



Cornerstone at Norwood

4000 and 4030 Smith Road
Norwood, Ohio

360° of Hyde Park, Oakley,
Norwood and Rookwood

Cornerstone I

4030 Smith Road, Norwood, OH 45209

Highlights:

- 9,431 rsf Maximum Contiguous
- Seven stories comprised of four office, two mezzanine office and one parking
- Fitness center with showers
- Two conference rooms and Mother's room
- On-site management
- Surface and garage parking (4:1,000 sf)
- Building and monument signage available

BUILDING SIZE:
123,736 rsf

AVAILABLE SPACE:
15,191 rsf

ASKING RENT:
\$18.95 NNN

2024 OPERATING EXPENSE:
\$11.48



Cornerstone at Norwood features two buildings offering a convenient neighborhood location with immediate highway access, sweeping views, prestigious area amenities and superior I-71 visibility.

Cornerstone II

4000 Smith Road, Norwood, OH 45209

Highlights:

- Six stories comprised of five office and one parking
- Access to fitness center with showers and two conference rooms in Cornerstone I
- Garage parking (4:1,000 sf)
- On-site management
- Monument sign availability

BUILDING SIZE:
114,989 rsf

AVAILABLE SPACE:
16,659 rsf

ASKING RENT:
\$18.95 NNN

2024 OPERATING EXPENSE:
\$11.37



Class A Office

Urban suburban central location in high density mixed use retail, office and residential environment with nearby affluent demographics

By the Numbers

11

FLOORS

of office space as well as 2 levels of parking

3.77

ACREAGE

in close proximity to high-income and popular millennial neighborhoods

174k

VEHICLES

driving within view of Cornerstone's signage every day

2

BUILDINGS

with shared amenities and onsite management

1,100

PARKING

spaces in garages and surface lots

238k

SQUARE FEET

of Class A office space in a central urban suburban location

10

MINUTE COMMUTE

to the CBD, the top 10 millennial neighborhoods, high-income residential and major hospitals

100+

RESTAURANTS AND RETAILERS WITHIN ONE MILE

including Rookwood Commons & Pavilion and Rookwood Exchange which are within walking distance

ONE

SIGNALIZED LIGHT AT ENTRANCE

providing immediate access to north- and south-bound I-71 with alternate route available via the Norwood Lateral (SR 562) less than 2 miles away.

