



FOR LEASE

# Governor's Pointe

Deerfield Township, Ohio



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AMENITIES

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## Property Highlights

**Total Office Park SF:** 529,653 SF  
**Total Available SF:** 85,189 SF  
**Max Contiguous SF:** 19,412 SF

- Four Excellent Class A office buildings on 34.84 acres
- One of the Largest Blocks of Class A Space available in the Cincinnati market
- New I-71 Exit Ramp now complete, 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 scheduled 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 Governor's Pointe



4660 Governor's Pointe



4680 Governor's Pointe



4705 Governor's Pointe



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## Easier Access from I-71 North!



New I-71 Exit Ramp



Aerial Overview

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## Building Overview

Click Building to View Space Available



	Building	Stories	Net Rate	OPEX	Property Size	Vacancy	Max Contiguous
	<b>4605 Governor's Pointe</b> 4605 Duke Drive Mason, OH 45040	8	\$12.50	\$9.40	181,009 SF	38,980 SF	19,412 SF
	<b>4660 Governor's Pointe</b> 4660 Duke Drive Mason, OH 45040	3	\$12.50	\$8.57	78,253 SF	16,700 SF (10,364 SF Sublease)	10,364 SF
	<b>4680 Governor's Pointe</b> 4680 Parkway Drive Mason, OH 45040	4	\$12.50	\$8.62	128,490 SF	20,157 SF	13,869 SF
	<b>4705 Governor's Pointe</b> 4705 Duke Drive Mason, OH 45040	6	\$12.50	\$8.59	141,901 SF	9,352 SF	9,352 SF

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## 4605 Governor's Pointe Space Available

Click Suite to View Floorplan

Suite Number	Square Footage	Net Rate	Notes
100	5,639	\$12.50	
115	1,455	\$12.50	Available Q4 2018
125	1,031	\$12.50	
200	11,443	\$12.50	
800	19,412	\$12.50	Full Floor
<b>TOTAL</b>	<b>38,980</b>		



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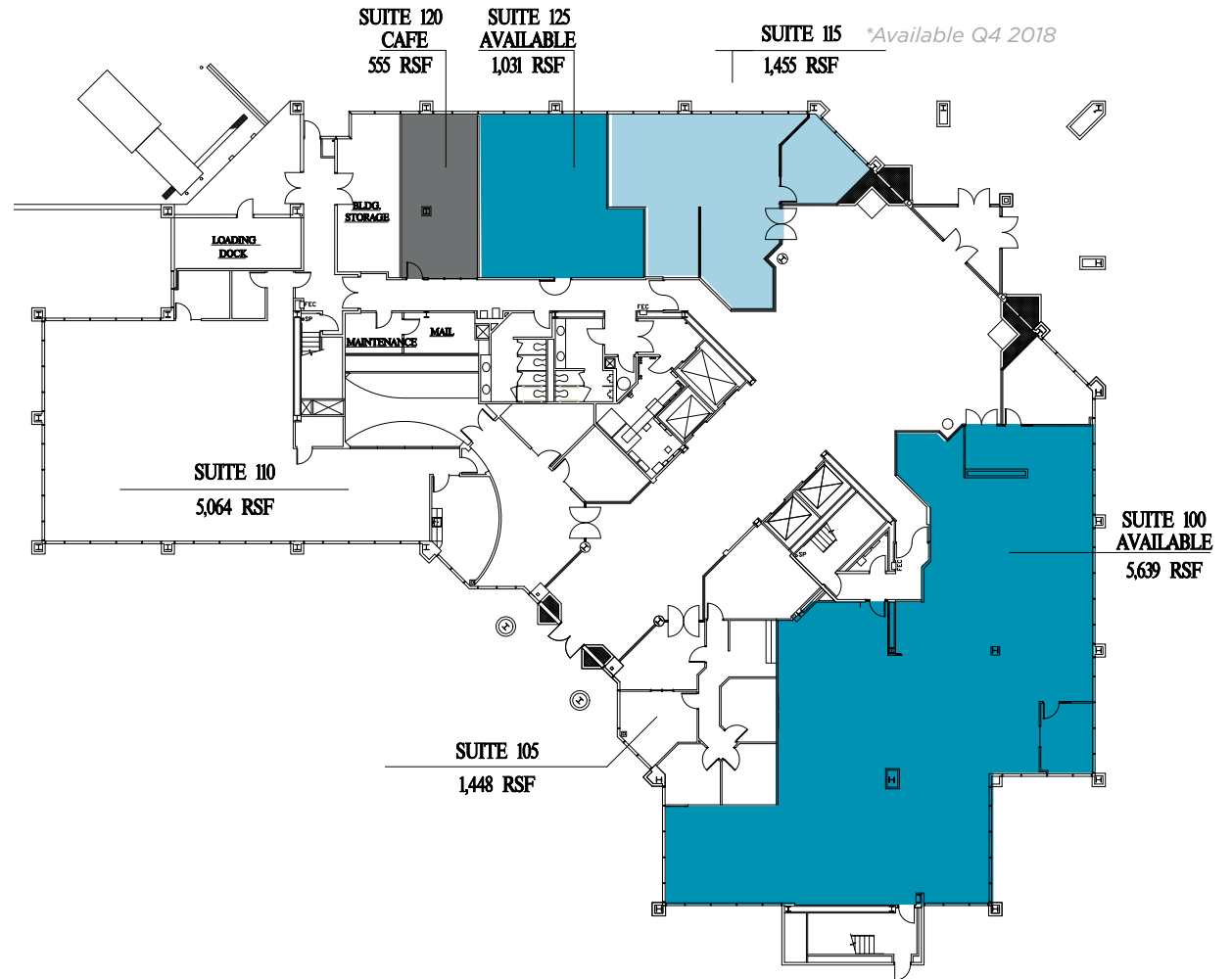
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## 4605 Governor's Pointe | 1st Floor

