



FOR LEASE

CP | CENTRAL PARKE

City of Norwood | Cincinnati, OH 45212 **ON THE LATERAL**

Central Parke

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For more information, please contact:

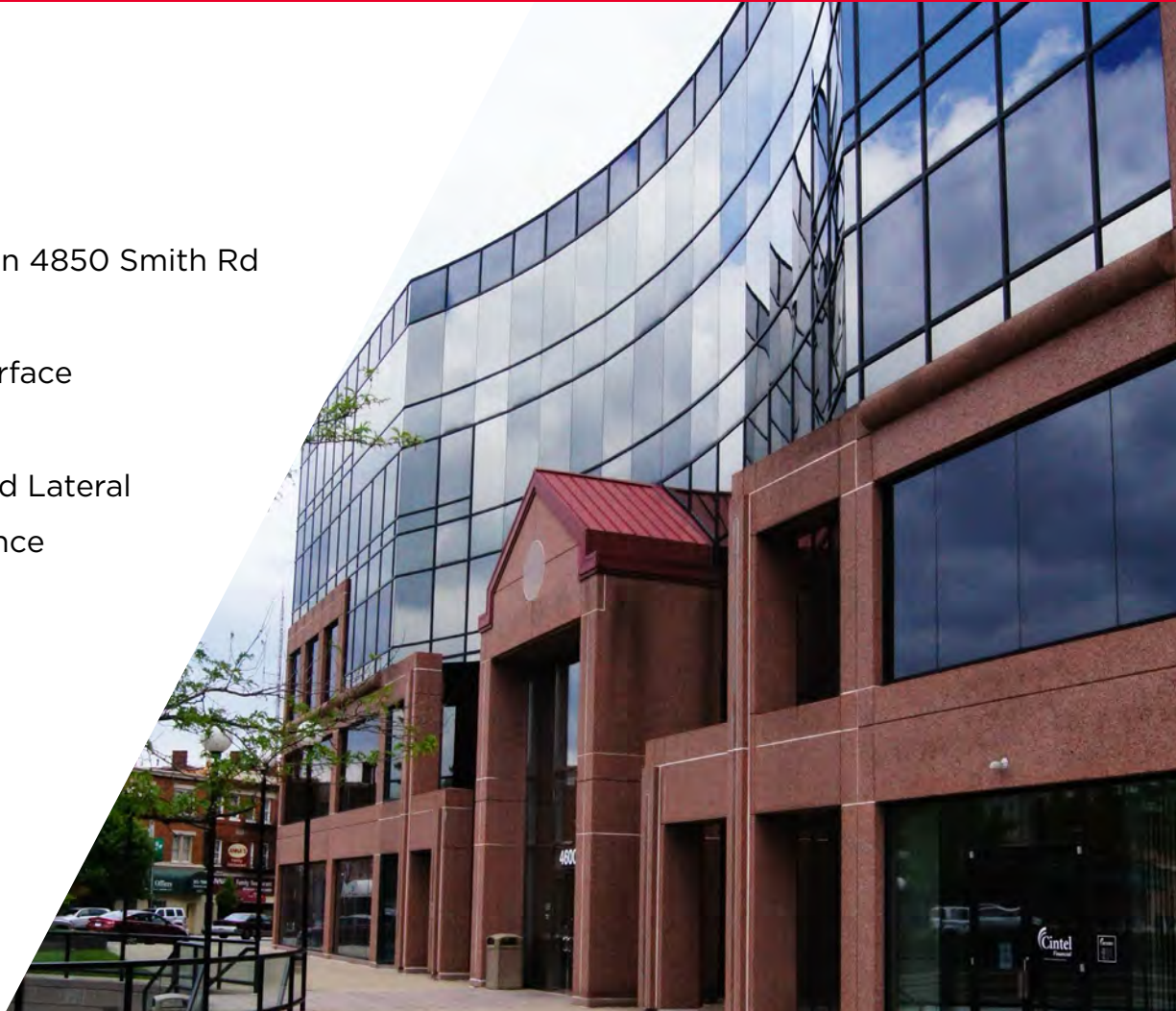
Scott Abernethy, CCIM, SIOR
Senior Director
+1 513 763 3013
scott.abernethy@cushwake.com