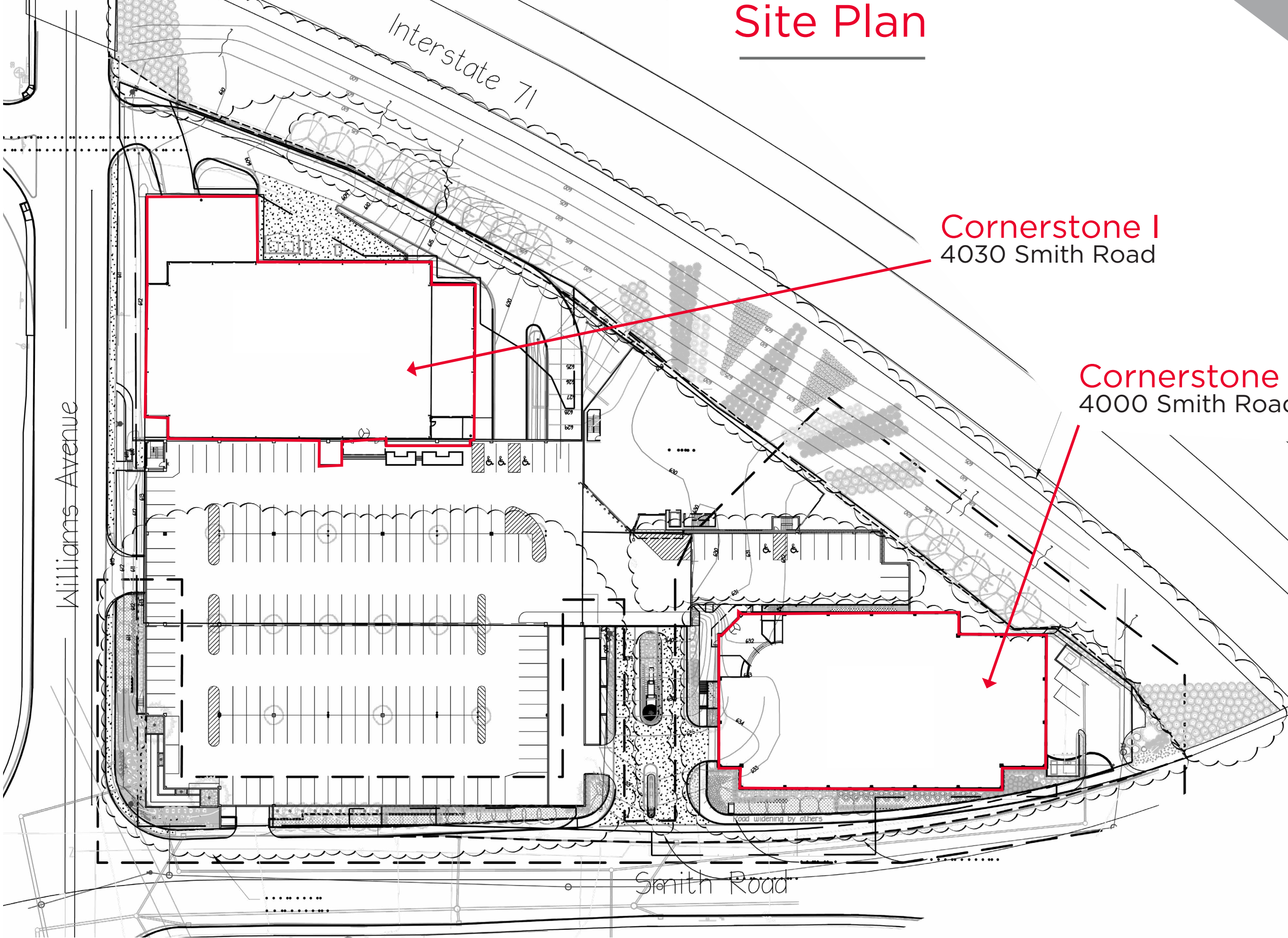
2 

ELECTRIC CHARGING STATIONS

for electric vehicles
\$1.50/hour for the first 4 hours then \$5/hour after



Site Plan



Cornerstone I
4030 Smith Road

Cornerstone II
4000 Smith Road



Featured Space

Mezzanine 1 and 2 at Cornerstone I

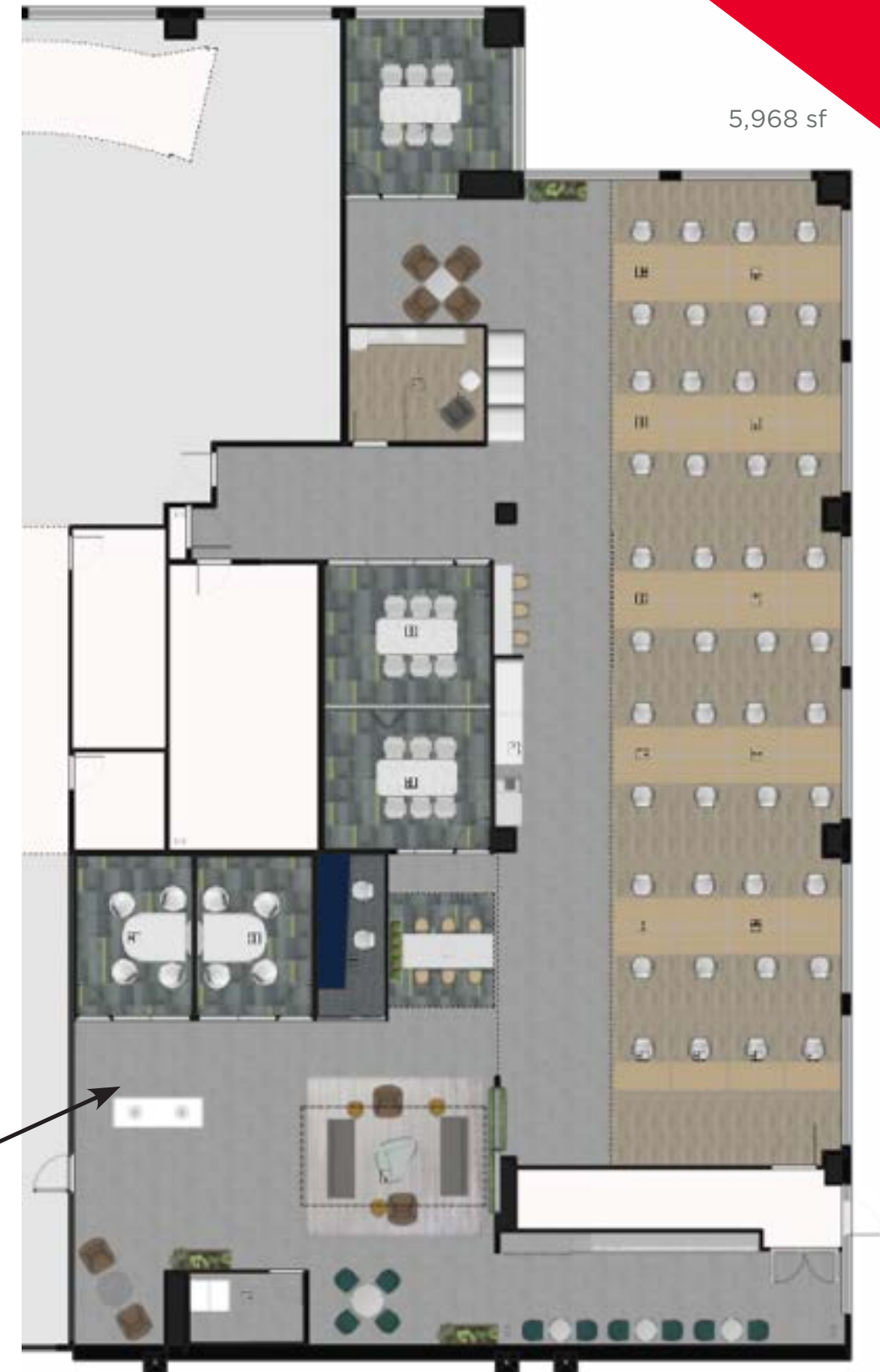


Mezzanine 2—Lower Level 2

Featured Space

Test fit for Mezzanine 2 at Cornerstone I

Individual Spaces	Provided
Workstations	44
Collaborative Spaces	Provided
Phone Booth	3
Focus Room (2 people)	1
Huddle Room (4 people)	2
Meeting Room (6 people)	3
Open Collaboration	2
Lounge	1
Support + Wellbeing Spaces	Provided
Perch	2
Cafe	1
IDF Room	1
Mothers' Room	1
Copy-Print-Supply Point	1



Featured Space

Test fit for Mezzanine 1 at Cornerstone I

Individual Spaces	Provided
Workstations	20
Collaborative Spaces	Provided
Focus Room (1 person)	2
Huddle Room (4 people)	1
Meeting Room (6 people)	2
Open Collaboration	2
Lounge	1
Support + Wellbeing Spaces	Provided
Perch	2
Hydration Station	1
IDF Room	1
Storage	1
Copy-Print-Supply Point	1



