



**KENWOOD
TOWNE CENTER**

KENWOOD COMMONS

Two-building office complex located in the heart of Kenwood. Adjacent to hundreds of neighborhood amenities, including restaurants, shopping, banking, and fitness. Less than 2,500 feet to I-71 interchange via Montgomery Road.

\$12.00
NET

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 [VIEW ONLINE](#)

colliers.com/cincinnati

Class A interior
finishes & suites
ranging from 1,000
to 31,000 SF in size

Surrounded by numerous dining options.
Highly visible signage opportunities
along Montgomery & Galbraith Roads.

38,640
SF AVAILABLE



Free Surface
Parking



Immediate
Highway Access



3 Floors



Max Contiguous:
31,000 SF



Min Divisible:
1,000 SF



Class A
Finishes



Recent
renovations



Managed by
Duke Realty Corp.



15 minutes to
Downtown



25 minutes to
CVG Airport



MONTGOMERY ROAD

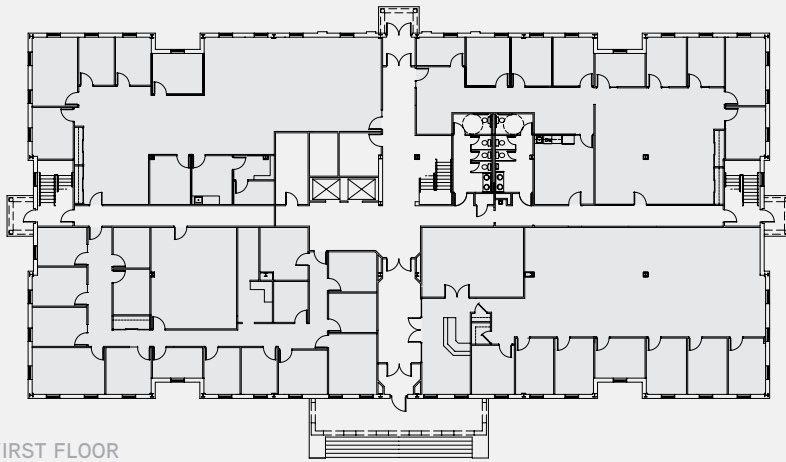
GALBRAITH ROAD

EXIT
12

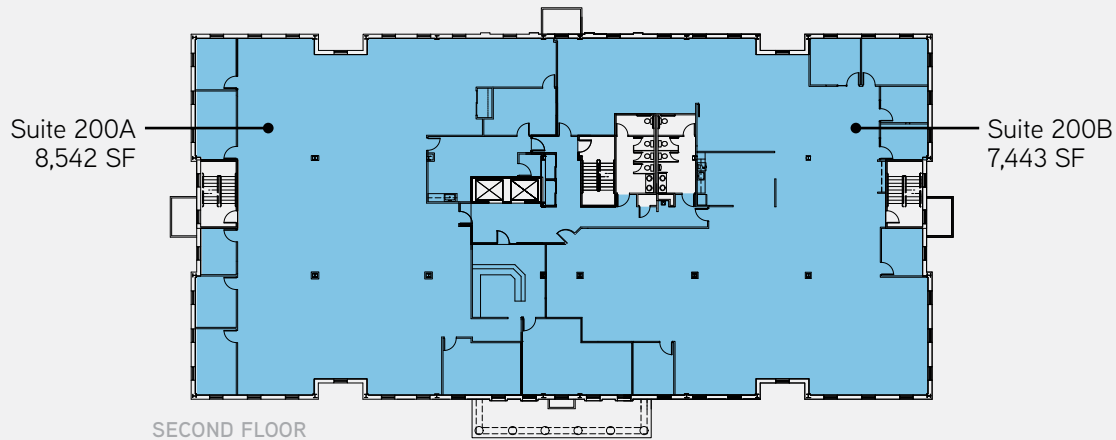
71

71





FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

8230 KENWOOD COMMONS

Net Rent	From \$12.00/SF
Operating Expenses	\$7.56/SF + Electric & Janitorial
Earnings Tax	0.75% (Springfield Township)
Availability:	
Suite 200 (Full Floor)	15,985 SF
Suite 200A	8,542 SF
Suite 200B	7,443 SF
Suite 300 (Full Floor)	15,099 SF
Total	31,084 SF

