

# GOVERNOR'S POINTE



SMITH  
HALLEMANN  
PARTNERS

CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

*529,653 TOTAL SF*

*169,164 AVAILABLE SF*

*105,736 MAX CONTIGUOUS SF*

- Four excellent Class A office buildings on 34.84 acres
- New I-71 exit ramp offering easy access to Governor's Pointe's front door
- 56 Person Common Conference Center free to tenants of all Governor's Pointe properties and reservable through property management office
- Park-like setting located in the fast growing Deerfield/Mason market
- Landscaped patio areas overlooking courtyards with lakes and fountains
- Beautiful multi-story glass walled lobbies with high profile features
- Outstanding highway visibility, including potential building signage



**4605**



**4660**







**4680**



**4705**

# BUILDING OVERVIEW



Building	Stories	Net Rate	OPEX	Property Size	Vacancy	Max Contiguous
 <p><b>4605</b> 4605 Duke Drive Mason, OH 45040</p>	8	\$13.00	\$9.28	181,009 SF	108,264 SF	105,736 SF
 <p><b>4660</b> 4660 Duke Drive Mason, OH 45040</p>	3	\$13.00	\$10.34	78,253 SF	10,364 SF	10,364 SF
 <p><b>4680</b> 4680 Parkway Drive Mason, OH 45040</p>	4	\$13.00	\$10.25	128,490 SF	29,724 SF	21,513 SF
 <p><b>4705</b> 4705 Duke Drive Mason, OH 45040</p>	6	\$13.00	\$10.18	141,901 SF	20,802 SF	14,014 SF



# GRAB-N-GO BREAK AREA





# COMMON COURTYARD

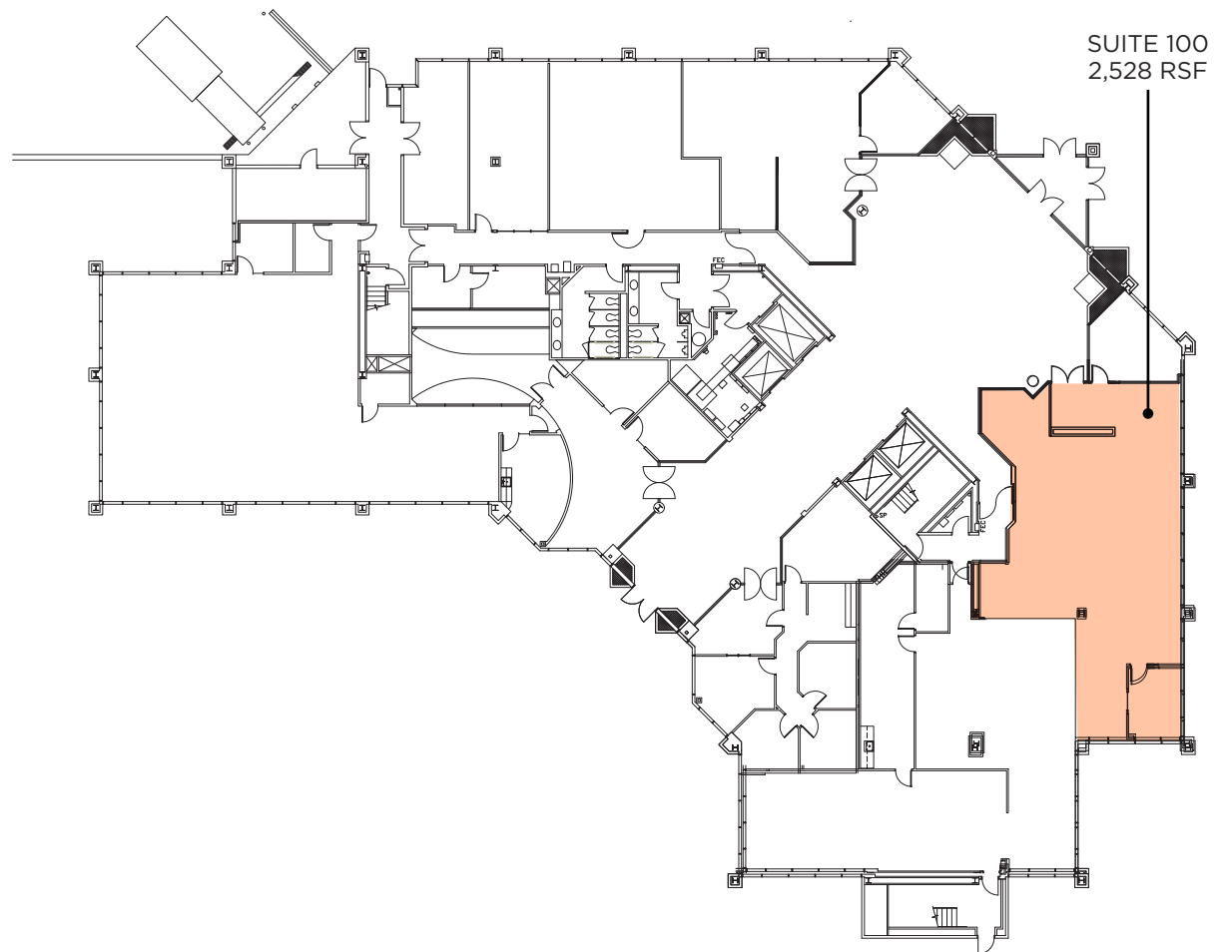
*With outdoor seating  
and water feature*



