8044

8044 Montgomery Road
Cincinnati, OH 45236

VIKING PARTNERS

Office Space Available 855 SF - 3,631 SF

Property Highlights

- **Class A, 7-story Office Towers totaling 404,425 SF**
- **Strategically positioned along 1-71, the building sits on one of the most important north-south interstate routes in the metro area. The asset enjoys highway visibility and immediate interstate access at Montgomery Road**
- **Amenity rich location, with significant retail, dining and entertainment options, as well as being adjacent to the newly constructed Hampton Inn & Suites Kenwood**
- **Parking Ratio 3 / 1,000 SF, Covered Parking Garage**

Demographics	1 mile	3 mile	5 mile
2019 Average Household Income	$104,248	$105,434	$96,043
2019 Est. Population	10,757	60,534	156,680
2019 Est. # of Households	4,628	26,015	69,327

Traffic Counts: I-71 114,825 VPD; Montgomery Rd 23,085 VPD

For more information:
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(513) 985-1108
sblanding@vikingprt.com

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Site Plan

1	8044 (7-Story Building)	
	First Floor (GLA 56,598)	
	Second Floor (GLA 61,207)	
	Third Floor (GLA 61,251)	
	Fourth Floor (GLA 65,397)	
402 Available		855 SF
405 Available		3,631 SF
410 Available		2,748 SF
	Fifth Floor (GLA 66,018)	
580 Available		3,415 SF
	Sixth Floor (GLA 65,784)	
610 Available		2,110 SF
	Seventh Floor (GLA 28,211)	
Total GLA:		**404,466 SF**

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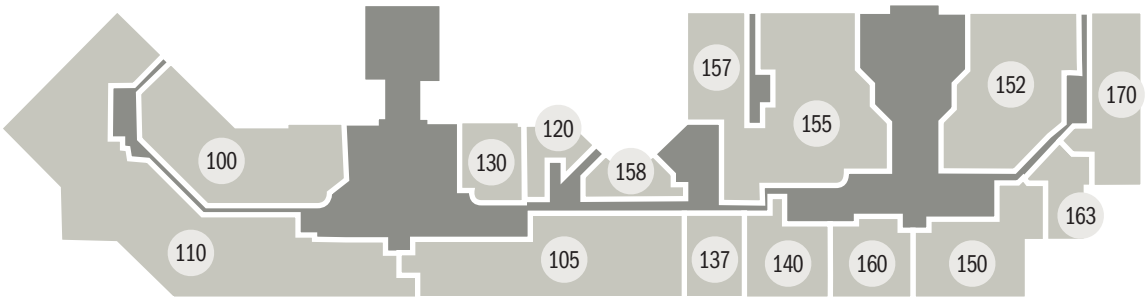
Site Plan

