



## 4411 BUILDING

3-STORY OFFICE/RETAIL BUILDING \ REDEVELOPMENT OR OWNER USER INVESTMENT OPPORTUNITY



4401-4413 Montgomery Road  
Norwood, OH 45212

### INVESTMENT HIGHLIGHTS

- › Owner/user redevelopment opportunity providing tenant signage, existing in-place income and flexible space alternatives.
- › Well-located building in the heart of Norwood, which is a part of the Midtown office submarket, the #1 office submarket in Greater Cincinnati.
- › Great visibility and access along the heavily traveled Montgomery Road just .25 miles south of the Norwood Lateral (SR 562).
- › Three-story, 64,322 SF, mixed-use office and retail building including a three-story parking garage.
- › Historic occupancy rate well above 95% and included high profile national tenants including United States EPA, Walgreen's and Tri-Health.





## SNAPSHOT

Total Gross Building SF	64,322 SF
Parking Spaces	219 including 80 spaces in the parking garage. Overall 3.71 per 1,000 SF
Current Occupancy	48%
Year Built/Renovated	1971, renovated 1987-1989
Price	\$4,500,000
Price PSF	\$69.96
Total Acres	2.384
Tenants	Aaron's Rents, Belcan Staffing, VIP Wireless, Child Focus, River City Mortgage
In-Place Revenue & Expenses ProForma	
Revenue	\$723,697
Expenses	<u>(\$296,841)</u>
InPlace NOI	\$426,856

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