Click Suite to View Floorplan

Suite Number	Square Footage
100	5,639
115	1,455
125	1,031
200	11,443
800	19,412



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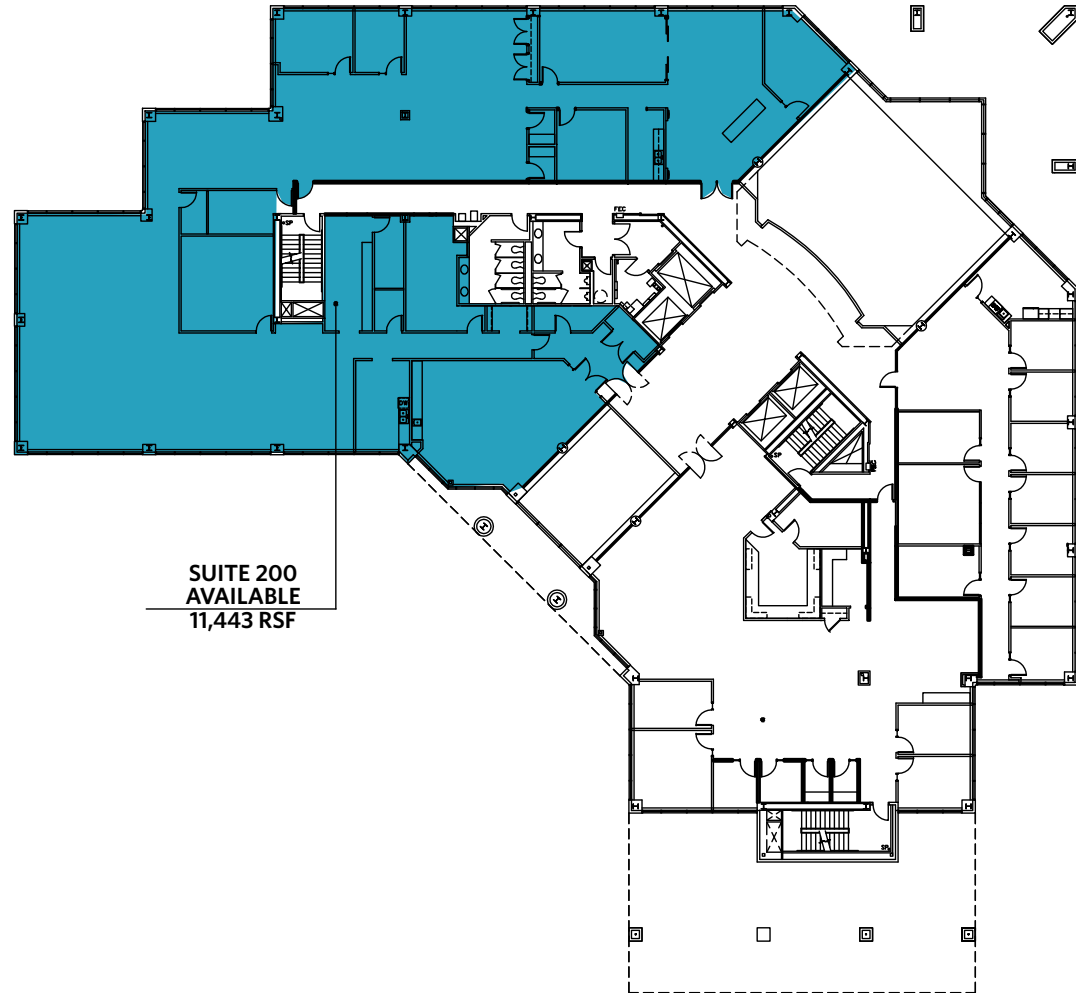
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AMENITIES

