



RATH EQUITY, LTD.

Under new management!

Property Features

- **Building Size 60,599 SF**
- **Exceptional Location**
- **Under New Ownership**
- **Montgomery Submarket**
- **Traffic count 38,000 VPD**
- **Ample free parking**
- **Numerous nearby amenities**

Lease Overview

- **\$15.95 P/SF**
- **Smaller Office Suites**
- **952sf to 6,553sf Available**



**10700 Montgomery Rd
Cincinnati, OH 45242**

Adam Rath
Broker/Owner

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RathEquity.com

LEASE BROCHURE



Specifications	Details
Location Address Building Size Parking Site Size Access	10700 Montgomery Road 60,599 4/1000 Parking Ratio 4.86 Acres I-275 and minutes to I-71
Features Ceiling Heights Lighting Flooring Windows Year Build Number of Floors Elevators	9'7" Fluorescent Carpet and Tile Single pane 1980 recently renovated 3 Floors 2 Elevators
Utilities Electric Water/Sewer Phone/Data	Duke City Cincinnati Bell & Time Warner (Spectrum)
Zoning Municipality Income Tax Rate	Montgomery 1%
Building Systems HVAC Sprinkler System	Roof top units with air handlers Wet



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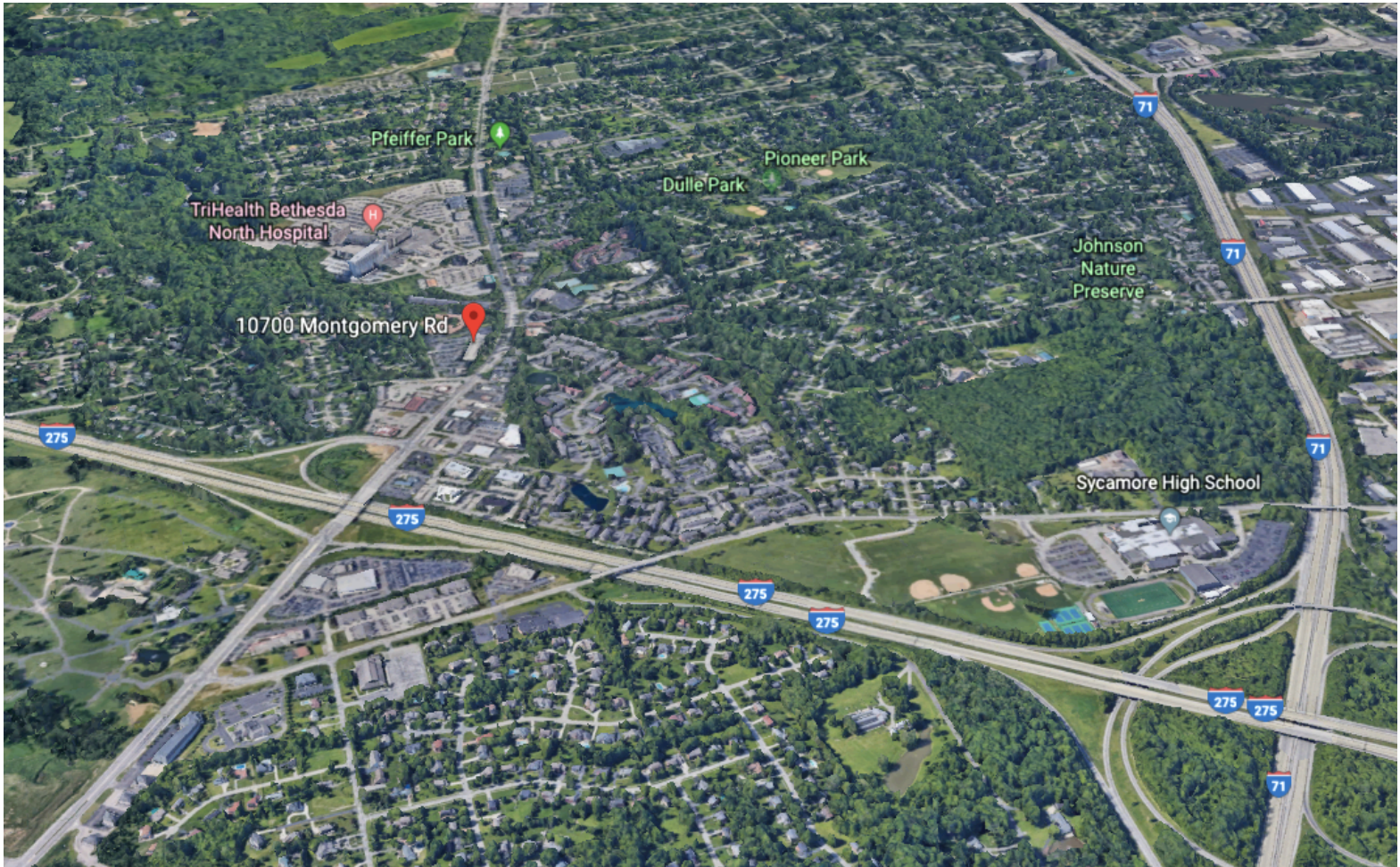
Building Photos





RATH EQUITY, LTD.

Area Amenities



BUSINESSES/AMENITIES/ETC.

- Conveniently located to I-275 & I-71
- Minutes from Bethesda North Hospital
- Well situated in a strong medical & office market
- Walking distance to nearby restaurants
- Strong Demographics