



MQ

MONTGOMERY
QUARTER

**9240-9280 MONTGOMERY RD.
CINCINNATI, OH 45242**



PHASE I DEVELOPMENT FEATURES

**RETAIL + RESTAURANT SPACE
30,000 SF TOTAL**



OFFICE:
118,820 SF



**RETAIL &
RESTAURANT:**
30,000 SF



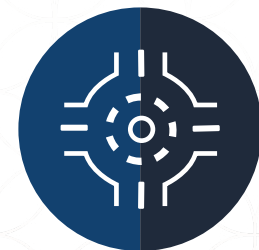
APARTMENTS:
148 UNITS



**PARKING
GARAGE:**
653 SPACES



HOTEL:
128 ROOMS



**ODOT
ROUNDBOUT**

THE OFFICES @ MONTGOMERY QUARTER

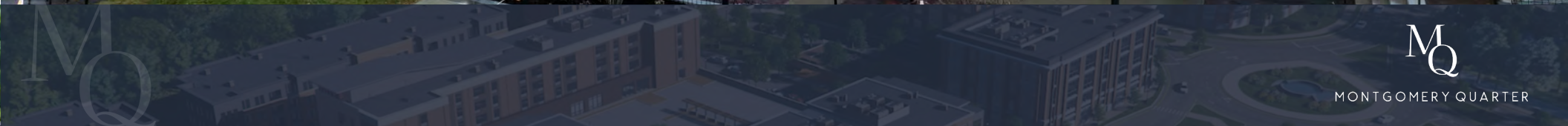
PHASE I

- + MQ 1: 30,000 SF
 - Second Floor: Leased
- + MQ 2: 54,900 SF
 - First Floor Available: 3,532 SF
 - Second Floor: Leased
 - Third Floor: Leased
 - \$24.50 NNN Asking + \$14.00 O.E. (EST)
- + MQ 3: 45,000 SF (Planned)
 - Floorplates: 15,000 SF
 - Rate TBD
- + 4:1,000 Parking Ratio
- + Free Onsite Parking Garage



