

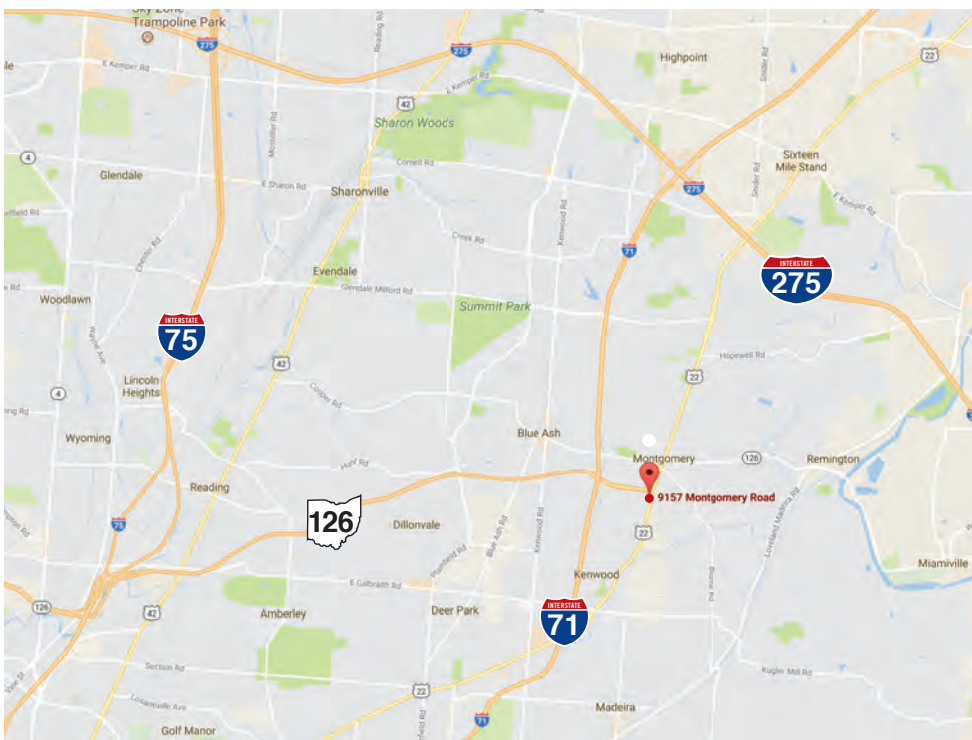
MONTGOMERY GATEWAY OFFICE

9157 Montgomery Road • Montgomery, Ohio 45242

**TERRA
FIRMA**
Associates

Commercial Real Estate

NEW OWNERSHIP



**FOR MORE INFORMATION,
PLEASE CONTACT:**

Walt Haglage
(513) 659-3311
waglage@sibcyccline.com

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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)	Zoning	Office and soft retail
Site Size	1,924 acres	New Improvements	• New building monument sign • New common areas, landscaping and parking
Access	Via Montgomery Road and Kennedy Lane	Lease Rate	TBD modified gross
Features	• One-of-a-kind curb appeal • Outstanding access via Ronald Reagan Highway • Montgomery Road signage • Excellent quality • New ownership		