Featured Space

Mezzanine 1 and 2 at Cornerstone I



Mezzanine 1 Lounge,
Perch and Workstations



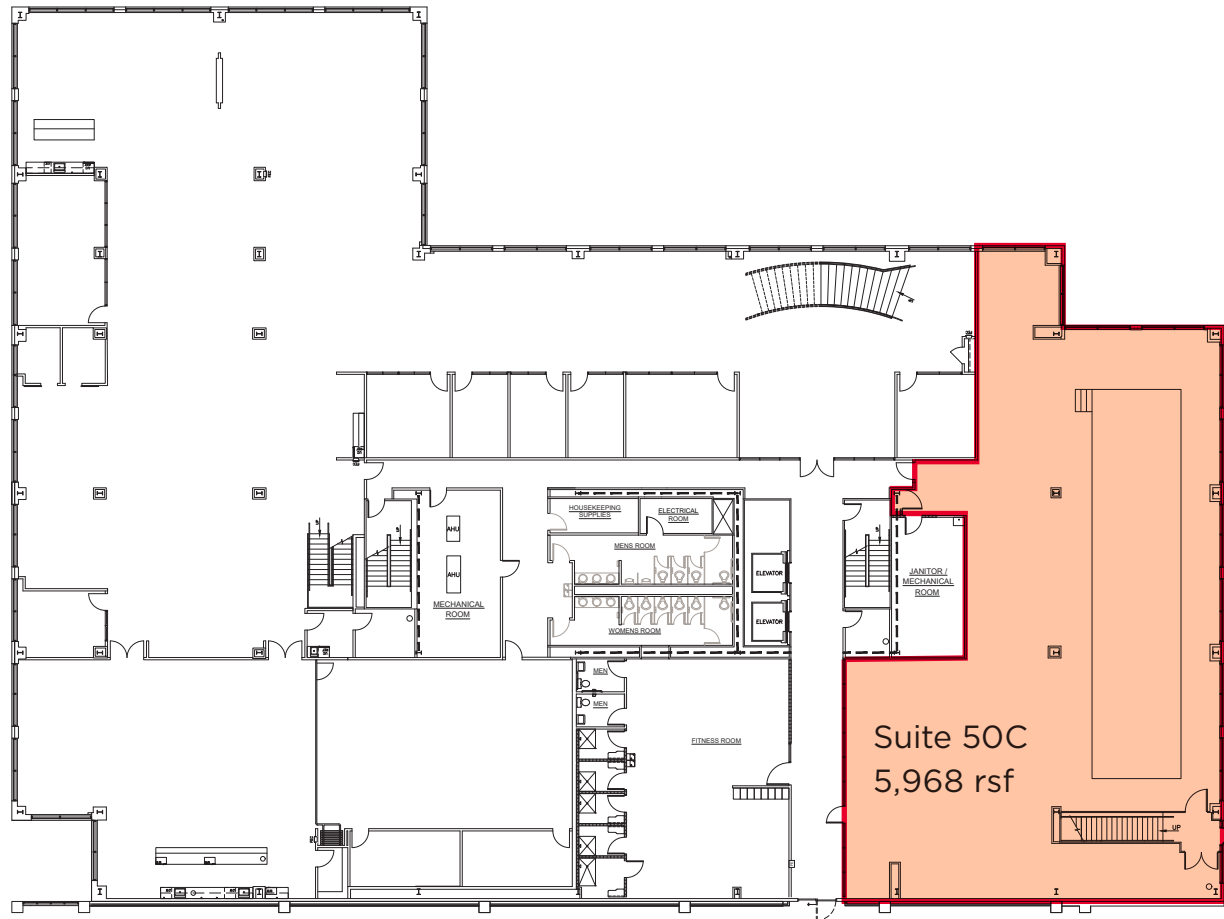
Mezzanine 2
Workstations and Perch



Mezzanine 2
Reception

Availability

Cornerstone I

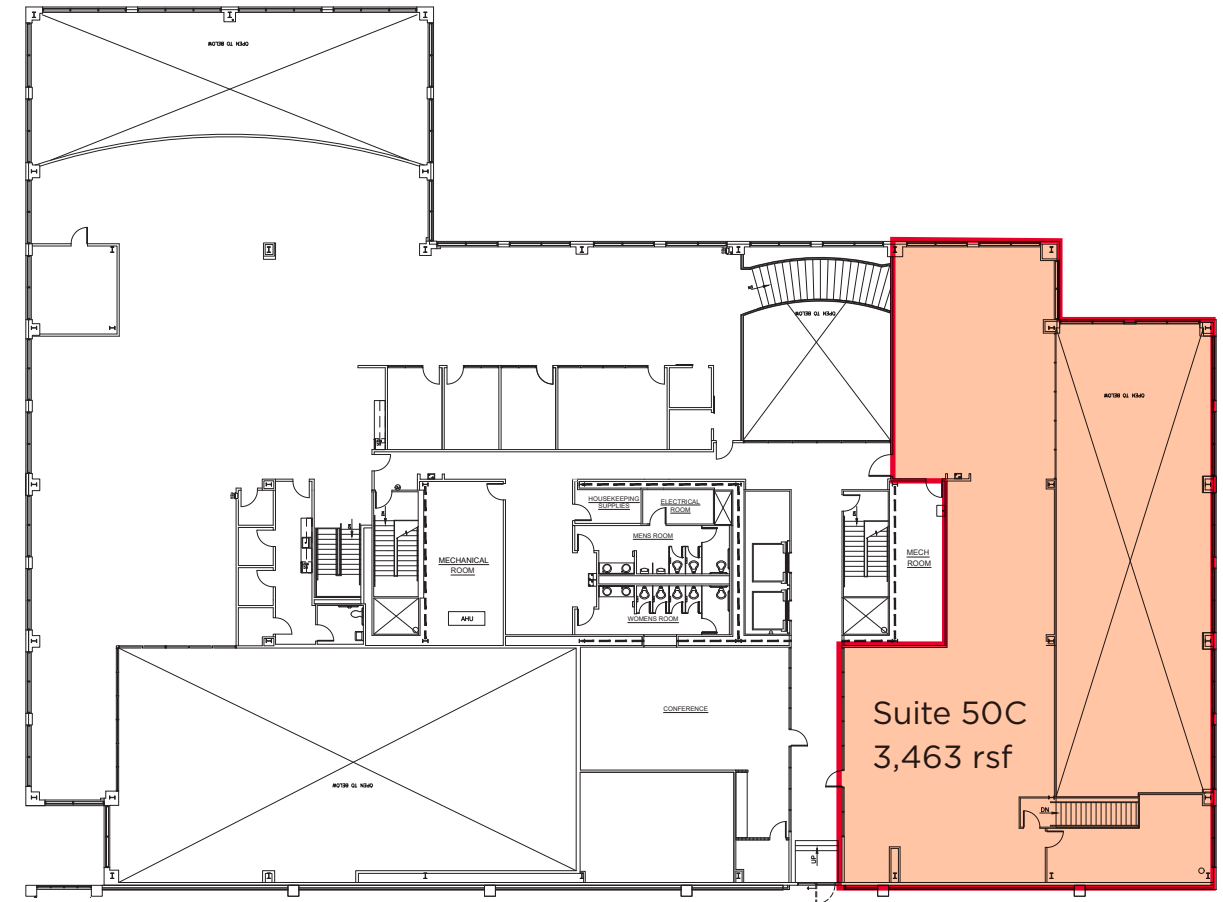