# AVAILABLE SUITES

## 4605 floor 1

Suite 100    2,528 rsf    \$13.00 Net / \$9.28 OpEx



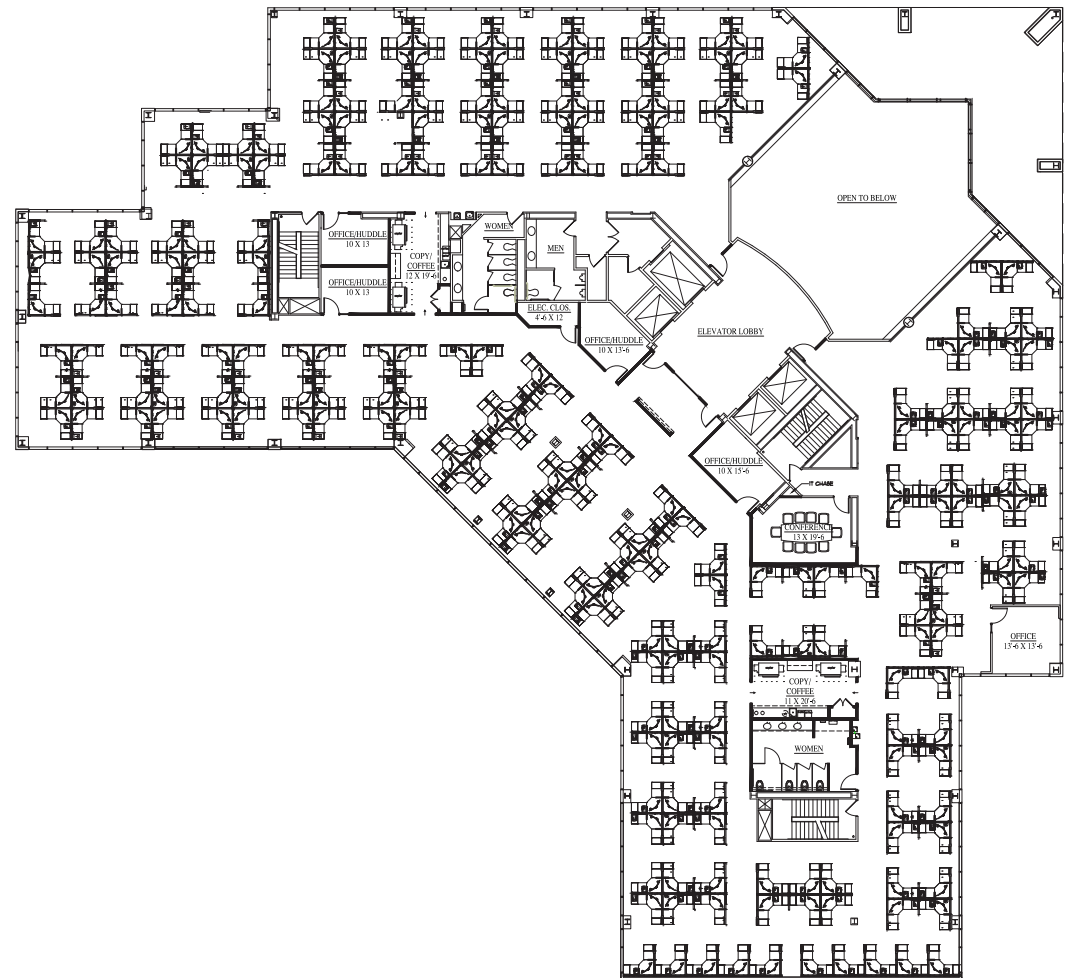
181,009 TOTAL SF  
108,264 AVAILABLE SF  
105,736 MAX CONTIGUOUS SF