Digger Daley
Director
+1 513 763 3028
digger.daley@cushwake.com

cushmanwakefield.com

HIGHLIGHTS

- **25,609 SF** contiguous office space available in 4850 Smith Rd (2 Story Office Building)
- 1,400 space parking garage and abundant surface parking
- Excellent access to I-71 & I-75 via the Norwood Lateral
- On-site management, security, and maintenance
- Variety of signage opportunities available



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LOCATION

- Located in the center of Cincinnati
- Close proximity to numerous amenities
- Banks, dining, shopping within walking distance
- Only 1 mile to Rookwood Commons & Pavilion and the brand new Rookwood Exchange
- Down the street from Xavier University and University Station

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ACCESS

- Easy access from I-71 at both Montgomery Road and Smith Road Exits
- Directly off Norwood Lateral which connect I-71 and I-75

Access from:

- Norwood Lateral
- I-71 / Smith Rd
- Montgomery Rd



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OFFICE BUILDING OVERVIEW

Click Building to View Space Available (on available buildings only)

Building	Rate PSF	OPEX PSF	Property Size	Vacancy	Max Contiguous	
Central Parke I 4600 Montgomery Rd (no vacancy)			<i>FULLY LEASED</i>			
Central Parke II 2100 Sherman Ave	\$12.50	\$7.51	81,500	18,585	18,585	
Central Parke III 4650 Montgomery Rd (no vacancy)			<i>FULLY LEASED</i>			
Central Parke IV 4620 Wesley Ave (no vacancy)			<i>FULLY LEASED</i>			
2 Story OB 4850 Smith Rd	\$12.50	\$5.42	60,000	25,609	25,609	

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Building
Central Parke I 4600 Montgomery Rd (no vacancy)
Central Parke II 2100 Sherman Ave
Central Parke III 4650 Montgomery Rd (no vacancy)
Central Parke IV 4620 Wesley Ave (no vacancy)
2 Story OB 4850 Smith Rd

Occupied 19,400 sf		④
Occupied 20,000 sf		③
Occupied 20,000 sf		②
Available 5,063 sf	Available 7,862 sf	Available 5,660 sf



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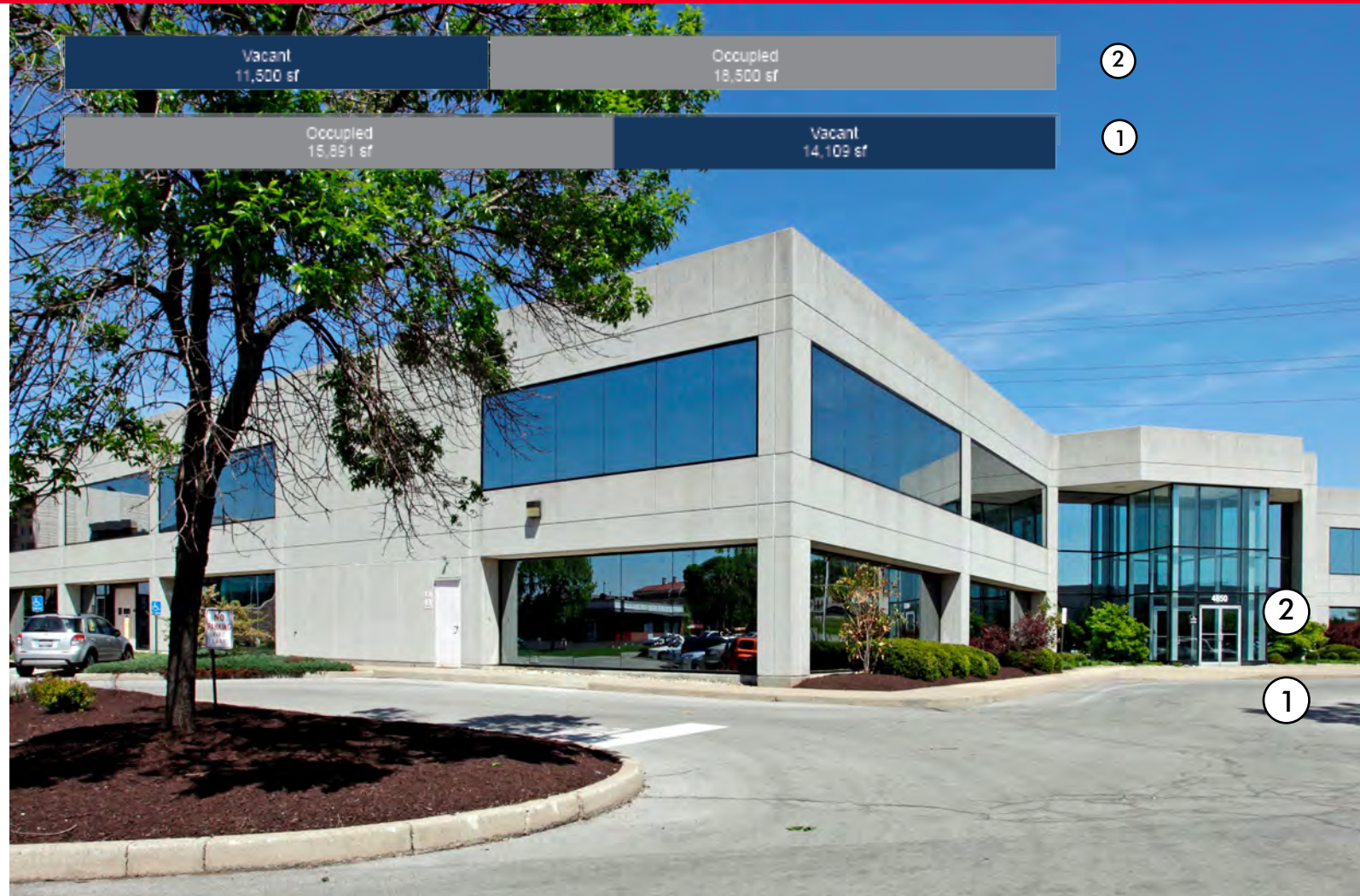
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2 Story OB 4850 Smith Rd