Mezzanine 2—Lower Level 2

Suite No.
50C

Square Footage
5,968 rsf

Cornerstone I



Mezzanine 1—Lower Level 1

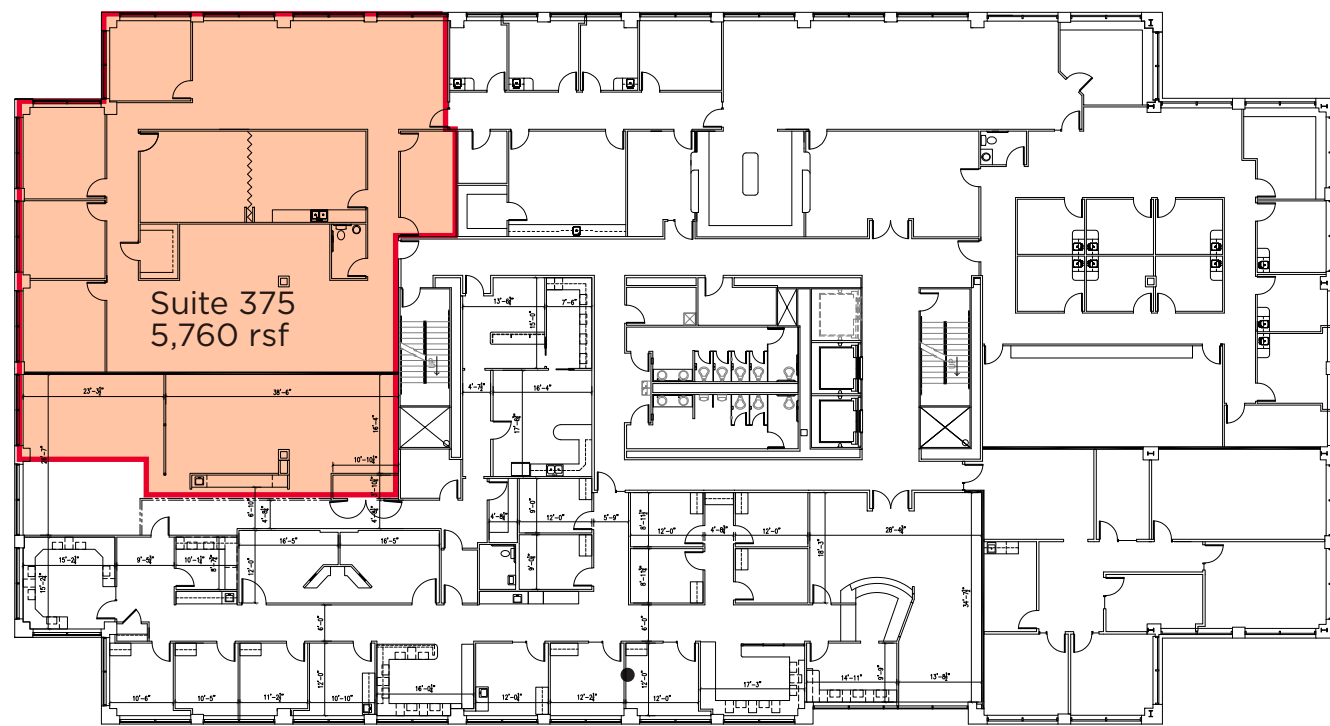
Suite No.
50C

Square Footage
3,463 rsf

9,431 total contiguous rsf

Availability