MONTGOMERY QUARTER 2

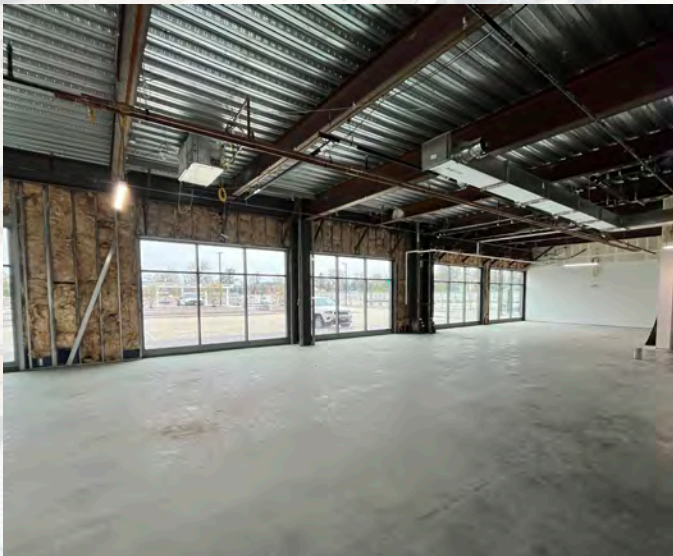
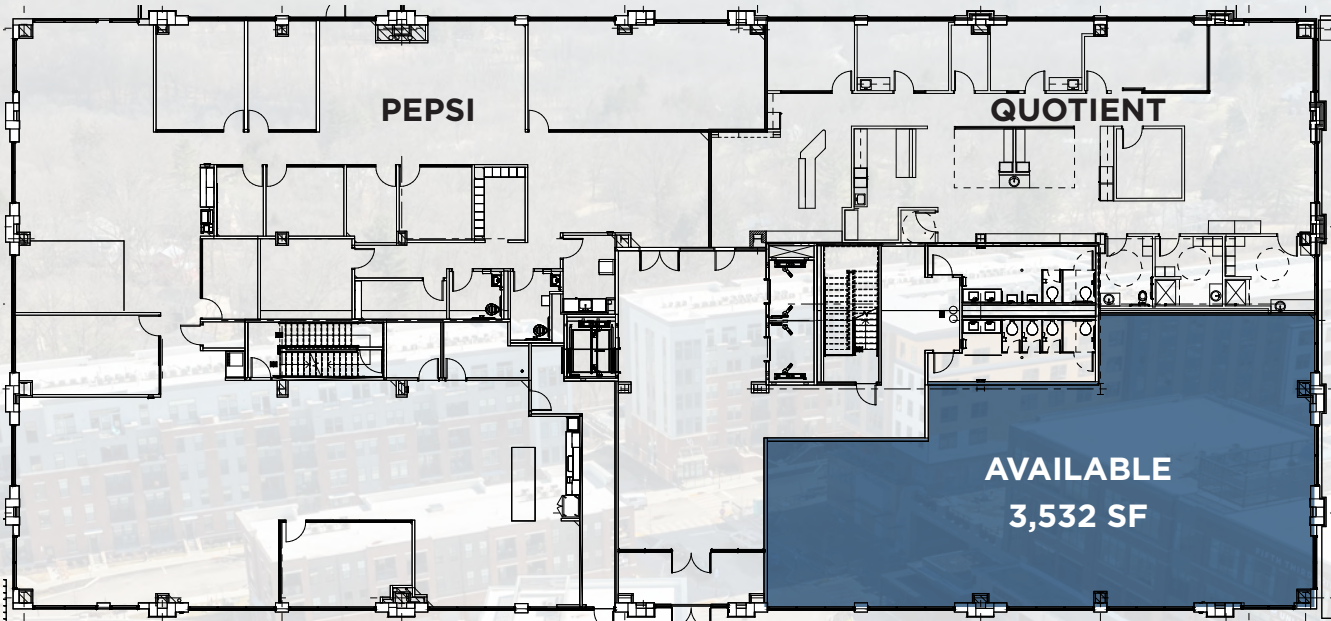
9280 MONTGOMERY ROAD



MQ

MONTGOMERY QUARTER

FLOOR PLAN | MQ2 LEVEL 1



LARGE WINDOWS AND HIGH CEILINGS



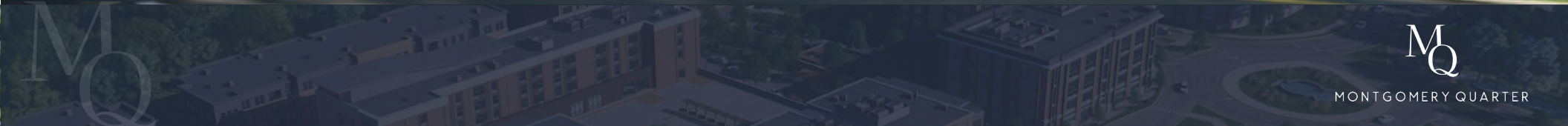
ABILITY TO ADD DEDICATED EXTERIOR ENTRANCE



