



For Sublease

8280 Montgomery Rd., Suite 200, Cincinnati, OH 45236

4,995 RSF Available

 **JLL** SEE A BRIGHTER WAY

Sycamore Township

Located directly within Cincinnati's most active and upscale suburban node. It is minutes from Kenwood Towne Centre and The Kenwood Collection, giving employees and clients immediate access to high-end dining, retail, and business hotels.



Immediate highway access for seamless connectivity



Reduced earnings tax



15 minutes to **downtown Cincinnati**



25 minutes to **CVG Airport**

Property Overview & Demographics

Move-in ready with furniture

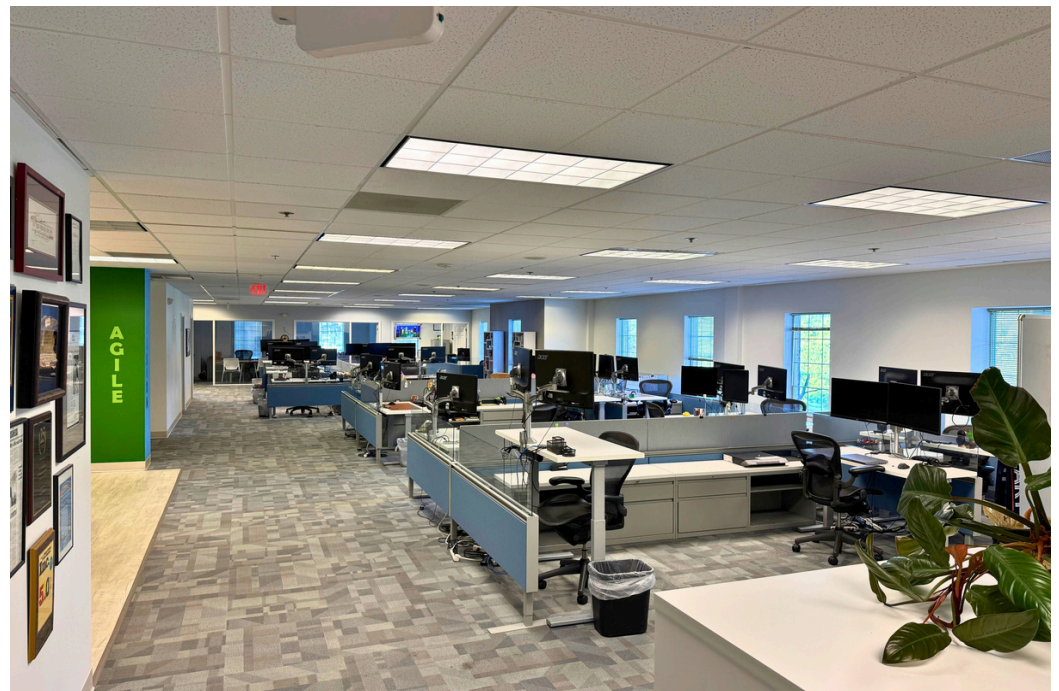
- 4 private offices
- 21 cubicles
- 20 person conference room
- Kitchenette
- Free surface parking
- Recent renovations
- Three story building