Cornerstone I



Floor 3

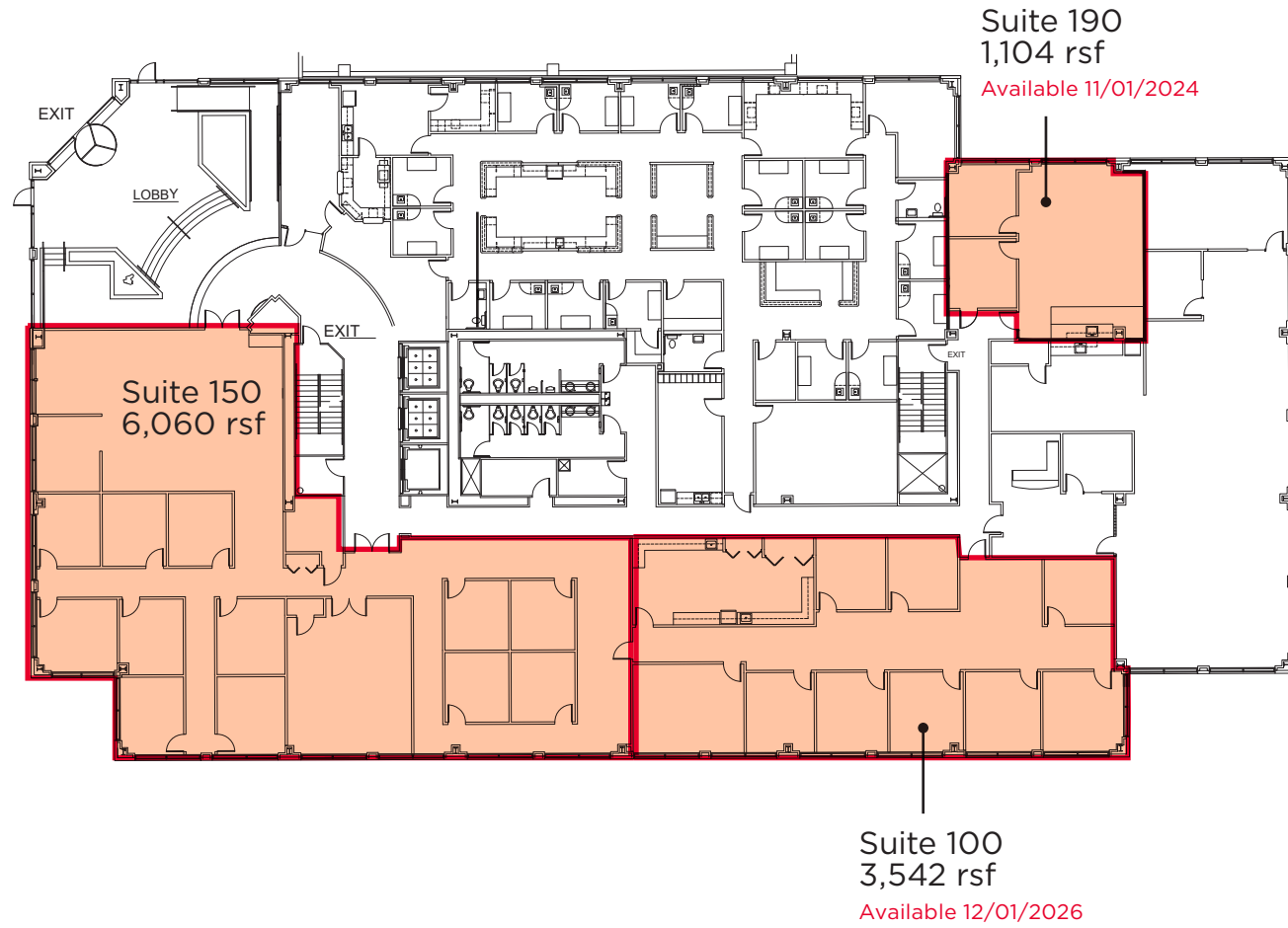
Suite No.
375

Square Footage
5,760 rsf



Availability

Cornerstone II

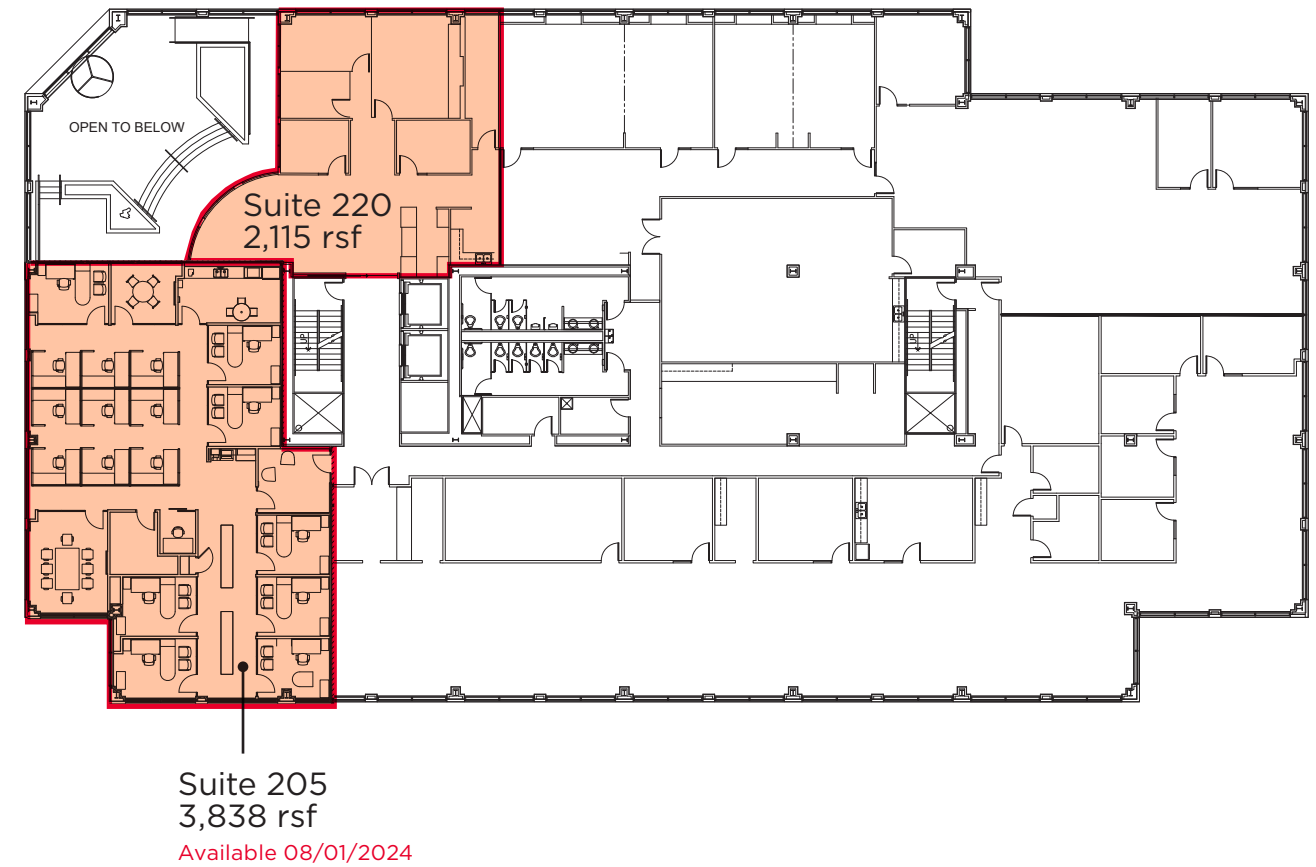


Floor 1

Suite No.	Square Footage	Total Contiguous rsf
100	3,542 rsf Available 12/01/2026	9,606 total contiguous rsf
150	6,060 rsf	
190	1,104 rsf Available 11/01/2024	

Availability

Cornerstone II



Floor 2

Suite No.	Square Footage	Total Contiguous rsf
205	3,838 rsf Available 08/01/2024	5,953 total contiguous rsf
220	2,115 rsf	