ABILITY TO ADD DOUBLE DOOR GLASS ENTRANCE OFF LOBBY

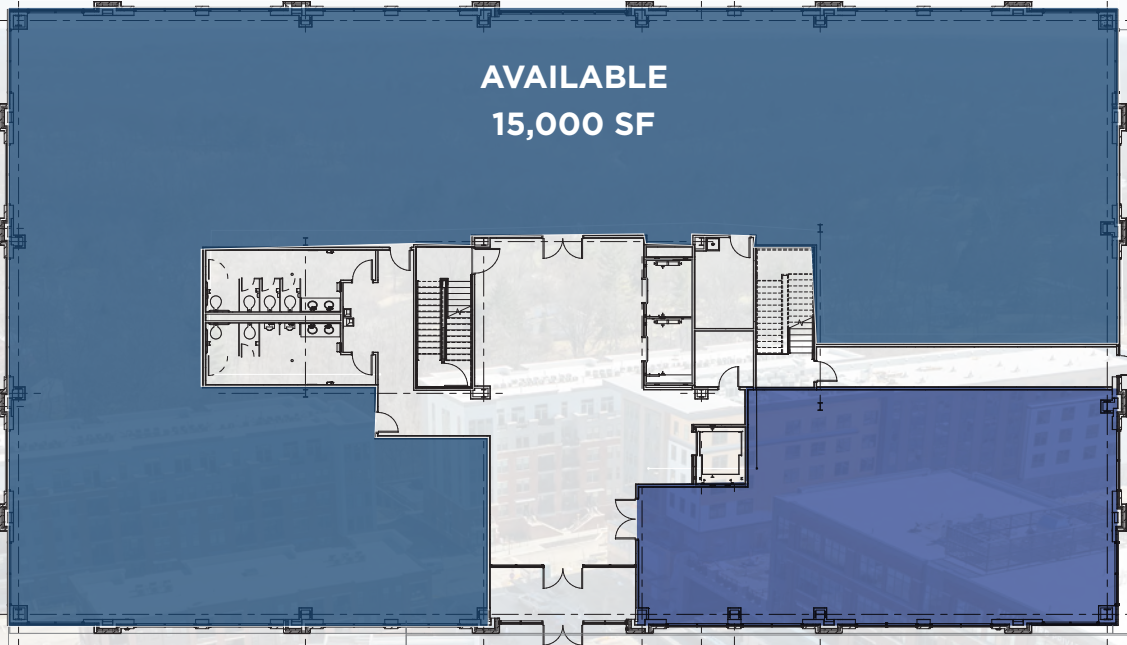
MONTGOMERY QUARTER 3 (PLANNED)