## 4605 Governor's Pointe | 2nd Floor

Click Suite to View Floorplan

Suite Number	Square Footage
100	5,639
115	1,455
125	1,031
200	11,443
800	19,412



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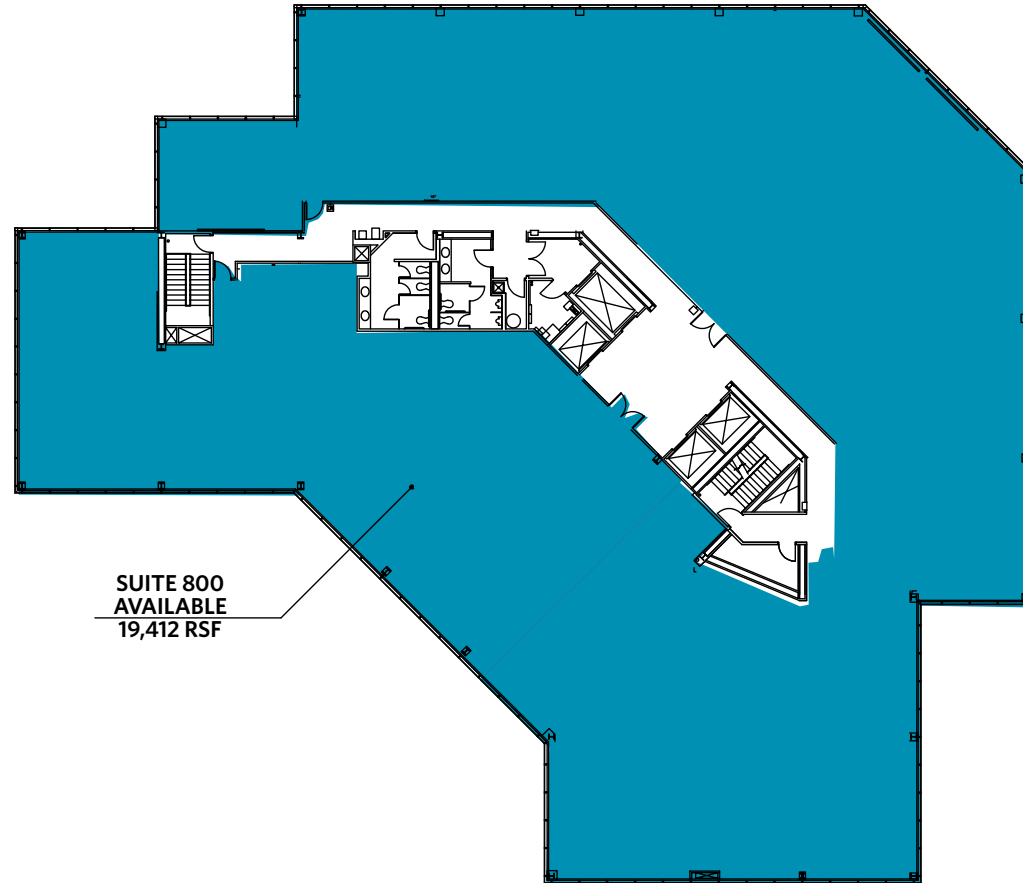
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AMENITIES