# AVAILABLE SUITES

## 4605 floor 3

Full Floor 24,463 rsf \$13.00 Net / \$9.28 OpEx



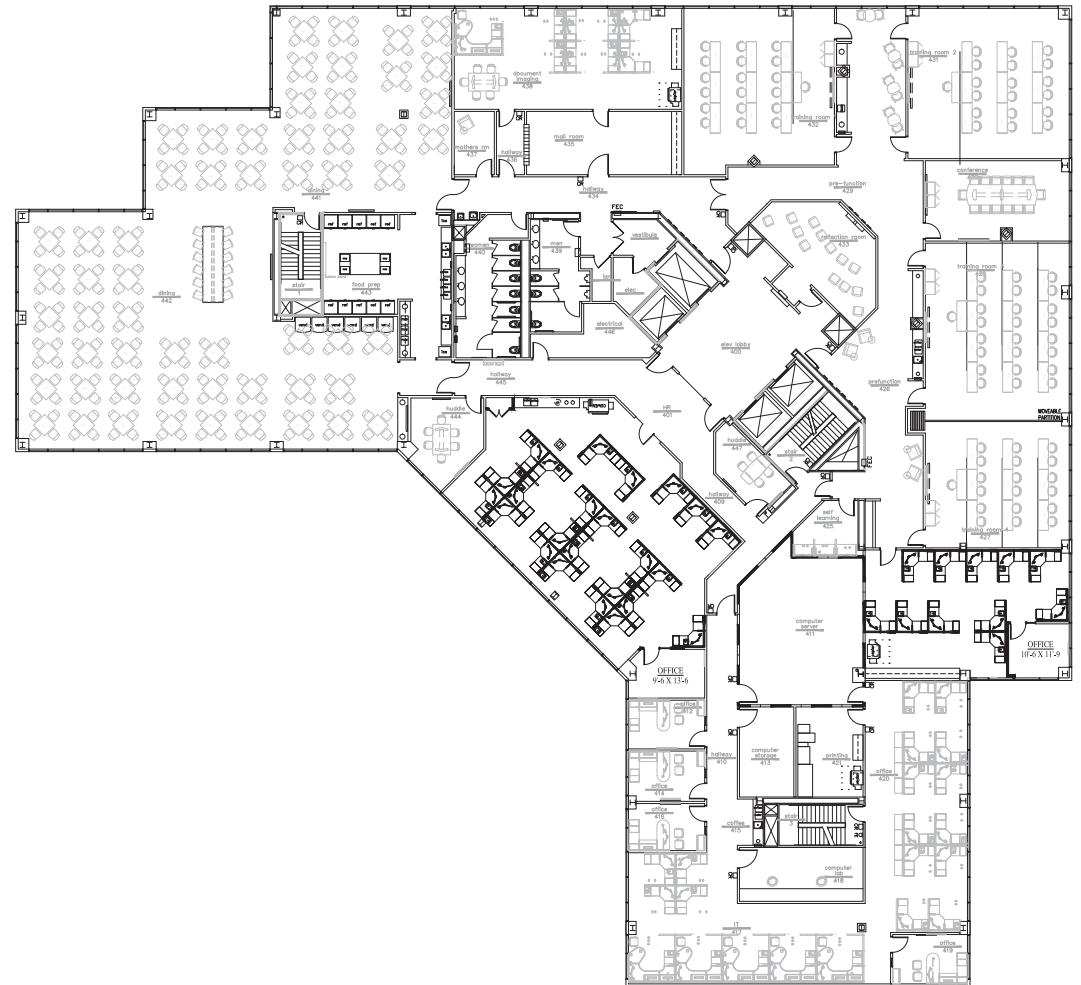
181,009 TOTAL SF  
108,264 AVAILABLE SF  
105,736 MAX CONTIGUOUS SF



