

Kenwood Commons

8230 & 8280 Montgomery Road
Cincinnati, Ohio 45236

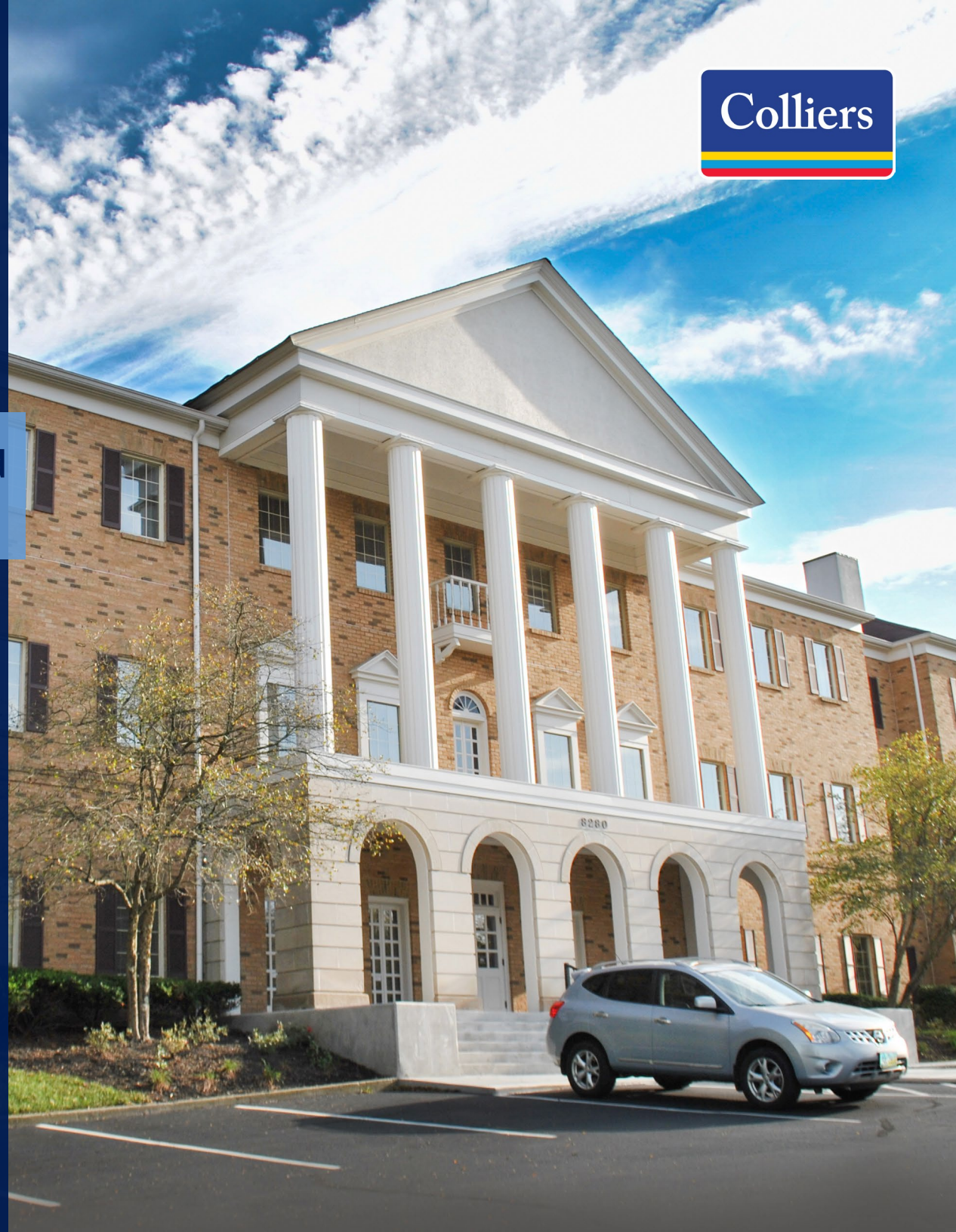
Two-building office complex located in the heart of Kenwood!

