

MONTGOMERY GATEWAY OFFICE

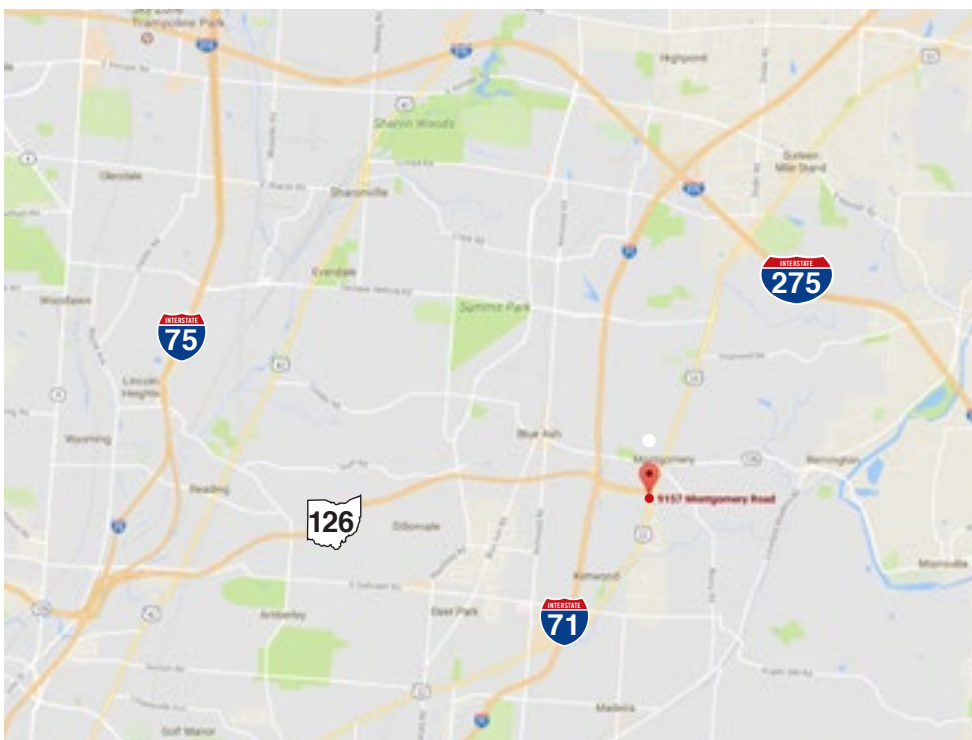
9157 Montgomery Road • Montgomery, Ohio 45242

**TERRA
FIRMA**
Associates

Commercial Real Estate

NEW OWNERSHIP

Up to 3,500 r.s.f. available for lease



FOR MORE INFORMATION,
PLEASE CONTACT:

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PROPERTY FEATURES

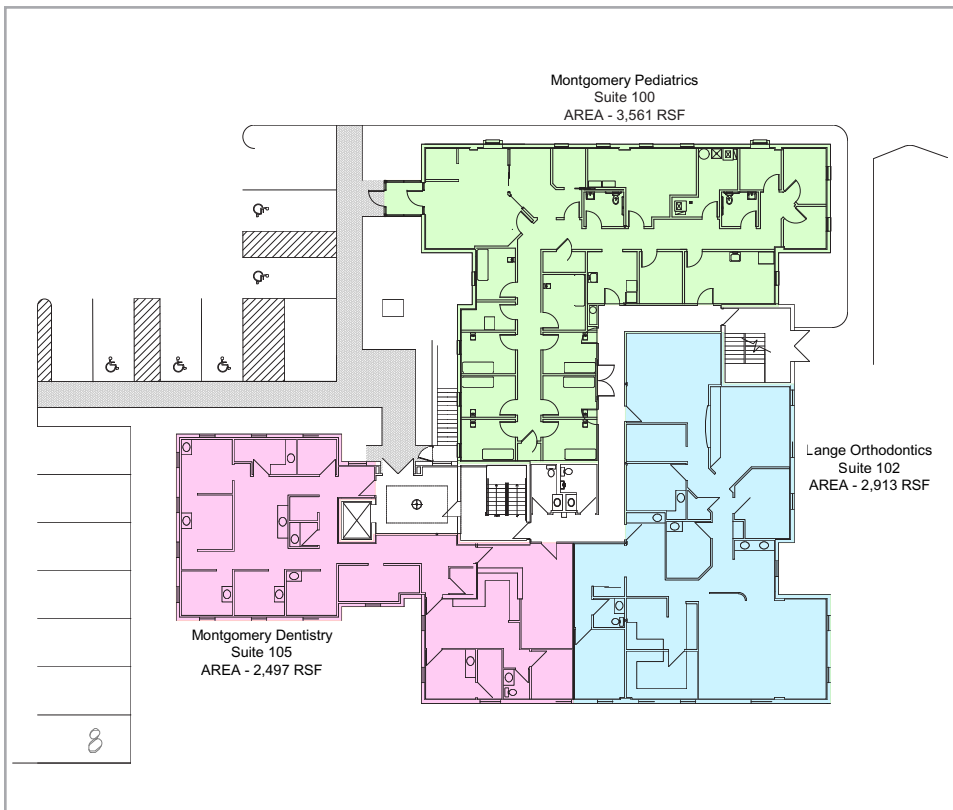
Location	Montgomery Road and the east-bound off-ramp for Ronald Reagan Highway	Utilities	• Electric: Duke Energy • Gas: Duke Energy • Water: Cincinnati Water Works • Sewer: Metropolitan Sewer District • Telephone: Cincinnati Bell and Time Warner
Building Size	Approximately 18,000 r.s.f. (3,435 r.s.f. available)		
Site Size	1,924 acres		
Access	Via Montgomery Road and Kennedy Lane	Zoning	Office and soft retail
Features	• One-of-a-kind curb appeal • Outstanding access via Ronald Reagan Highway • Montgomery Road signage • Excellent quality • New ownership	New Improvements	• New building monument sign • New common areas, landscaping and parking
		Lease Rate	\$21.00 per s.f. modified gross