# AVAILABLE SUITES

## 4605 floor 4

Full Floor 27,249 rsf \$13.00 Net / \$9.28 OpEx



181,009 TOTAL SF  
108,264 AVAILABLE SF  
105,736 MAX CONTIGUOUS SF





*181,009 TOTAL SF*  
*108,264 AVAILABLE SF*  
*105,736 MAX CONTIGUOUS SF*

# AVAILABLE SUITES

## 4605 floor 5

Full Floor    27,249 rsf    \$13.00 Net / \$9.28 OpEx





# AVAILABLE SUITES

## 4605 floor 6

Full Floor 26,775 rsf \$13.00 Net / \$9.28 OpEx



*181,009 TOTAL SF*

*108,264 AVAILABLE SF*

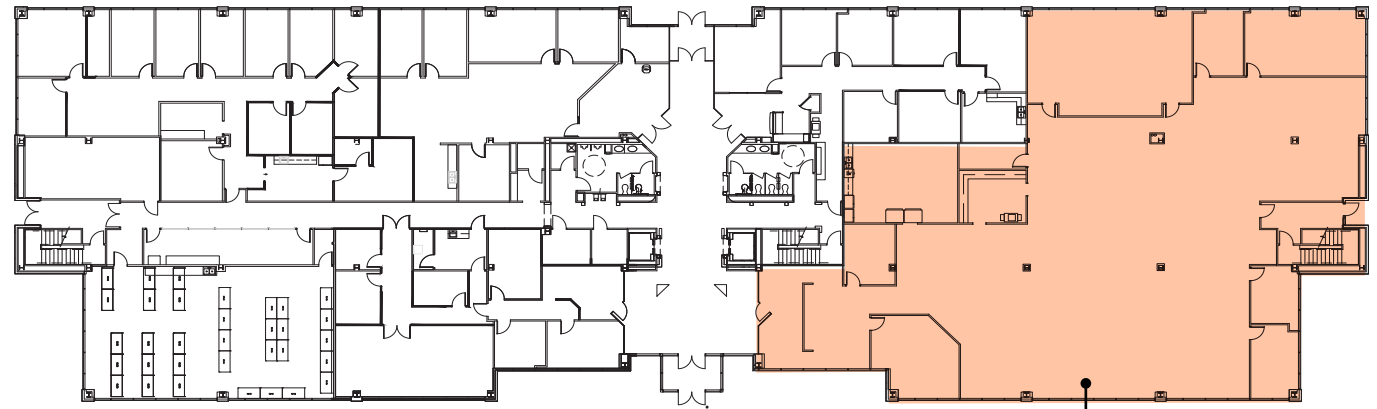
*105,736 MAX CONTIGUOUS SF*



# AVAILABLE SUITES

## 4660 floor 1

Suite 100 10,364 rsf \$13.00 Net / \$10.34 OpEx



SUITE 100  
10,364 RSF

*78,253 TOTAL SF*

*10,364 AVAILABLE SF*

*10,364 MAX CONTIGUOUS SF*



# AVAILABLE SUITES

## 4680 floor 1

Suite 115	3,335 rsf	\$13.00 Net / \$10.25 OpEx
Suite 125	1,833 rsf	\$13.00 Net / \$10.25 OpEx