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

John Schenk
Senior Vice President
+1 513 562 2279
john.schenk@colliers.com

Matt Smyth
Vice President
+1 513 562 2260
matt.smyth@colliers.com

Colliers



Highlights



Free Surface Parking



Immediate Highway Access



Reduced Earnings Tax



Three (3) Floors



Max Cont. 15,788 SF



Min. Div. 2,245 SF



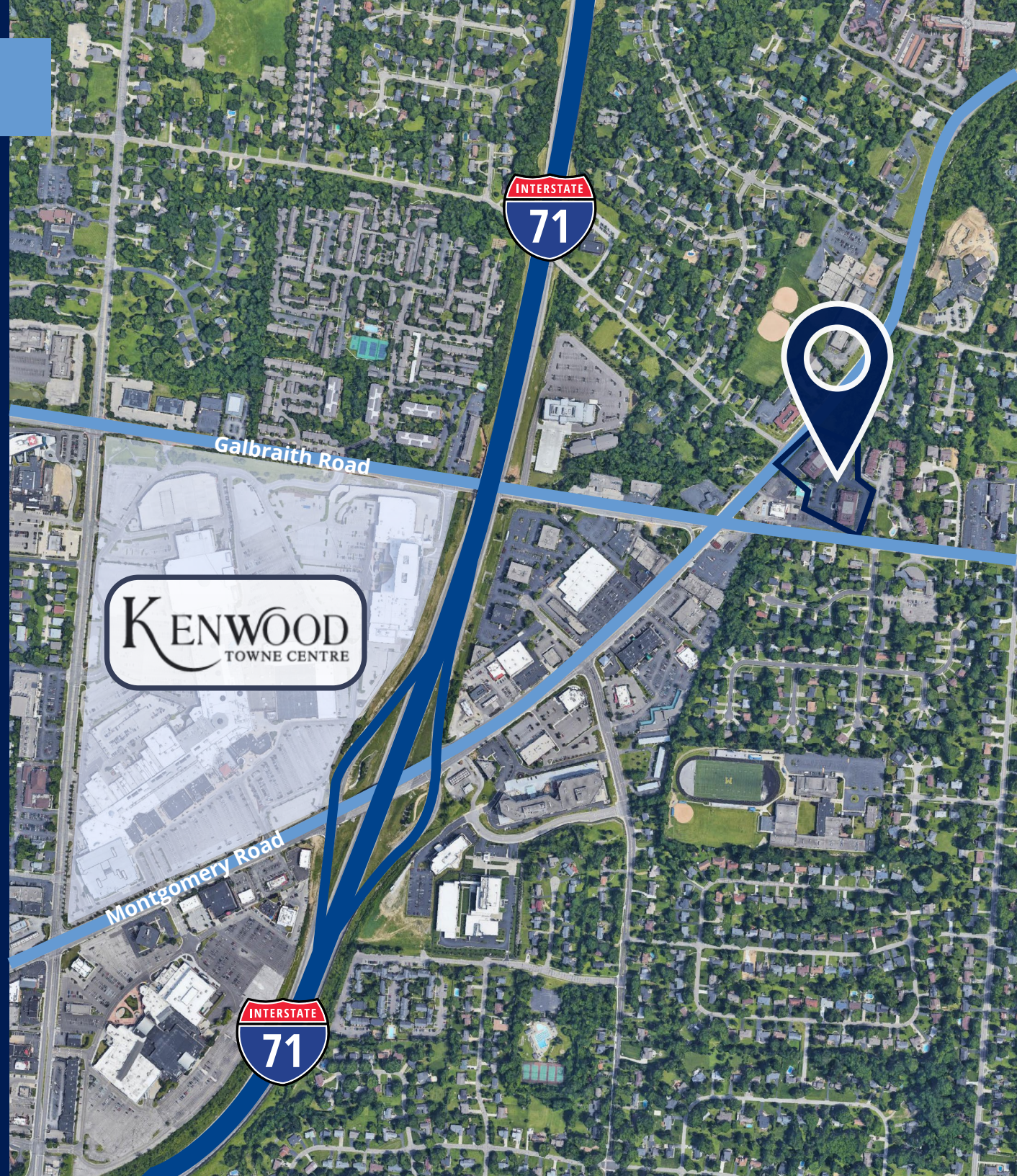
Recent Renovations



15 Minutes to Downtown



25 Minutes to CVG Airport





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

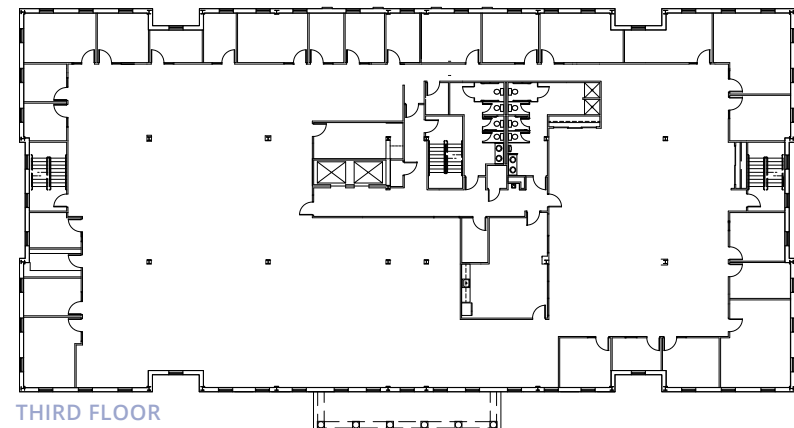
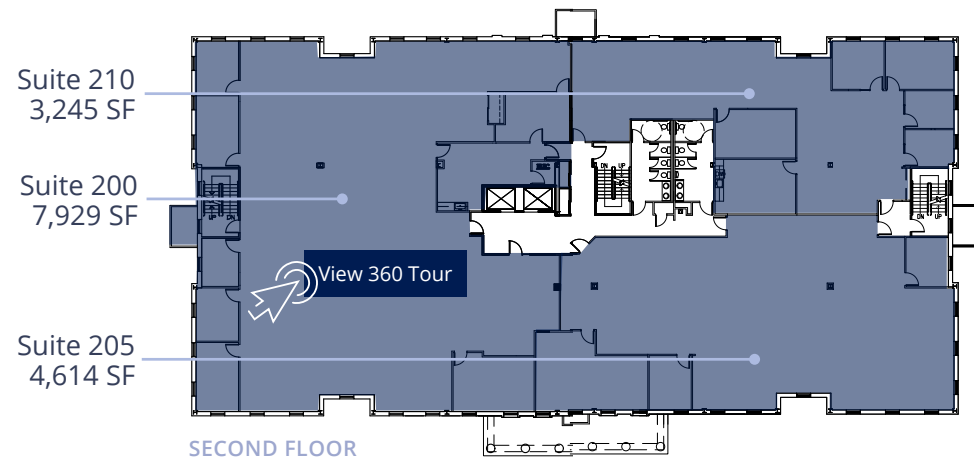
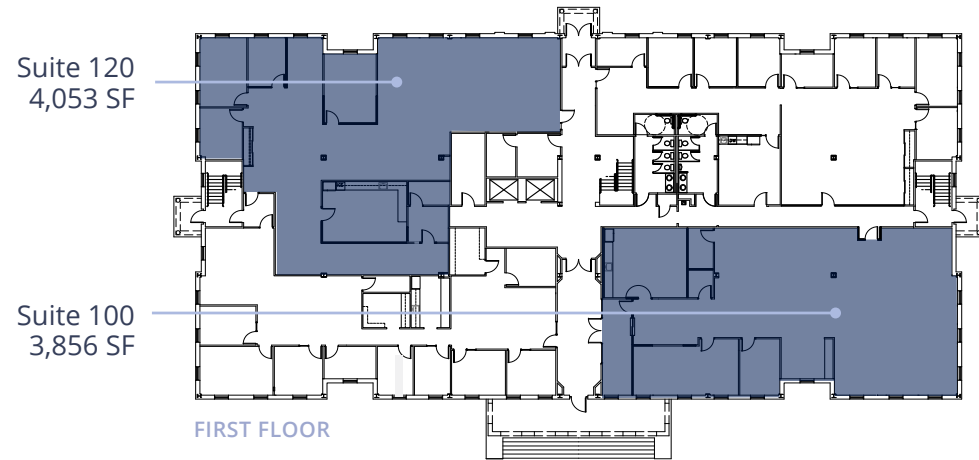
Net Rent \$12.50/SF

OPEX \$6.24/SF (2025)
+ Tenant electric

Earnings Tax 0.75%
(Sycamore Township)