9260 MONTGOMERY ROAD

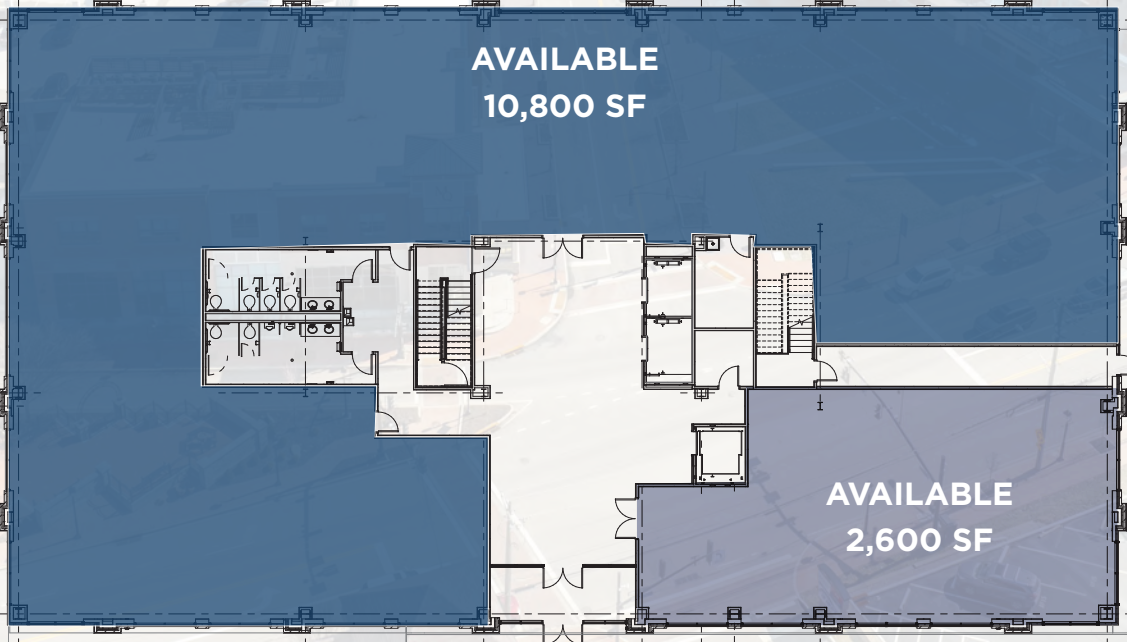


FLOOR PLAN | MQ3 LEVEL 1

FULL FLOOR PLAN



MULTI-TENANT FLOOR PLAN



FULL FLOOR PLAN



MULTI-TENANT FLOOR PLAN



FLOOR PLAN | MQ3 LEVEL 3