*128,490 TOTAL SF*  
*29,724 AVAILABLE SF*  
*21,513 MAX CONTIGUOUS SF*



# AVAILABLE SUITES

## 4680 floor 2

Suite 215    3,053 rsf    \$13.00 Net / \$10.25 OpEx



*128,490 TOTAL SF*

*29,724 AVAILABLE SF*

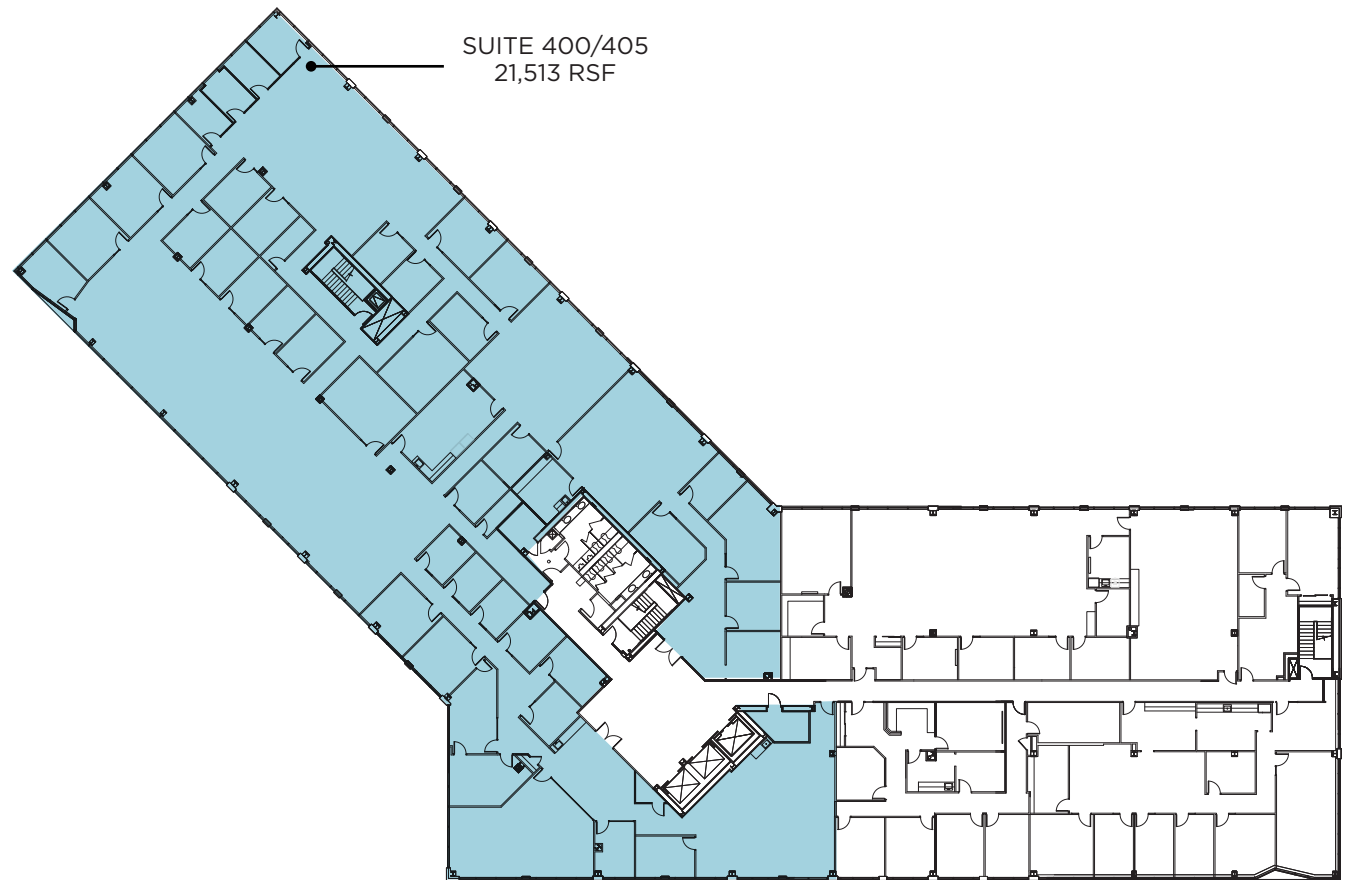