= OCCUPIED = AVAILABLE

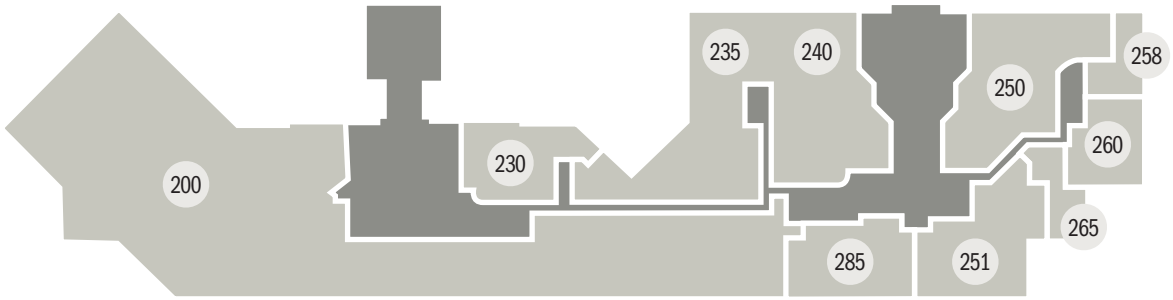
First Floor / **Total GLA: 56,598 SF**

1



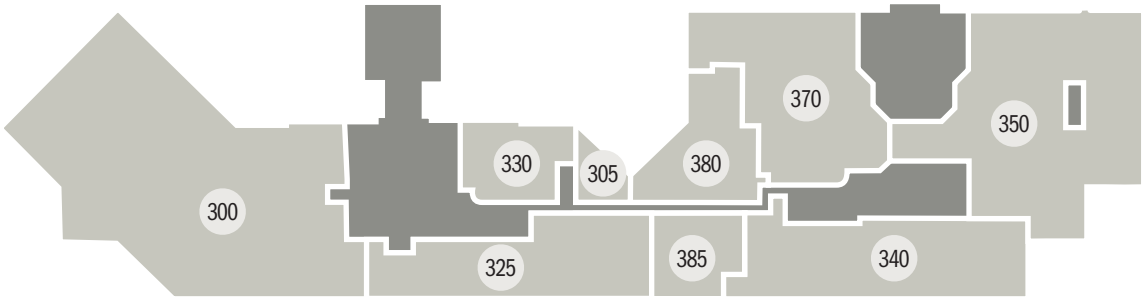
Second Floor / **Total GLA: 61,207 SF**

2



Third Floor / **Total GLA: 40,000 SF**

3



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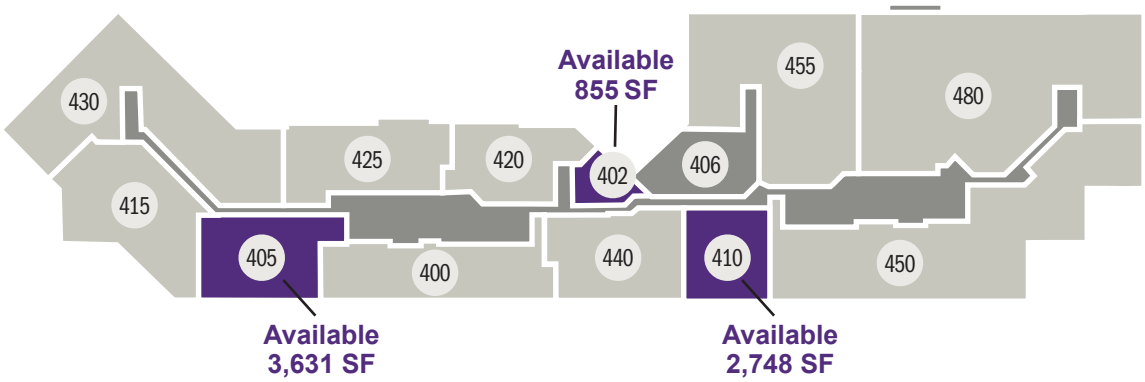
Fourth Floor / **Total GLA: 65,397 SF**