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SINGLE STORY BUILDING OVERVIEW

Click Building to View Space Available (on available buildings only)

Building	Rate PSF	OPEX PSF	Property Size	Vacancy	Max Contiguous	
Single Story OB I 4700 Smith Rd (no vacancy)			FULLY LEASED			
Single Story OB II 2300 Wall St	\$11.50	\$4.62	72,825	9,322	5,665	
Single Story OB III 4623 Wesley Ave	\$11.50	\$4.40	51,988	8,256	6,981	
Single Story OB IV 4600 Wesley Ave (no vacancy)			FULLY LEASED			
Single Story OB V 4750 Wesley Ave (no vacancy)			FULLY LEASED			

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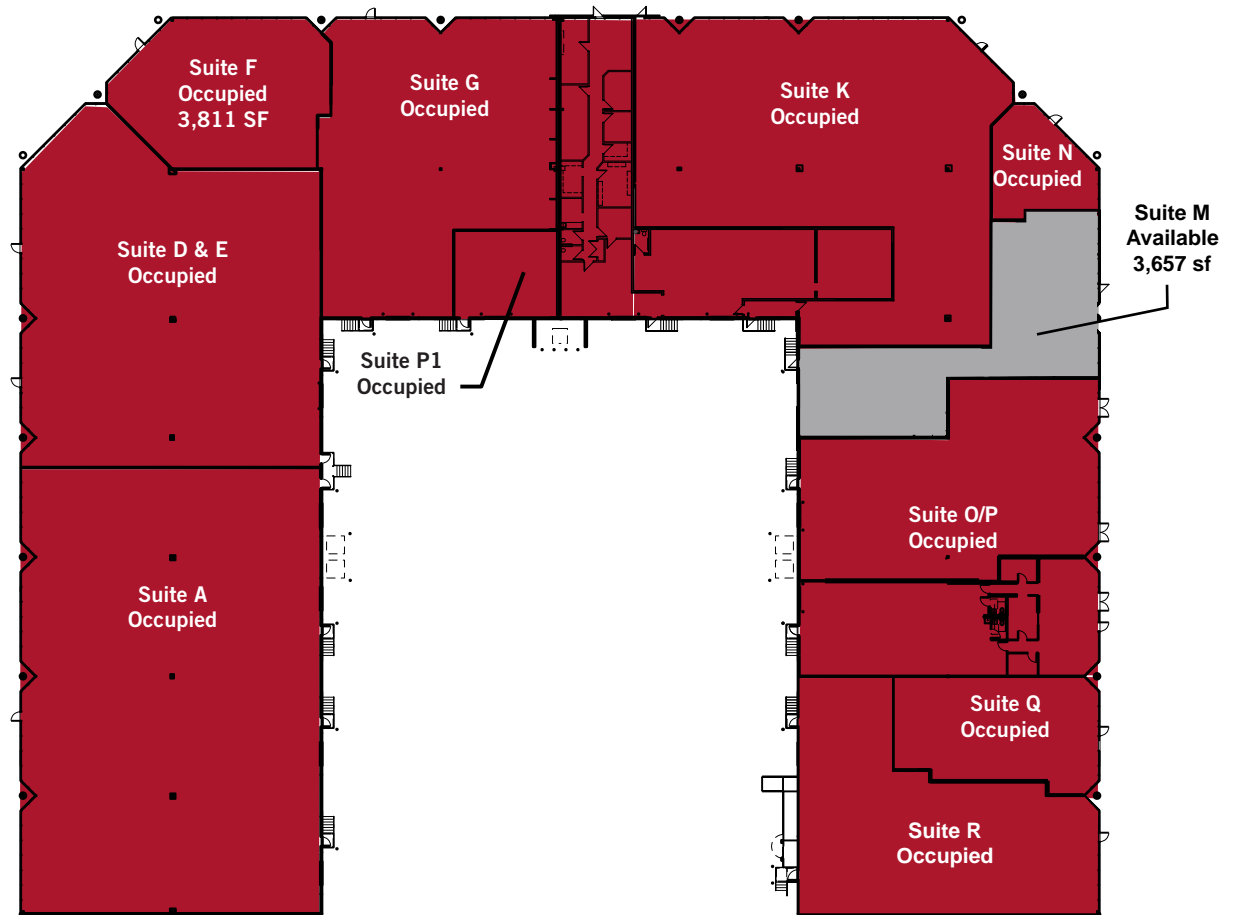
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Building
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Single Story OB II 2300 Wall St
Single Story OB III 4623 Wesley Ave
Single Story OB IV 4600 Wesley Ave (no vacancy)
Single Story OB V 4750 Wesley Ave (no vacancy)



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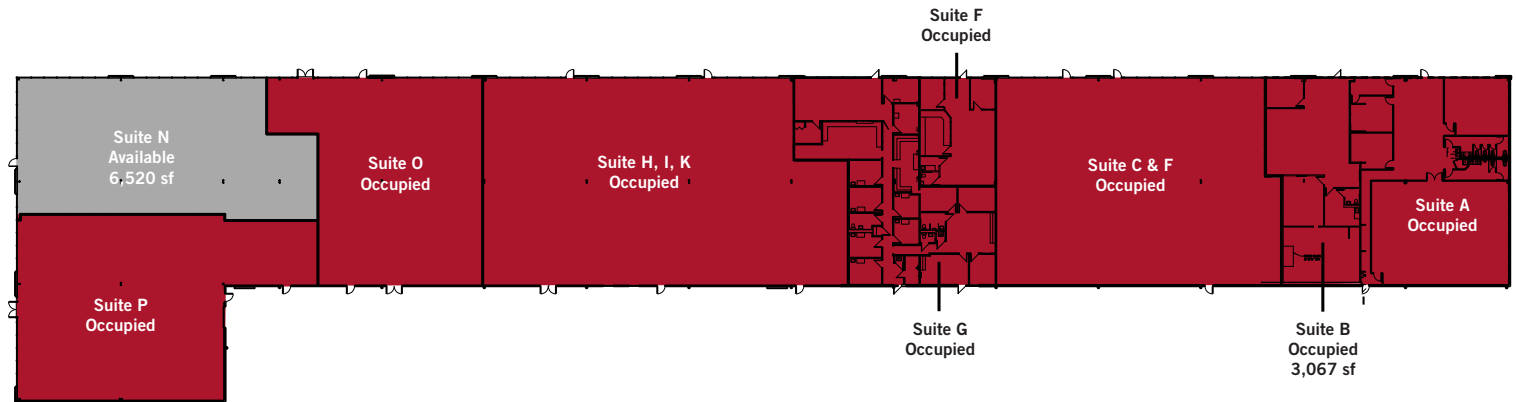
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