*21,513 MAX CONTIGUOUS SF*



# AVAILABLE SUITES

## 4680 floor 4

Suite 400/405 21,513 rsf \$13.00 Net / \$10.25 OpEx



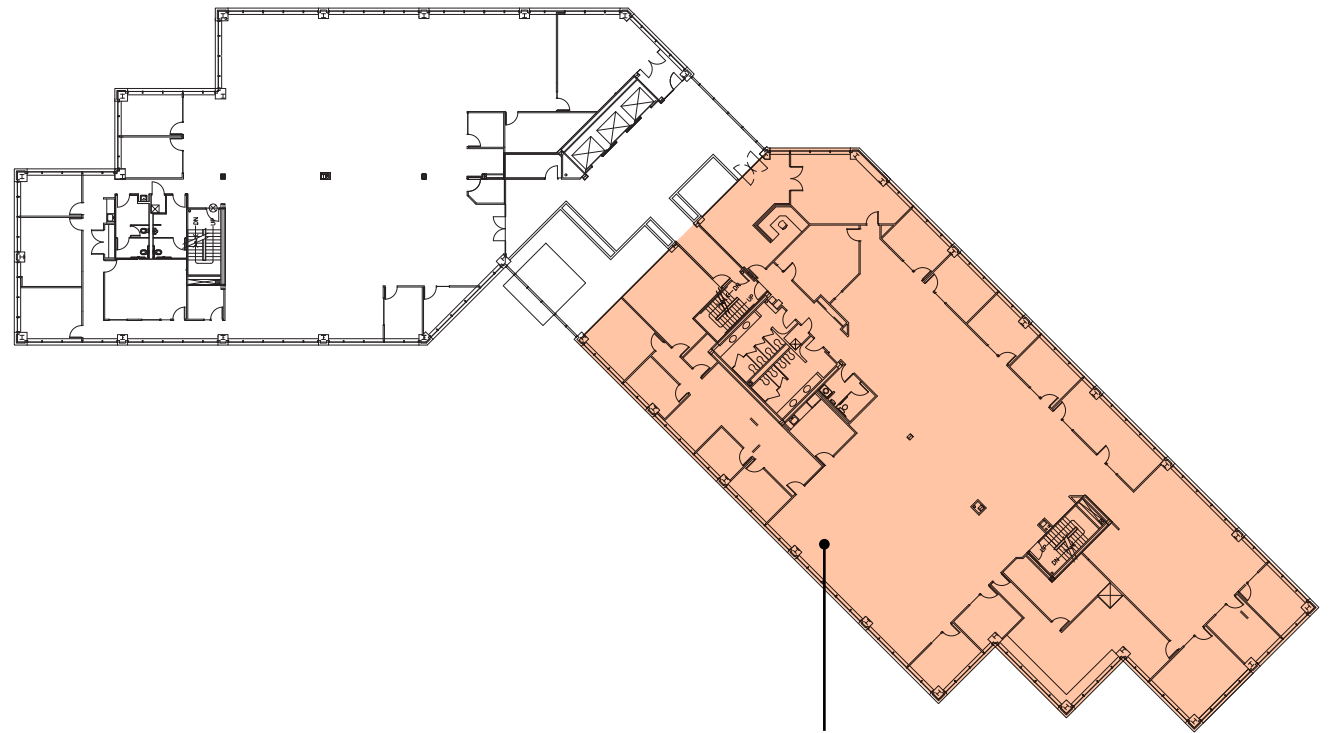
*128,490 TOTAL SF*  
*29,724 AVAILABLE SF*  
*21,513 MAX CONTIGUOUS SF*