FULL FLOOR PLAN



OFFICE GARAGE ACCESS



**GARAGE
ENTRANCE ROUTE**

CAMERON LANE

MQ1

ROSA STREET

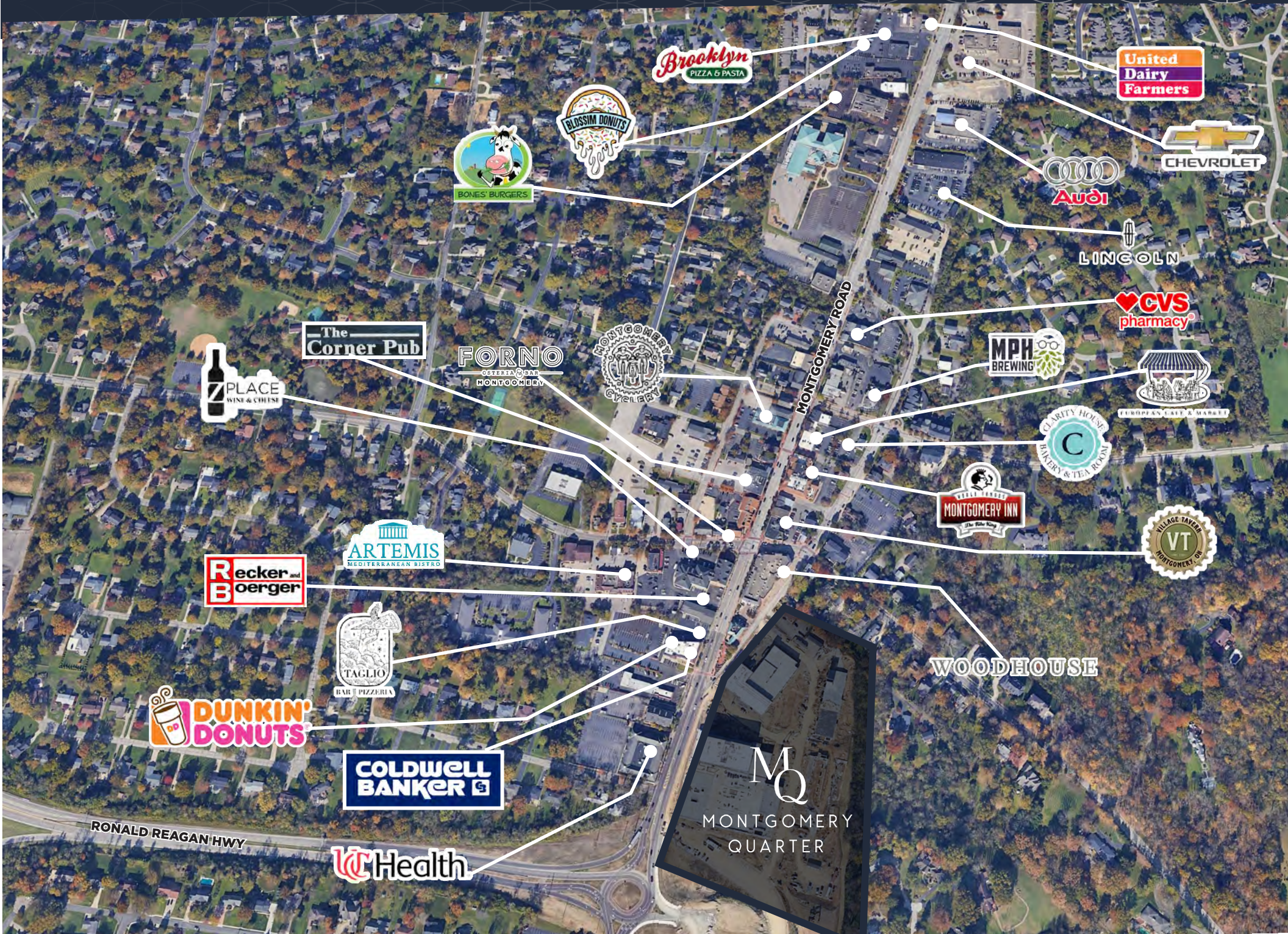
MAIN STREET

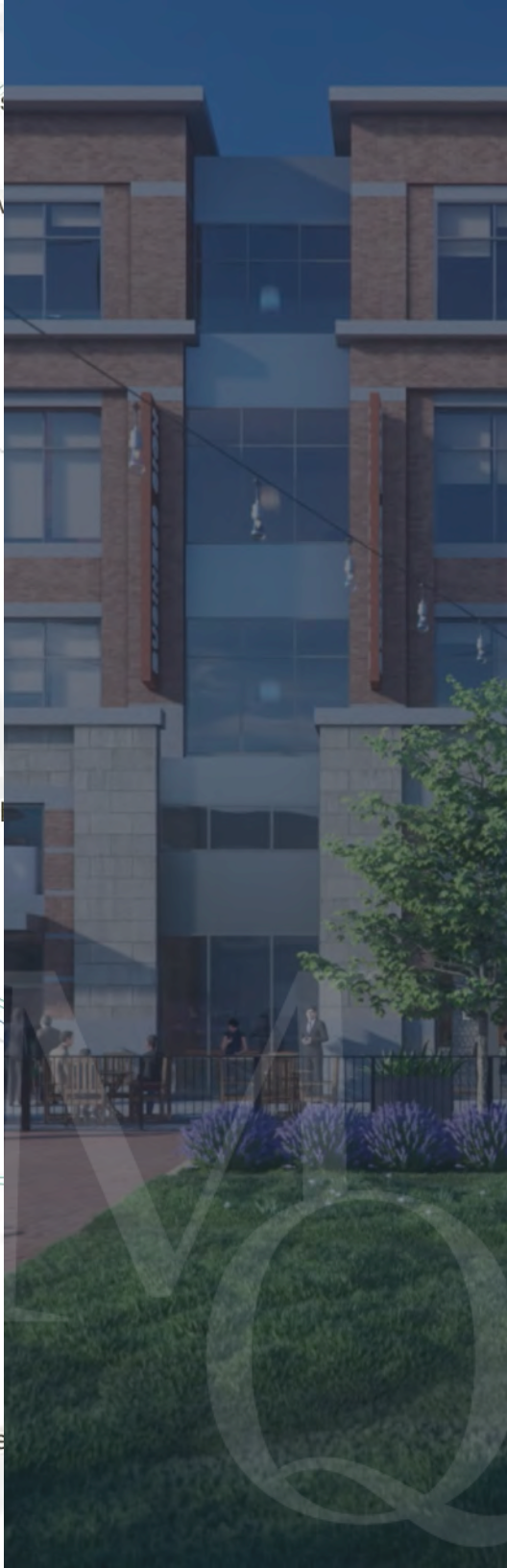