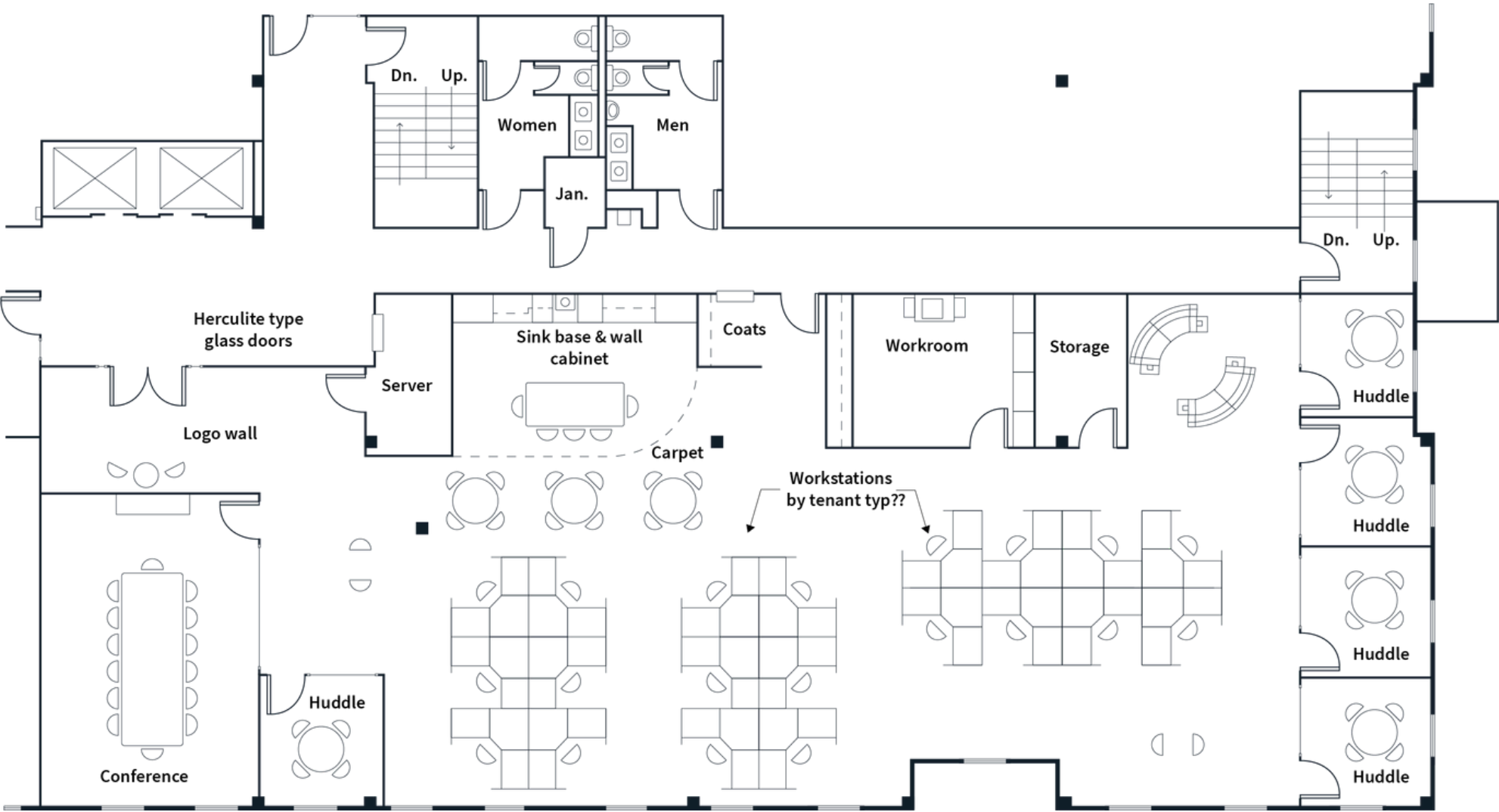
Location	Second floor
Suite	200
Size	4,996 s.f.
Rent	\$16.50 Full Service Gross
Lease expiration	11/13/27
Earnings tax	0.75%

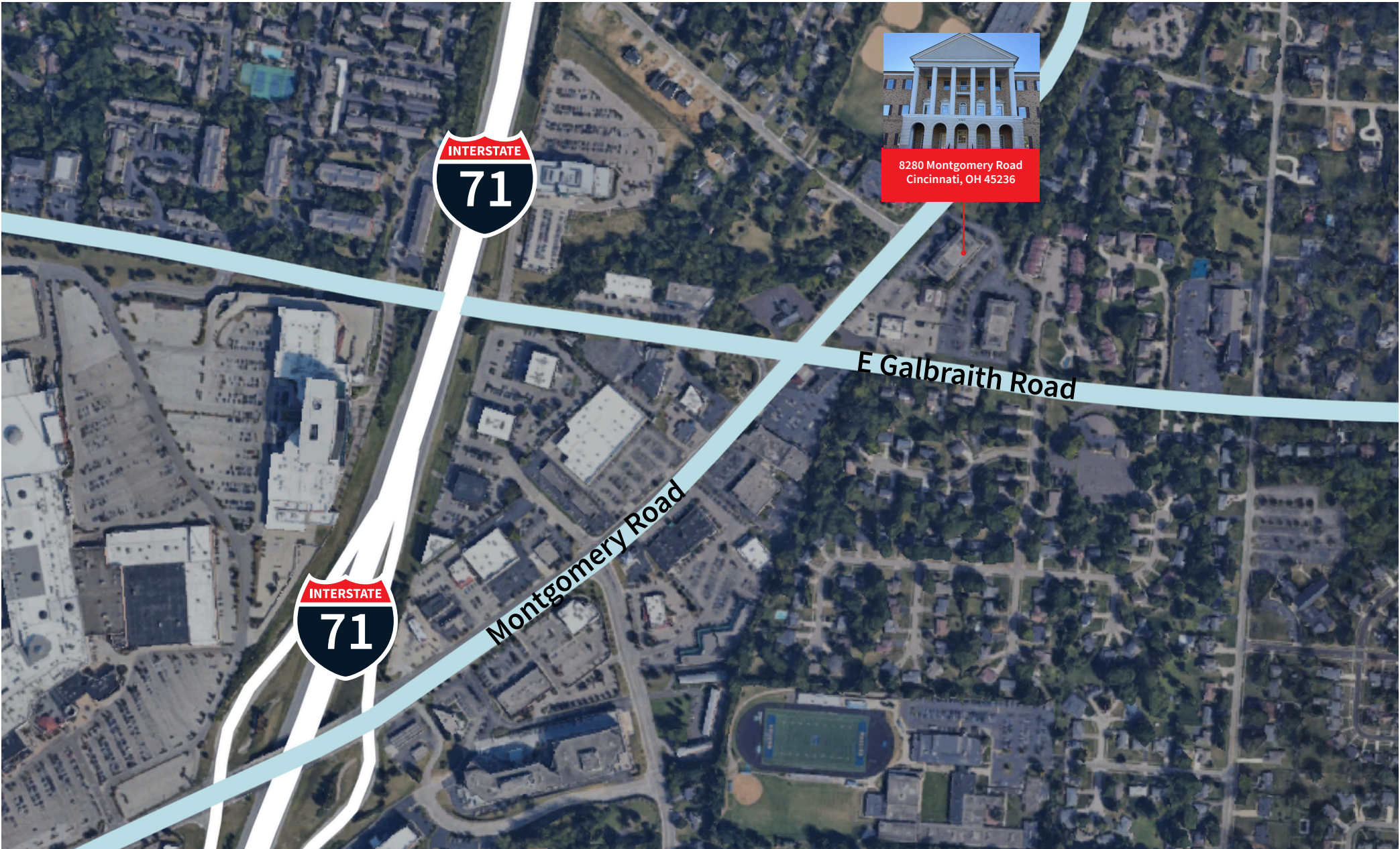
	1 mile	3 miles	5 miles
Estimated population	9,465	58,510	152,875
Estimated households	3,587	24,238	66,122
Median age	42.1	42.5	41.2