4

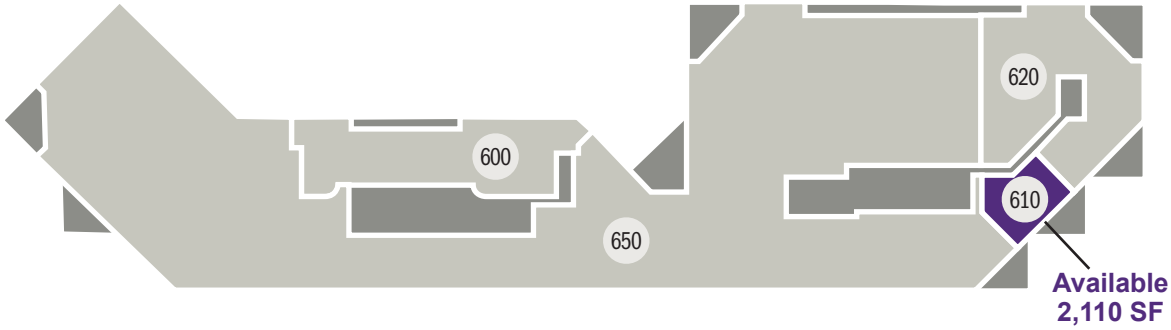


Fifth Floor / **Total GLA: 66,018 SF**

5

Sixth Floor / **Total GLA: 65,397 SF**

6



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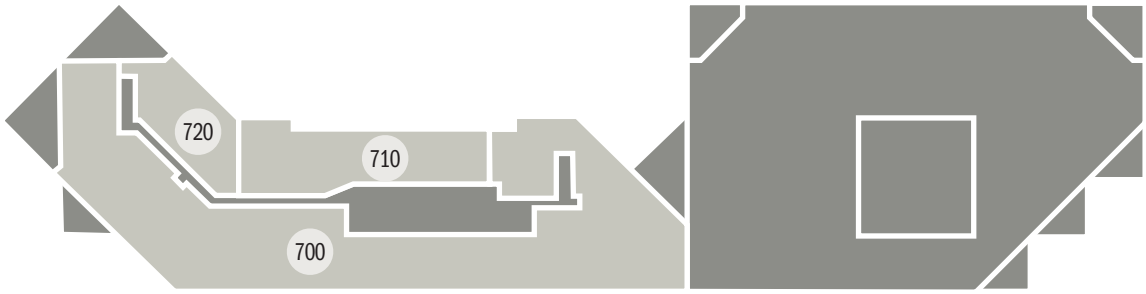
Seventh Floor / **Total GLA: 28,211 SF**

