

i74 Wired - NEW OWNER

2300 Montana Ave, Cincinnati, OH 45211



Presented by
Wired Real Estate Group Inc.



Price: Negotiable

- - NEW OWNER - - Plug & Play Exec. Office,
Private Suites, Flex Cubicles Fully Furnished or
Unfurnished Options IT Architecture and Support
Available Phone, Internet, Copy, Kiosk Services
Conference Rooms and Event Areas Identity /
Signage Available Call Center Available Data
Center / Colocation Available

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Total Space Available:	N/A
Rental Rate:	Negotiable
Min. Divisible:	20 SF
Max. Contiguous:	11,600 SF
Property Type:	Office
Property Sub-type:	Office Building
Additional Sub-types:	Medical Office, Office-R&D, Executive Suite
Building Size:	58,700 SF
Building Class:	B
Lot Size:	4.01 AC



WiredRE Sales and Marketing

info@wiredre.com

(513) 283.0610

License: CA Lic# 0753858

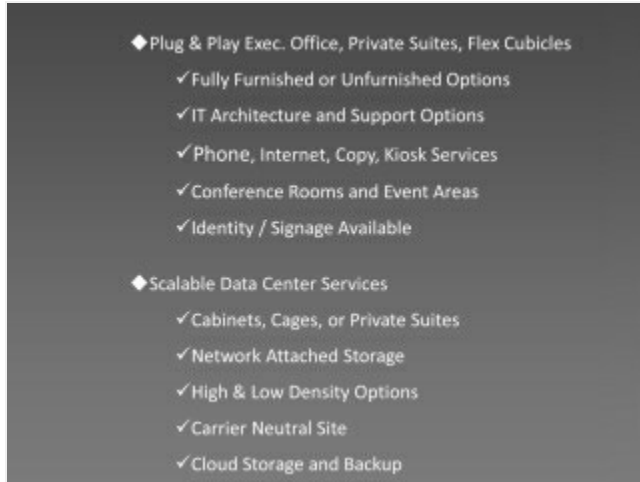


Wired Real Estate Group Inc.

2300 Montgomery Avenue
Cincinnati, OH 45211

Notes

2300 Montana Ave, Cincinnati, OH 45211



Small Suites with Views

Listing spaces

Space 5-01

Space Available	200 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Additional Space / Lot Types	Executive Suite,Office-R&D,Medical Office
Date Available	Mar 2016
Lease Term	12 Months
No. Parking Spaces	200
Pct. Procurement Fee	6.00%

Plug & Play Exec. Office, Private Suites, Flex CubiclesFully Furnished or Unfurnished OptionsIT Architecture and Support AvailablePhone, Internet, Copy, Kiosk ServicesConference Rooms and Event Areas

Space 5-02

Space Available	500 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Additional Space / Lot Types	Executive Suite,Office-R&D,Medical Office
Date Available	Mar 2016
Lease Term	12 Months
No. Parking Spaces	200
Pct. Procurement Fee	6.00%

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Small Suites with Views



Large Suites with Views

Listing spaces

Space 5-03

Space Available	1,000 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Additional Space / Lot Types	Executive Suite,Office-R&D,Medical Office
Date Available	Mar 2016
Lease Term	12 Months
No. Parking Spaces	200
Pct. Procurement Fee	6.00%

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Space 5-04

Space Available	2,000 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Additional Space / Lot Types	Executive Suite,Office-R&D,Medical Office
Date Available	Mar 2016
Lease Term	36 Months
No. Parking Spaces	200
Pct. Procurement Fee	6.00%

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View from Property



Window-Lined Suites

Listing spaces

Space 5-05

Space Available	3,000 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Additional Space / Lot Types	Executive Suite,Office-R&D,Medical Office
Date Available	Mar 2016
Lease Term	36 Months
No. Parking Spaces	200
Pct. Procurement Fee	6.00%

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Space 5-06

Space Available	5,000 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Additional Space / Lot Types	Executive Suite,Office-R&D,Medical Office
Date Available	Mar 2016
Lease Term	36 Months
No. Parking Spaces	200
Pct. Procurement Fee	6.00%

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Multi-Office Suites



Creative Layouts

Listing spaces

Space 5-07

Space Available	11,600 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Additional Space / Lot Types	Executive Suite,Office-R&D,Medical Office
Min. Divisible	200 SF
Date Available	Mar 2016
Lease Term	36 Months
No. Parking Spaces	200
Pct. Procurement Fee	6.00%

Plug & Play Exec. Office, Private Suites, Flex Cubicles Fully Furnished or Unfurnished Options IT Architecture and Support Available Phone, Internet, Copy, Kiosk Services Conference Rooms and Event Areas

Space 217

Space Available	700 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Additional Space / Lot Types	Special Purpose (Other)
Max. Contiguous	11,600 SF
Date Available	Mar 2016
Lease Term	12 Months
No. Parking Spaces	200
Pct. Procurement Fee	6.00%