# AVAILABLE SUITES

## 4705 floor 2

Suite 200    14,014 rsf    \$13.00 Net / \$10.18 OpEx



SUITE 200  
14,014 RSF

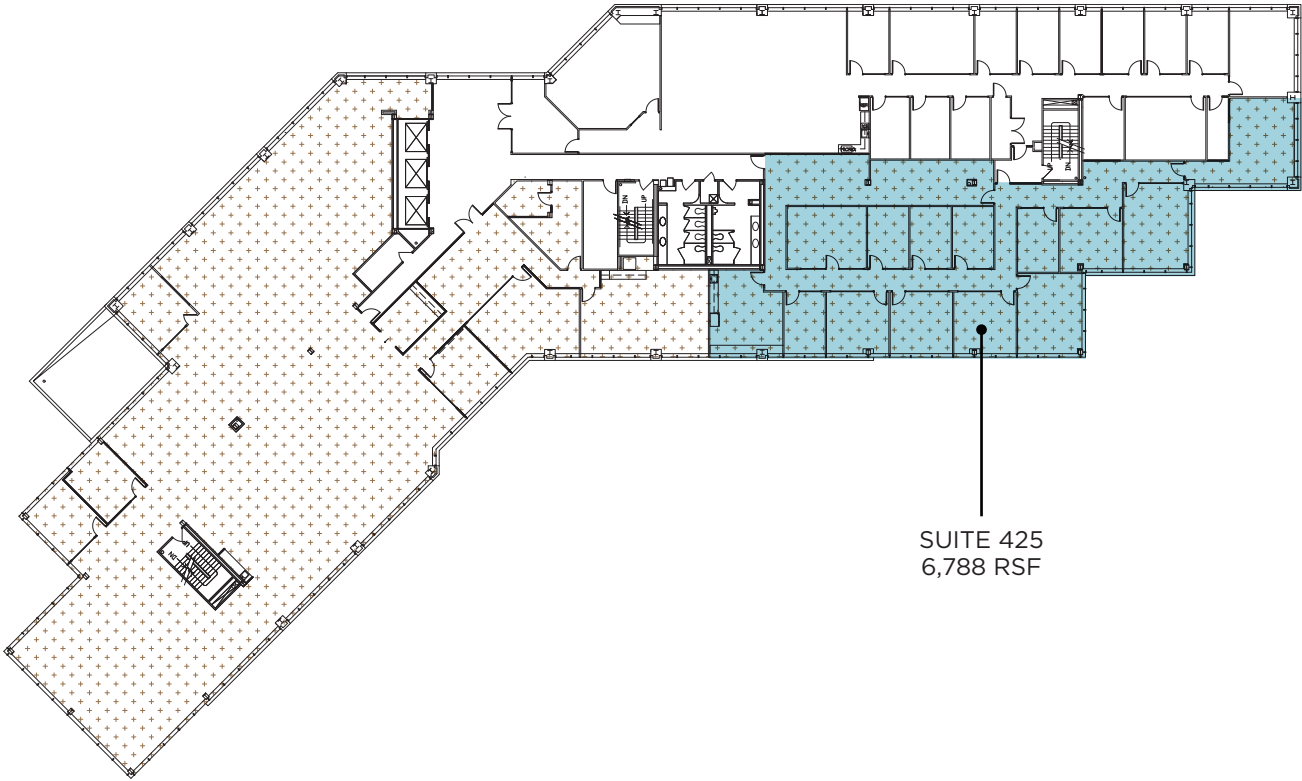
*141,901 TOTAL SF*  
*20,802 AVAILABLE SF*  
*14,014 MAX CONTIGUOUS SF*



# AVAILABLE SUITES

## 4705 floor 4

Suite 425    6,788 rsf    \$13.00 Net / \$10.18 OpEx



**141,901 TOTAL SF**  
**20,802 AVAILABLE SF**  
**14,014 MAX CONTIGUOUS SF**





# NEARBY AMENITIES

Everything at your fingertips

**Governor's Point**

**71**

**SMITH HALLEMANN PARTNERS**

**CUSHMAN & WAKEFIELD**

**DEWEY'S PIZZA**

**ME Massage Envy**

**Kroger**

**Panera BREAD**

**DICK'S SPORTING GOODS**

**FIREBIRDS WOOD FIRED GRILL**

**Cracker Barrel OLD COUNTRY STORE**

**yagoot**

**WHOLE FOODS MARKET**

**REGAL**

**MISSION BBQ**

**target**

**TAZIKI'S MEDITERRANEAN CAFE**

**Gracie's SINCE 1976 ICE CREAM**

**OLD NAVY**

**Frenchie FRESH**

**MAPLEWOOD GOURMET BREAD**

**PIADA ITALIAN STREET FOOD**

**Orangetheory FITNESS**

**pure barre**

**Starbucks**

**ESPORTA FITNESS**

**planet fitness**

**CRUNCH**

**DEERFIELD TOWNE CENTER**

**TJ-MAXX**

**Olive Garden ITALIAN RESTAURANT**

**CARRABBA'S ITALIAN GRILL**

**deSha's AMERICAN TAVERN**

**Marriott**

**HYATT**

**Hilton**

hotels 

restaurants 

shopping 

fitness 

# LOCATION

## Deerfield Township

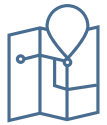
Governor's Pointe is a portfolio of Class A office buildings with a corporate campus setting in the suburban market of Deerfield Township. A perfect environment for businesses with a walk-on-in type feel. The large open concept office floor plans feature large windows with plenty of surrounding greenery. Located right off of Interstate 71, with great visibility and high traffic volume.



30 minute drive to  
Downtown Cincinnati



Interstate Signage  
Opportunities



Immediate interstate  
access



Outdoor Courtyard  
with seating area



Abundance of  
surface parking





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