7



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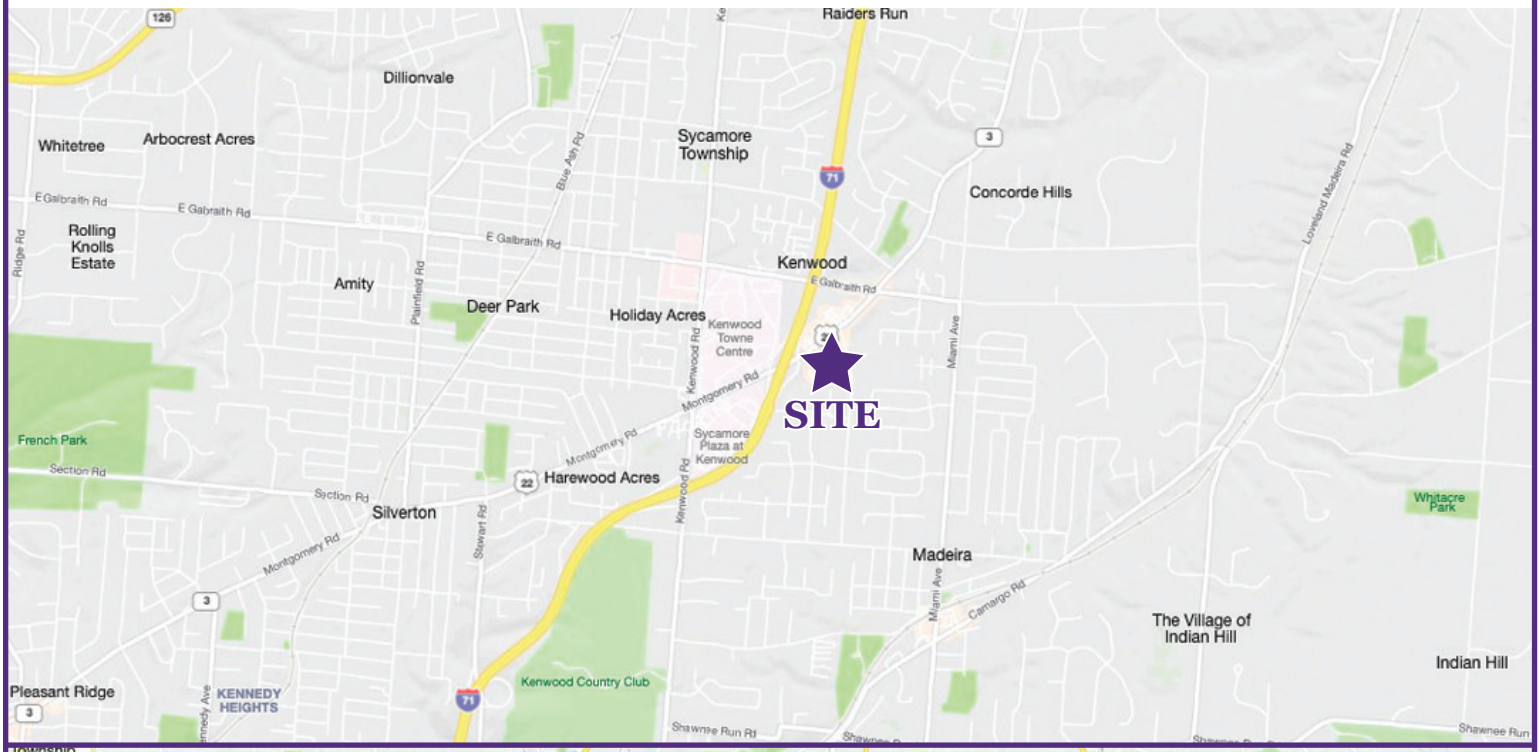
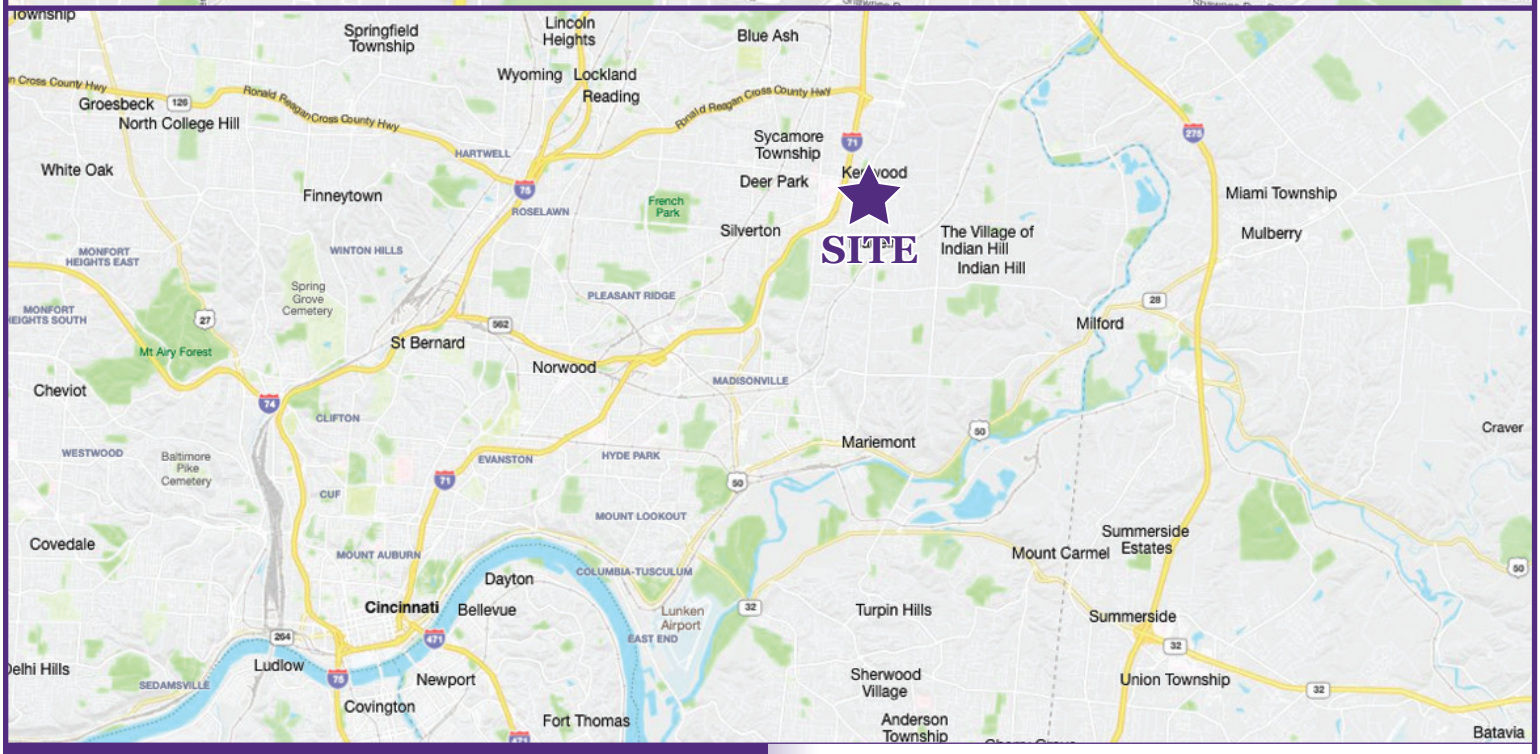
Site Map