Location





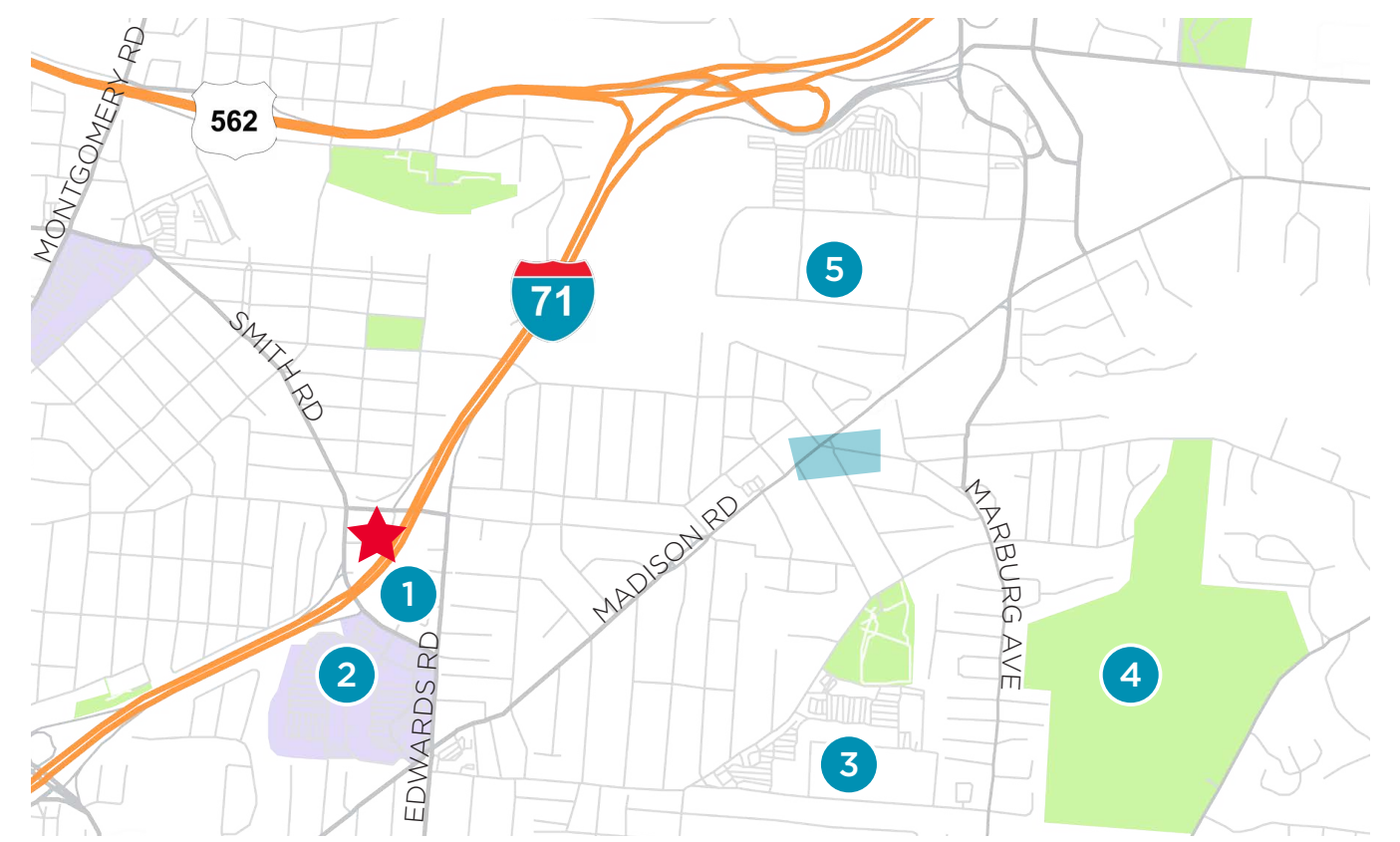
Area Amenities

The areas of Hyde Park, Oakley, Norwood and Rookwood surround Cornerstone with abundant amenities.

Destination retail and dining options can be enjoyed within walking distance at Rookwood Commons & Pavilion and Rookwood Exchange.

This map provides just a sampling of area amenities.

- 1 Rookwood Exchange**
 - Courtyard by Marriott
 - Residence Inn by Marriott
 - One Rookwood Apartments
 - Agave & Rye
 - Fueled Collective
 - Seasons 52
 - Spavia
 - Taste of Belgium
 - Jason's Deli
 - The Capital Grille
 - 2 Rookwood Commons & Pavilion**
 - Home Goods
 - BJ's Restaurant
 - 3 Hyde Park Plaza**
 - Kroger Marketplace
 - Massage Envy
 - Piada Italian Street Food
 - FUSIAN
 - Starbucks
 - Panera Bread
 - Staples
 - Walgreens
 - USPS
 - Bruegger's Bagels
 - Michaels
 - Shaan Indian Cuisine
 - 4 Hyde Park Golf & Country Club**
 - 5 Oakley Station**
 - Kroger Marketplace
 - Cinemark Theatres
 - Meijer
 - Target
 - Esporta Fitness
 - Wild Eggs
 - Condado Tacos
 - MOD Pizza
 - Orangetheory Fitness
 - Chick-fil-A
 - Wings and Rings
 - Crossroads Church
 - MadTree Brewing
 - MOD Pizza
 - Homewood Suites by Hilton
- DSW
 - P.F. Chang's
 - J. Alexander's
 - Starbucks
 - Banana Republic
 - Cyclebar
 - Eddie Bauer
 - West Elm
 - Chico's
 - J.Crew Factory
 - The Pub
 - Ulta Beauty
 - Sephora
 - Potbelly
 - T.J. Maxx
 - Mitchell's Salon & Day Spa
 - Nordstrom Rack
 - Old Navy
 - Altar'd State
 - REI
 - Talbots
 - The Gap
 - Whole Foods





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