

**FOR LEASE**

4555 Montgomery Road  
Cincinnati, Ohio 45212

**Ventura  
Commons**



**PROPERTY FEATURES:**

5,380 SF Available Space

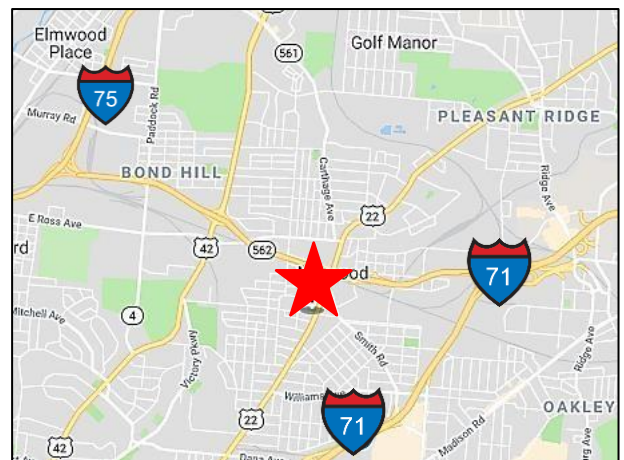
Four (4) units each 1,345 SF on Floors 2, 3, 4 and 5

Highly visible corner lot

Easy access to building from highway

High traffic count on Montgomery Road

**Lease Rate: \$18.00 PSF Full Service**



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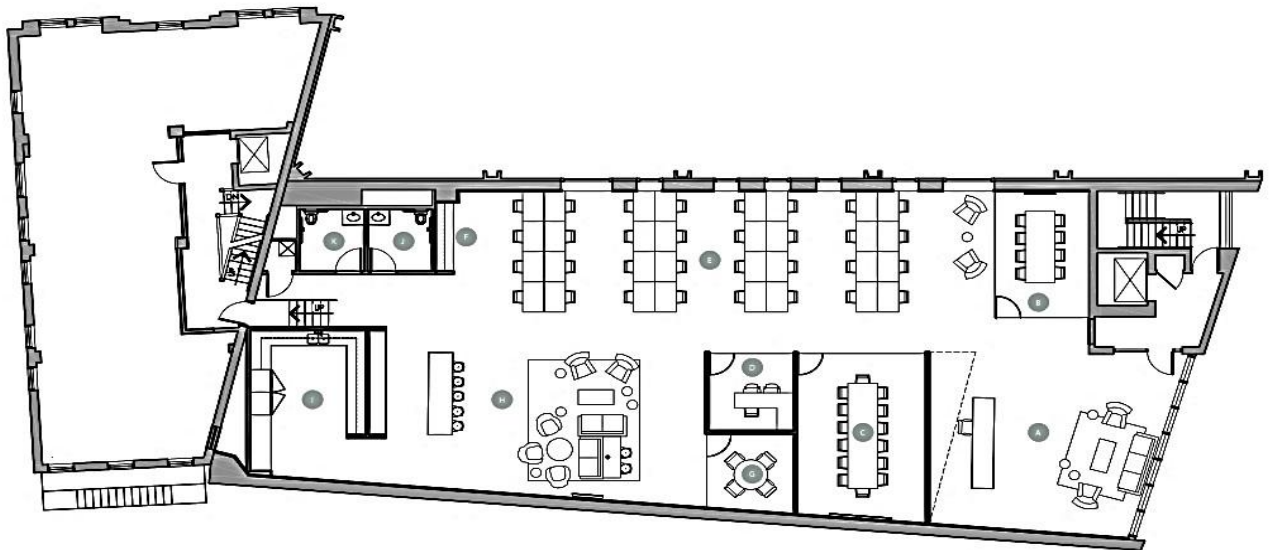
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## Property Specifications

LOCATION:	Cincinnati, Ohio Hamilton County
TOTAL AVAILABLE SF:	5,345 SF
AVAILABLE SQUARE FOOTAGE:	Floor 2: 1,345 SF Floor 3: 1,345 SF Floor 4: 1,345 SF Floor 5: 1,345 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:	<b>\$18.00 PSF Full Service</b>
COMMENTS:	Office to suit (shell form) 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



Scale: 1/8"=1'-0"



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Site Plan



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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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