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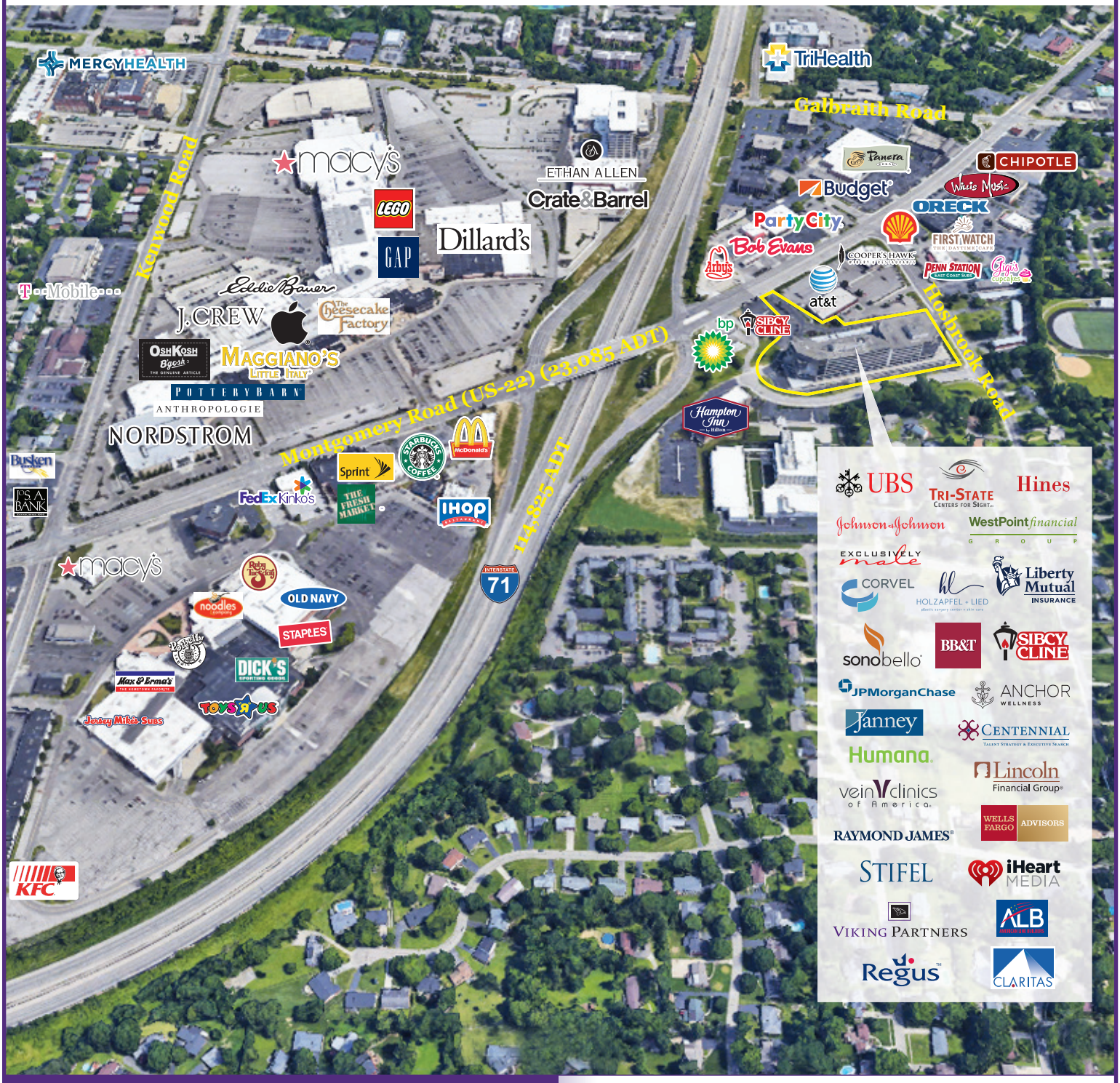
Aerial View



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