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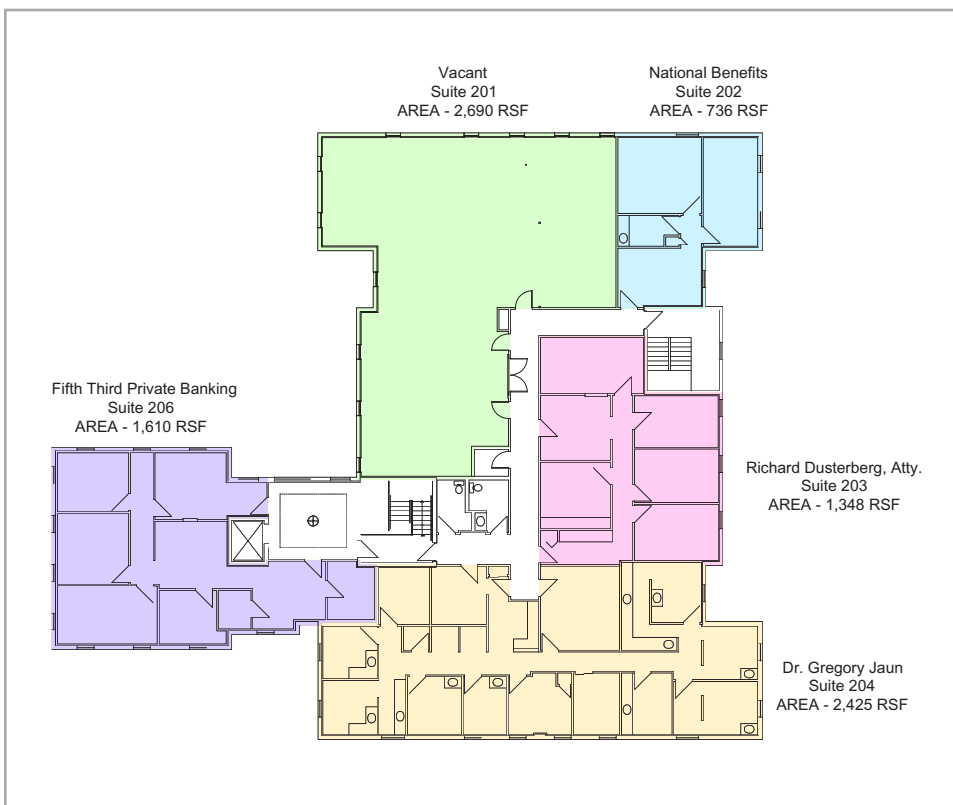
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FIRST FLOOR

- Fully Leased



SECOND FLOOR

Suite	SF Available	Date Available
201	2,690 RSF	Immediate
202	736 RSF	M-T-M
203	1,348 RSF	M-T-M

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RECENT UPGRADES INCLUDE:

- New landscaping
- Improved common areas
- New monument signage
- * Improved entrances
- Parking lot upgrade