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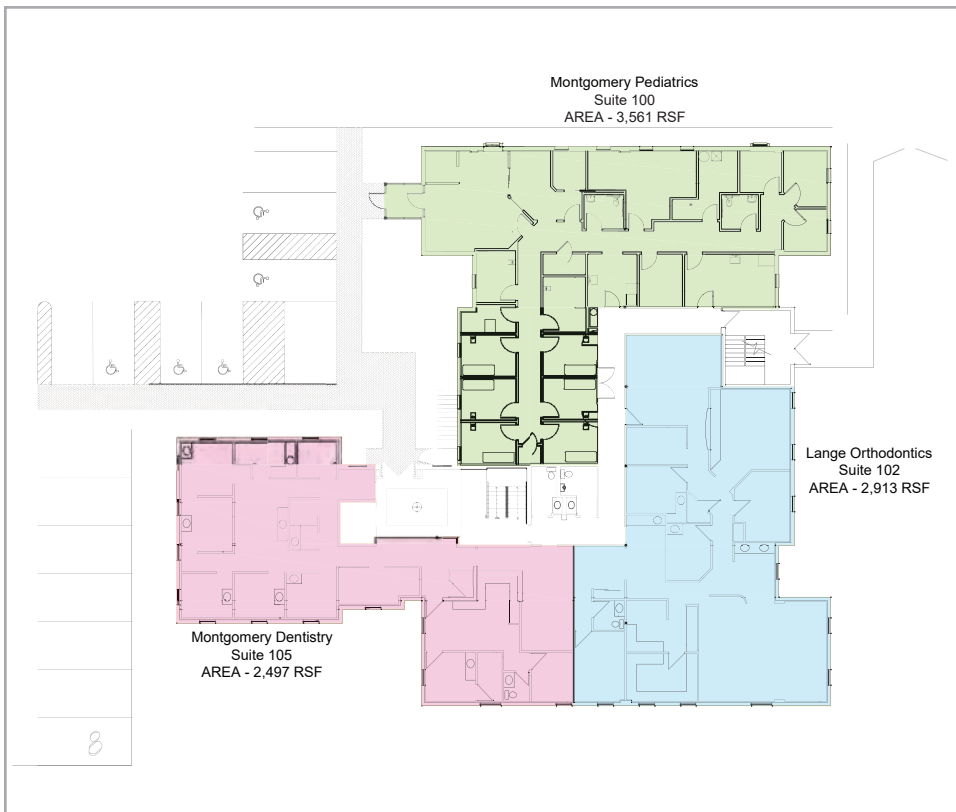


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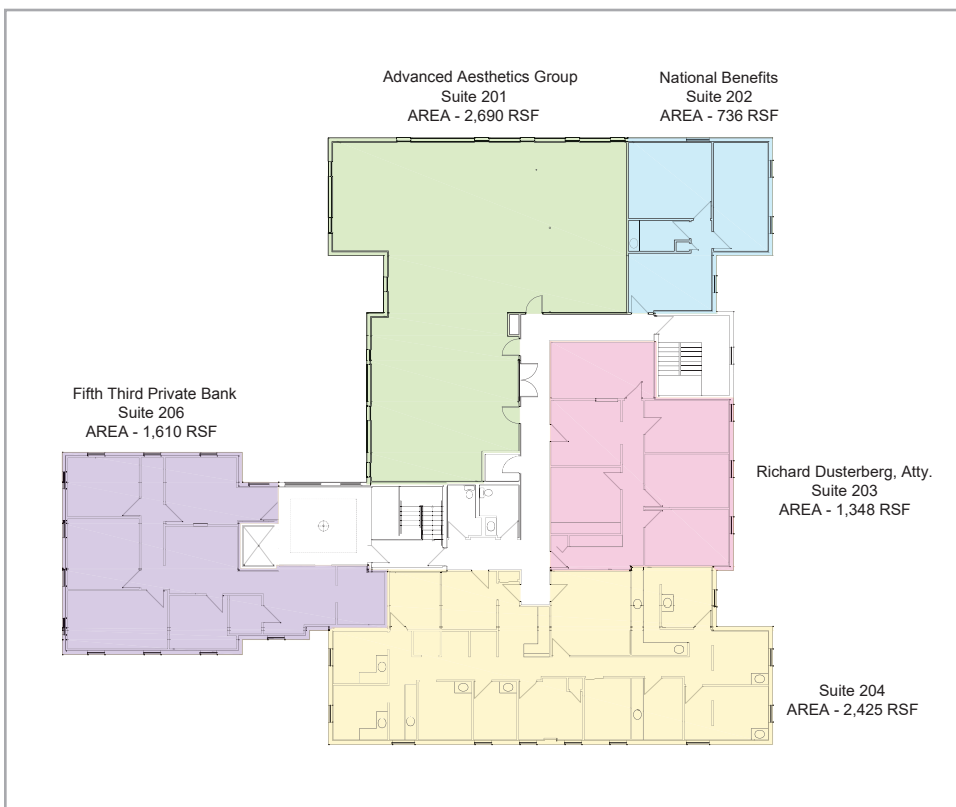
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FIRST FLOOR

- Fully Leased



SECOND FLOOR

Suite	SF Available	Date Available
201	2,690 RSF	Leased
202	736 RSF	M-T-M
203	1,348 RSF	M-T-M
206	1,610 RSF	8/1/2022

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Directory	
1 ST FLOOR	2 ND FLOOR
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MONTGOMERY DENTISTRY Michael W. Hull, DDS Betsy J. Gibberman, DMD	HEALTH STAFFING

RECENT UPGRADES INCLUDE:

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



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