HIGHLIGHTS

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





8280 Montgomery Road

AVAILABILITIES

Suite 100 2,245 SF

Suite 205 2,689 SF

Suite 300 3,752 SF

Total 8,686 SF

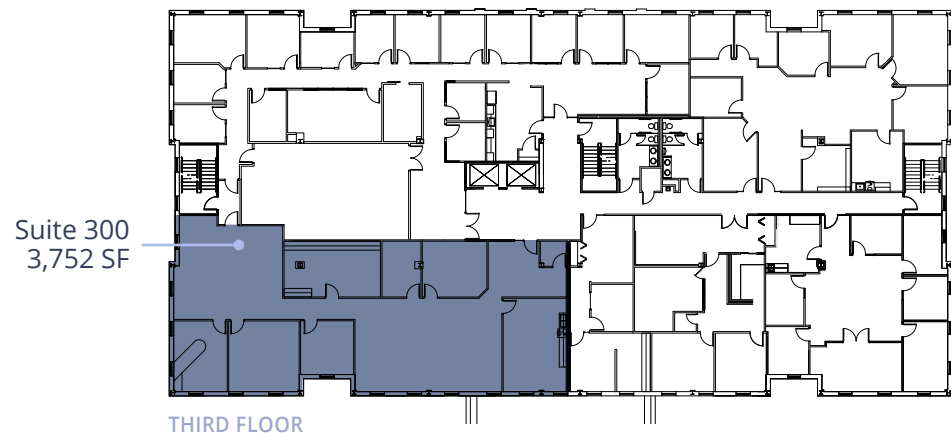
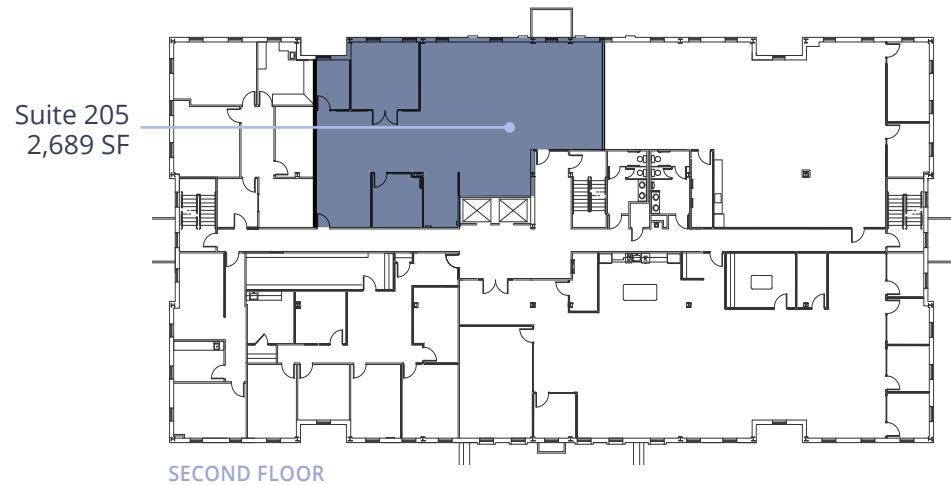
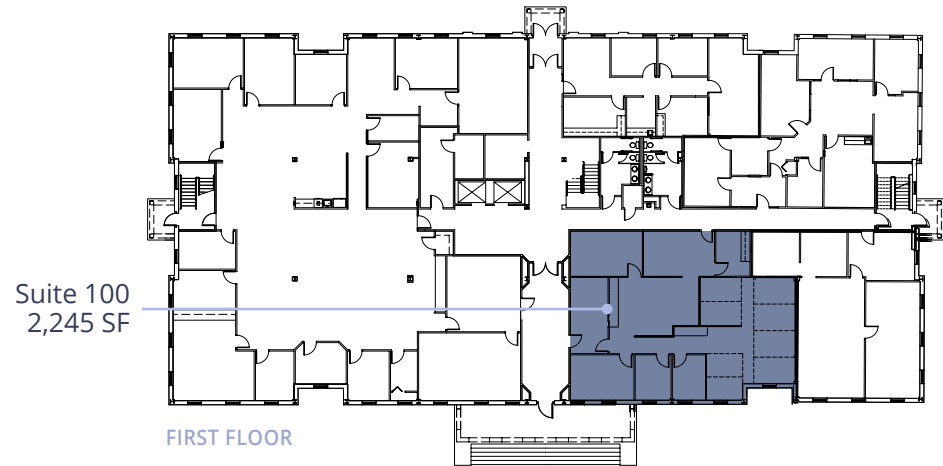
Net Rent \$12.50/SF

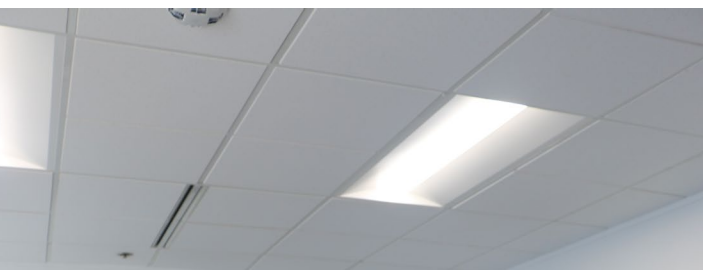
OPEX \$6.84/SF (2025)
+ Tenant electric

Earnings Tax 0.75%
(Sycamore Township)

HIGHLIGHTS

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- Signage opportunities







Contact us:

John Schenk
Senior Vice President
+1 513 562 2279
john.schenk@colliers.com

Matt Smyth
Vice President
+1 513 562 2260
matt.smyth@colliers.com

425 Walnut Street, Suite 1200
Cincinnati, Ohio 45202
P: +1 513 721 4200
colliers.com/cincinnati



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