Workplace, Disaster Recovery, Call Center

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Fully Furnished Suites Available

Listing spaces

Space 409

Space Available	3,600 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Additional Space / Lot Types	Executive Suite, Medical Office, Institutional/Governmental
Min. Divisible	200 SF
Max. Contiguous	4,000 SF
Date Available	May 2016
Lease Term	36 Months
No. Parking Spaces	200
Pct. Procurement Fee	6.00%



Private and Shared Conference Rooms

Space 105

Space Available	3,000 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Min. Divisible	200 SF
Date Available	Mar 2016
Lease Term	36 Months
No. Parking Spaces	200
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Training and Event Space

Listing spaces

Space Data Center

Space Available	2,000 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Additional Space / Lot Types	Special Purpose (Other)
Min. Divisible	20 SF
Date Available	Mar 2016
Lease Term	12 Months
No. Parking Spaces	200
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250 KW Data Center / Colocation Tier II Design

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Property Photos



Data Center / Colocation Space

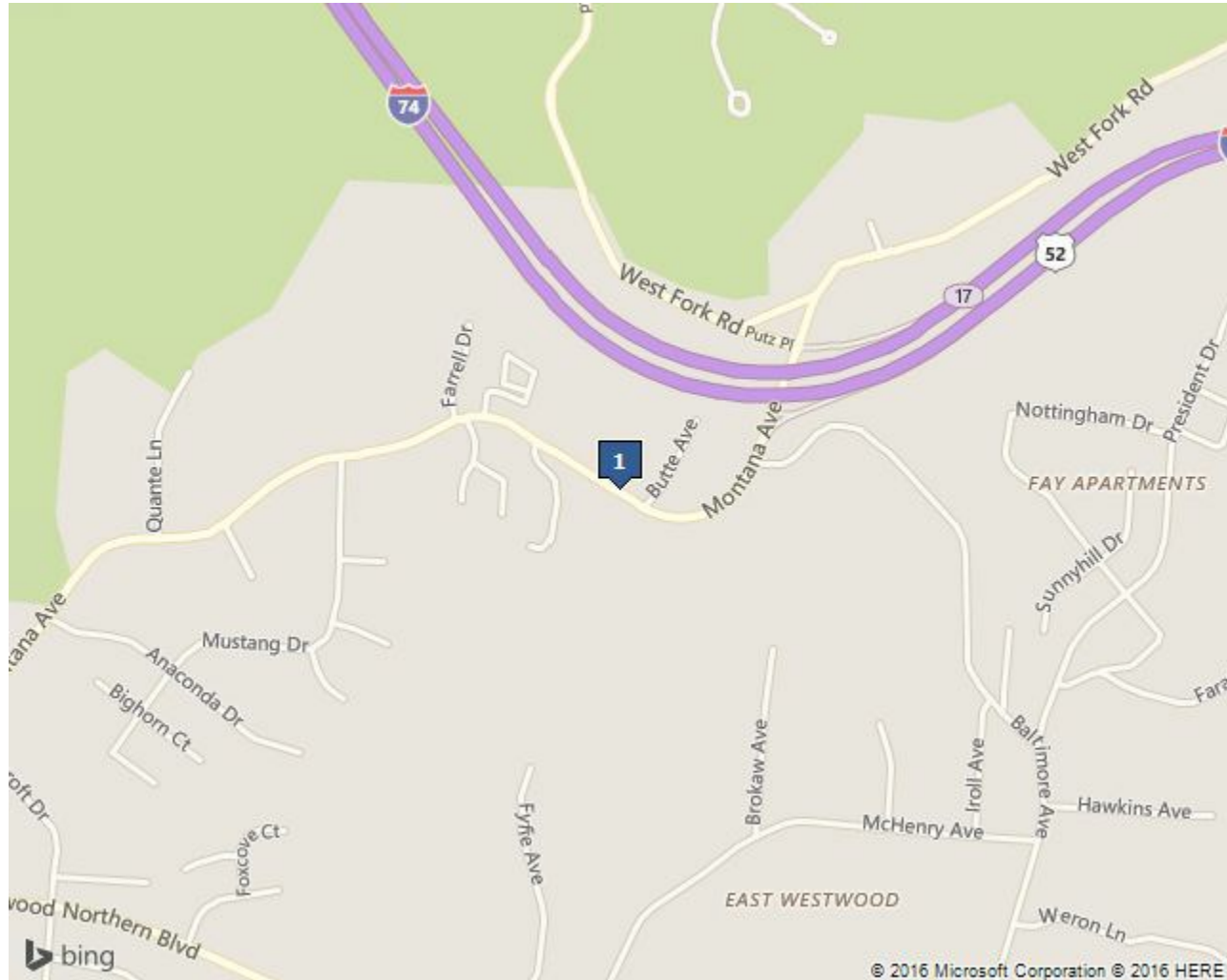


Call 513.283.0610

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Location



Location Description

Easy access to downtown, I74 and I75 freeways.