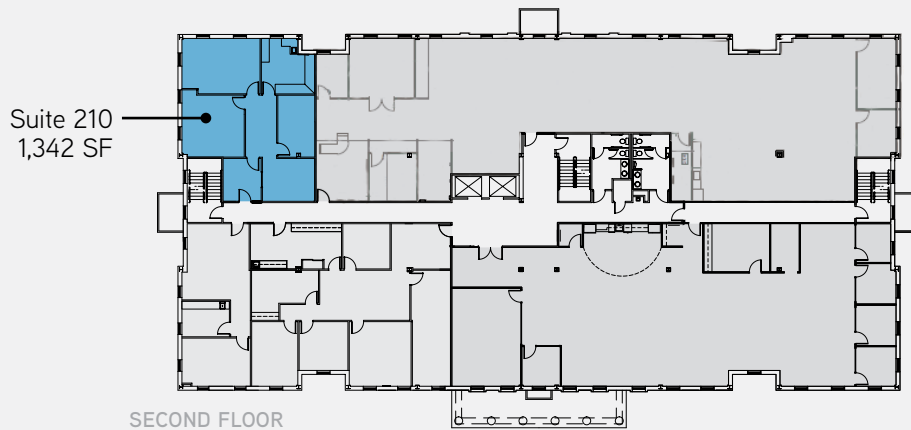
\$12.00
NET

FEATURES

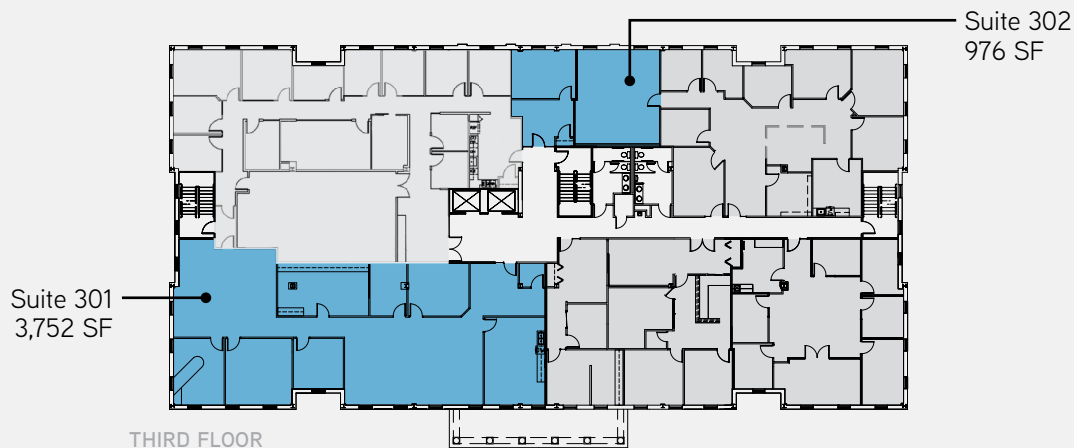
- Class A finishes
- Prominent visibility along Galbraith Road
- Immediate Access from both I-71 North and South
- Adjacent to numerous dining options
- Managed by Duke Realty Corp.
- Two full contiguous floors available (approximately 31,000 RSF)
- Interior and exterior renovations complete
- Signage opportunities



Suite 103
1,486 SF



Suite 210
1,342 SF



Suite 301
3,752 SF

Suite 302
976 SF

8280 KENWOOD COMMONS

Net Rent	From \$12.00/SF
Operating Expenses	\$7.56/SF + Electric & Janitorial
Earnings Tax	0.75% (Springfield Township)
Availability:	
Suite 103	1,486 SF
Suite 210	1,342 SF
Suite 301	3,752 SF
Suite 302	976 SF
Total	7,556 SF

\$12.00
NET

FEATURES

- Class A finishes
- Prominent visibility along Montgomery Road
- Immediate Access from both I-71 North and South
- Adjacent to numerous dining options
- Managed by Duke Realty Corp.
- Smaller suite sizes ranging from 1,000 - 3,750 RSF
- Interior and exterior renovations complete
- Signage opportunities



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