## 4605 Governor's Pointe | 8th Floor

Click Suite to View Floorplan

Suite Number	Square Footage
100	5,639
115	1,455
125	1,031
200	11,443
800	19,412



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## 4660 Governor's Pointe Space Available

Click Suite to View Floorplan

Suite Number	Square Footage	Net Rate	Notes
100	10,364	\$12.50	Space is available as a sublease, through June 2019
110	6,336	\$12.50	
<b>TOTAL</b>	<b>16,700</b>		



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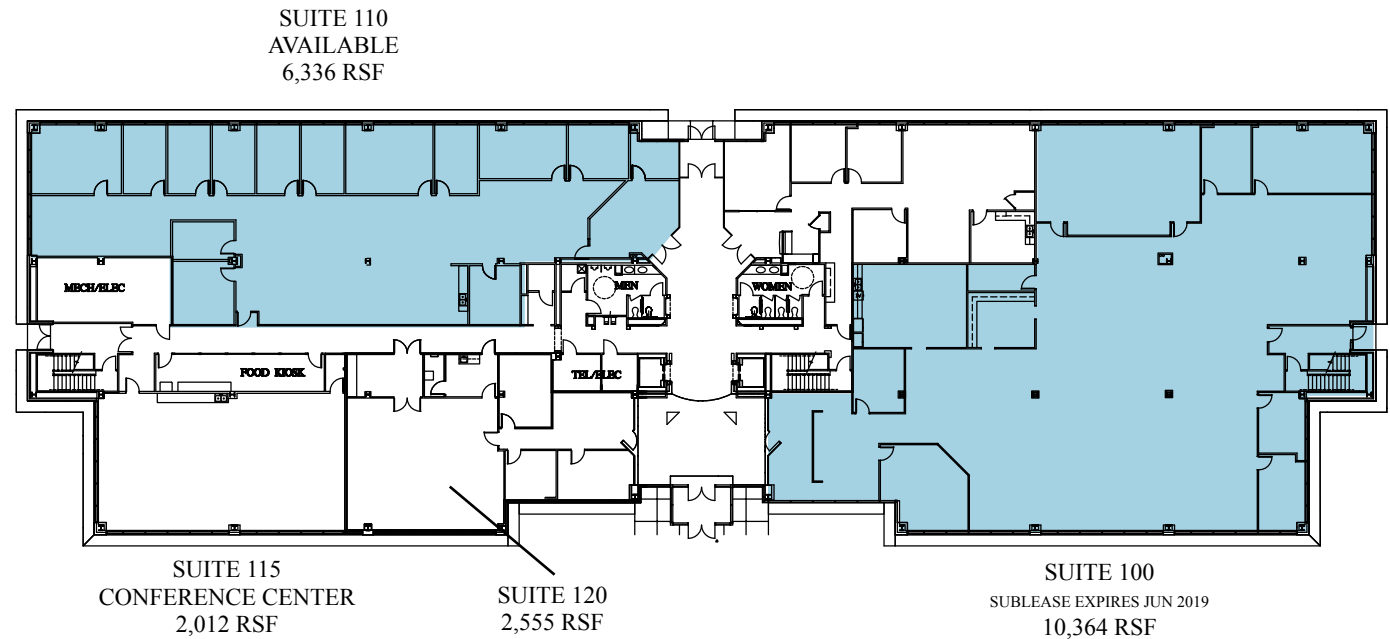
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AMENITIES

