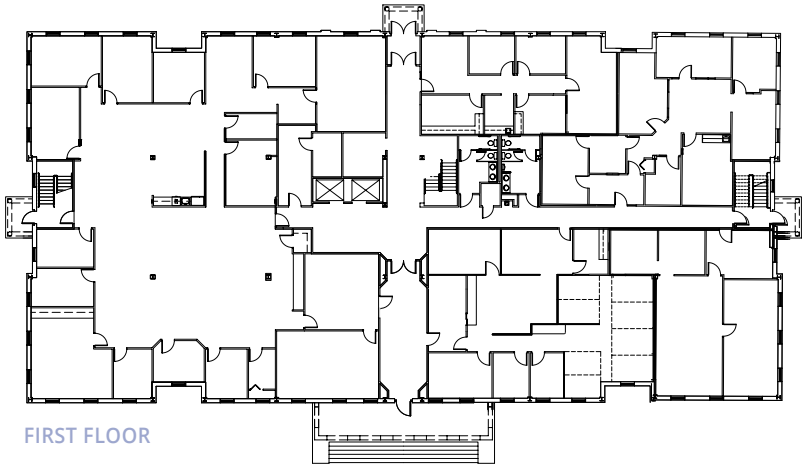
## AVAILABILITIES

| | |
|---|---|
| Suite 201 | 2,350 SF |
| Suite 205 | 2,689 SF |
| Suite 304 | 1,338 SF |
| **Total** | **6,377 SF** |

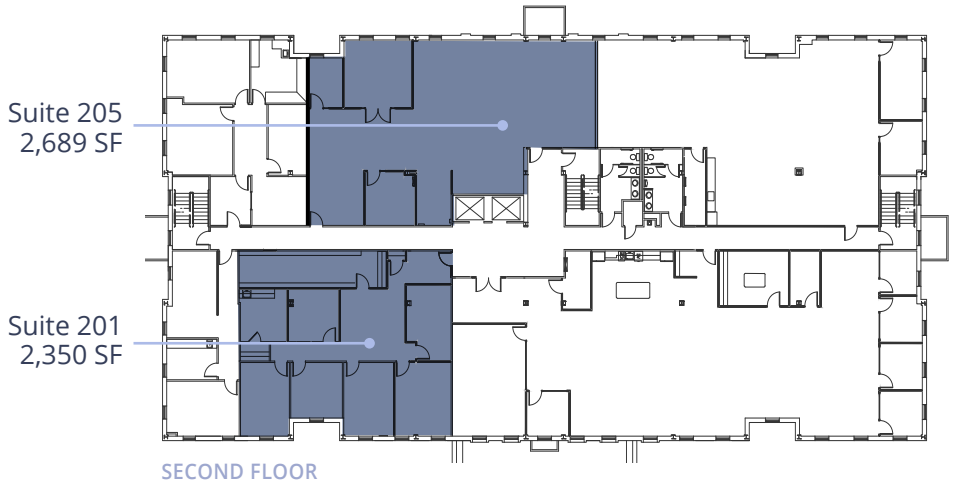
| | |
|---|---|
| Net Rent | $12.50/SF |
| OPEX | $6.42/SF (2026)<br>+ Tenant electric |
| Earnings Tax | 0.75%<br>*(Sycamore Township)* |

## HIGHLIGHTS

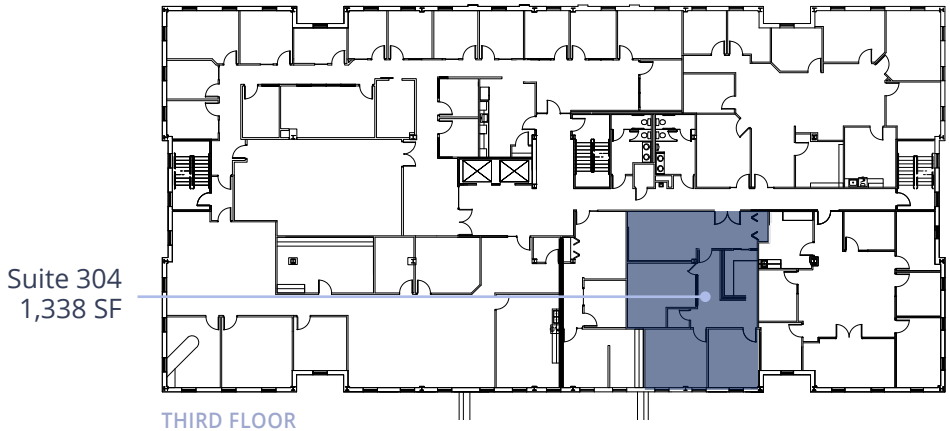
- Immediate access from both I-71 North and South
- Adjacent to numerous dining options
- Interior and exterior recently renovated
- Signage opportunities



FIRST FLOOR




SECOND FLOOR




THIRD FLOOR




EXIT







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