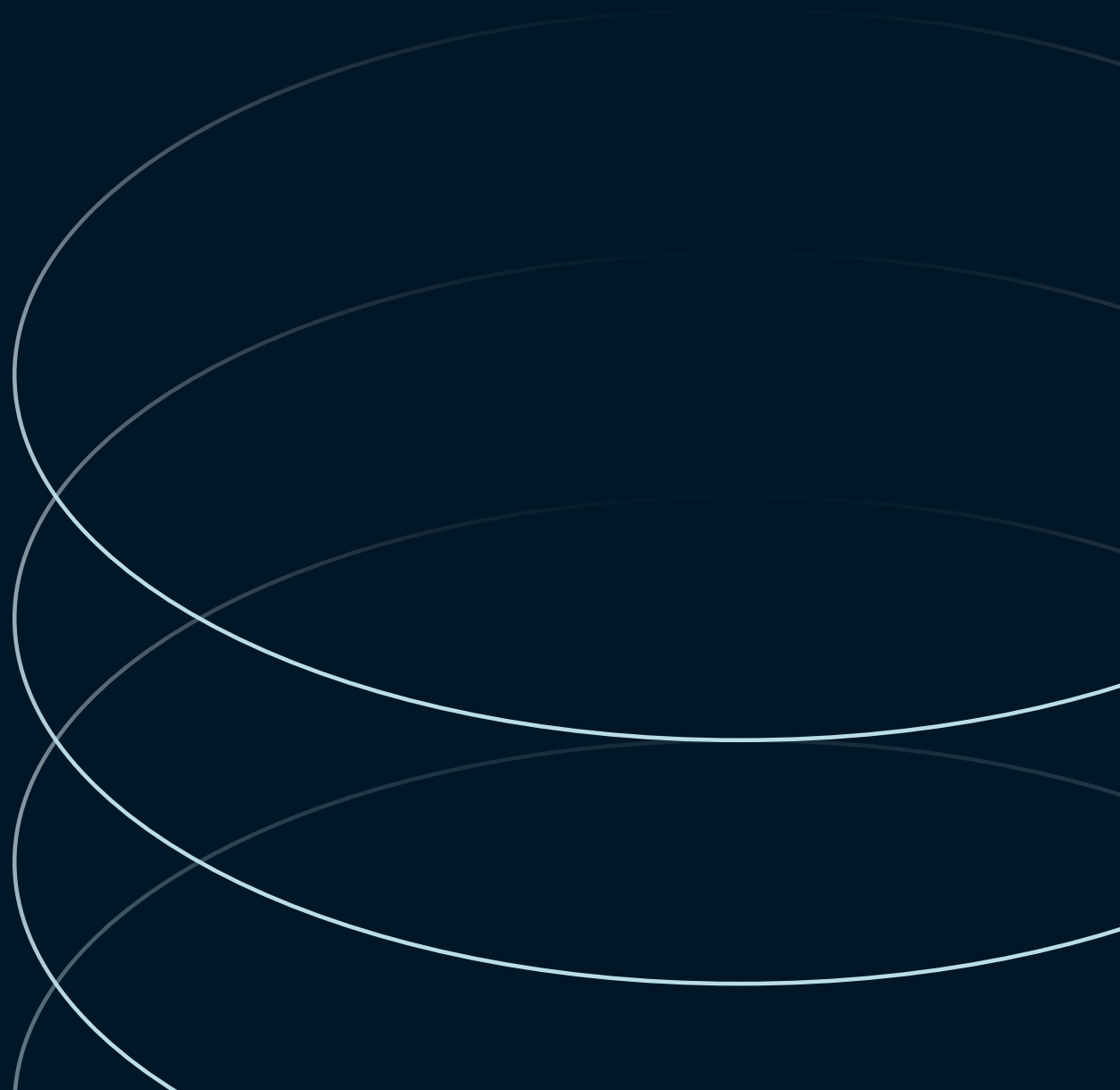




Suite 200 - 4,995 RSF





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