## 4660 Governor's Pointe | 1st Floor

Suite Number	Square Footage
100	10,364
110	6,336



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## 4680 Governor's Pointe Space Available

Click Suite to View Floorplan

Suite Number	Square Footage	Net Rate	Notes
105	4,455	\$12.50	
125	1,833	\$12.50	
202	9,136	\$12.50	
204	1,795	\$12.50	13,869 SF Contiguous ●
205	2,938	\$12.50	●
<b>TOTAL</b>	<b>20,157</b>		●



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## 4680 Governor's Pointe | 1st Floor

Click Suite to View Floorplan

Suite Number	Square Footage
105	4,455
125	1,833
202	9,136
204	1,795
205	2,938



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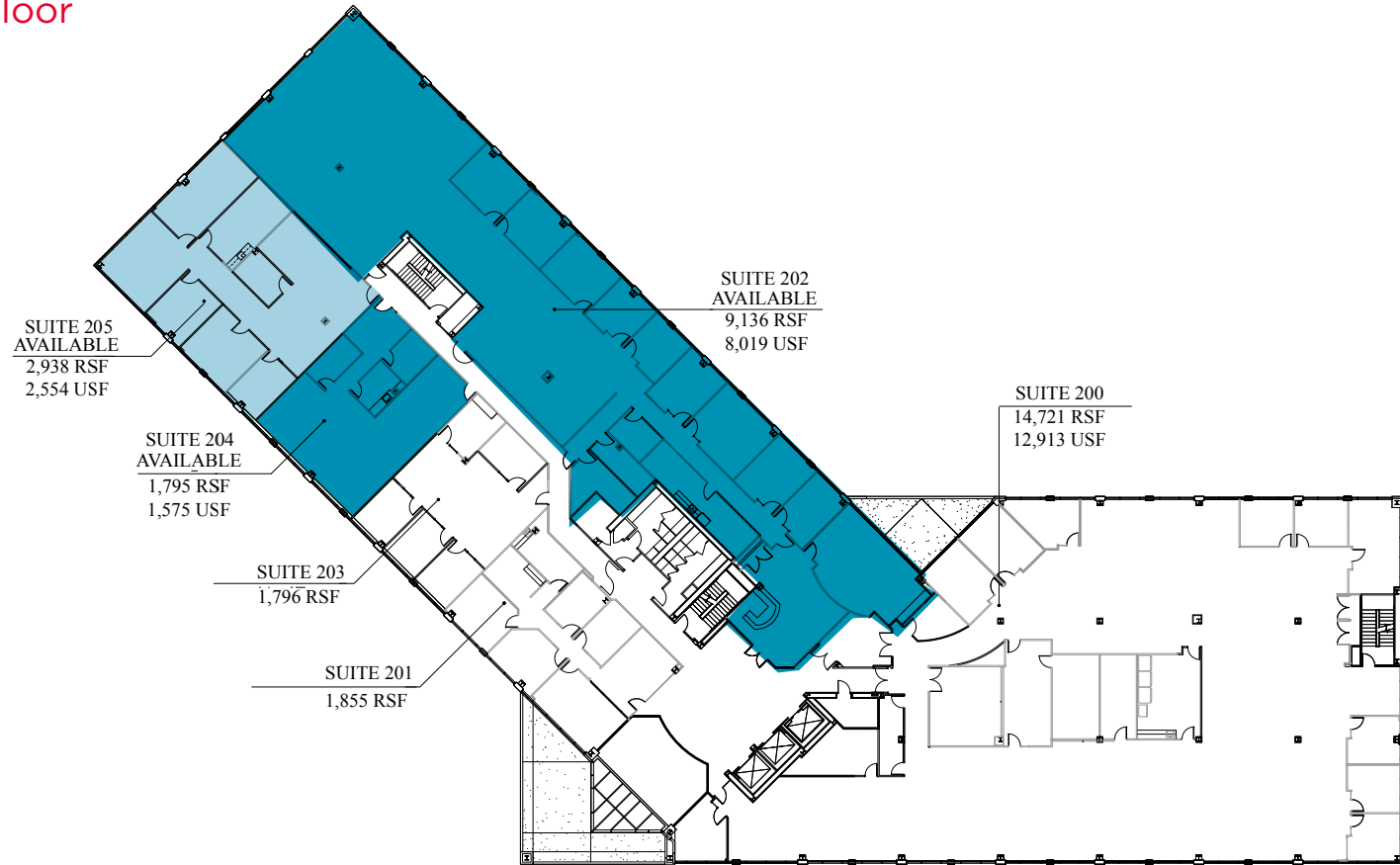
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## 4680 Governor's Pointe | 2nd Floor