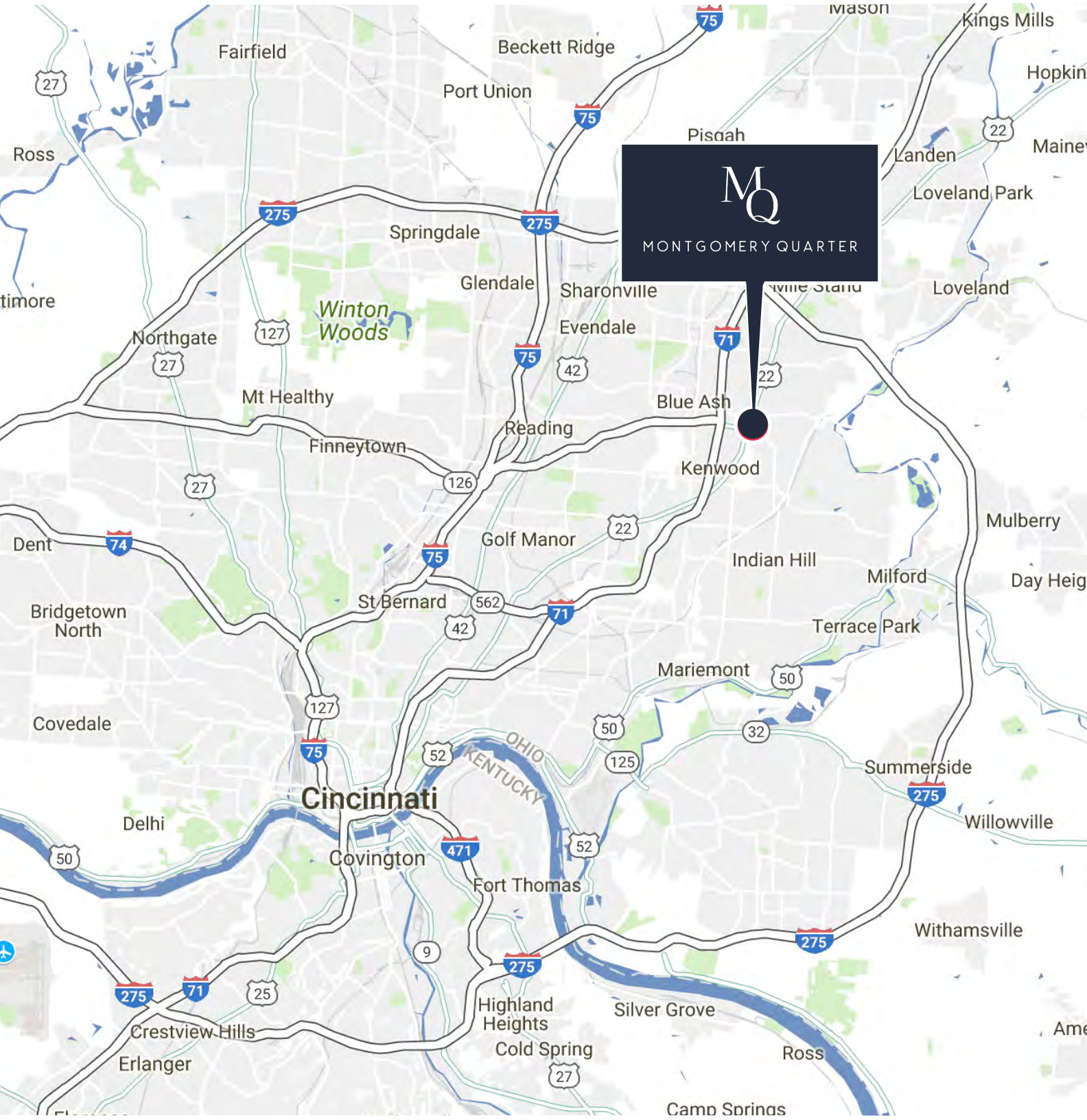
QUARTER BLVD.

MQ3

MONTGOMERY ROAD

RETAIL AMENITIES





FOR LEASE



MONTGOMERY QUARTER

RETAIL

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