Click Suite to View Floorplan

Suite Number	Square Footage
105	4,455
125	1,833
202	9,136
204	1,795
205	2,938



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FLOOR PLAN  
NTS

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## 4705 Governor's Pointe Space Available

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Suite Number	Square Footage	Price	Notes
250	9,352	\$12.50 Net	
<b>TOTAL</b>	<b>9,352</b>		



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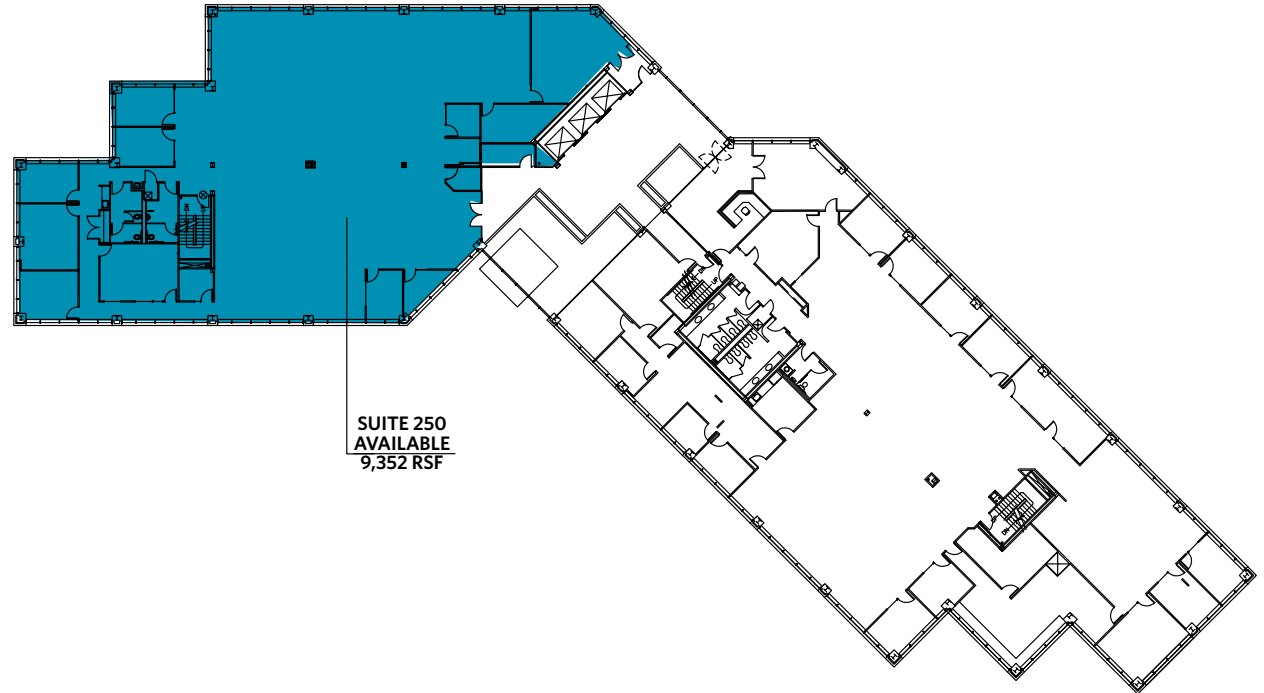
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## 4705 Governor's Pointe | 2nd Floor



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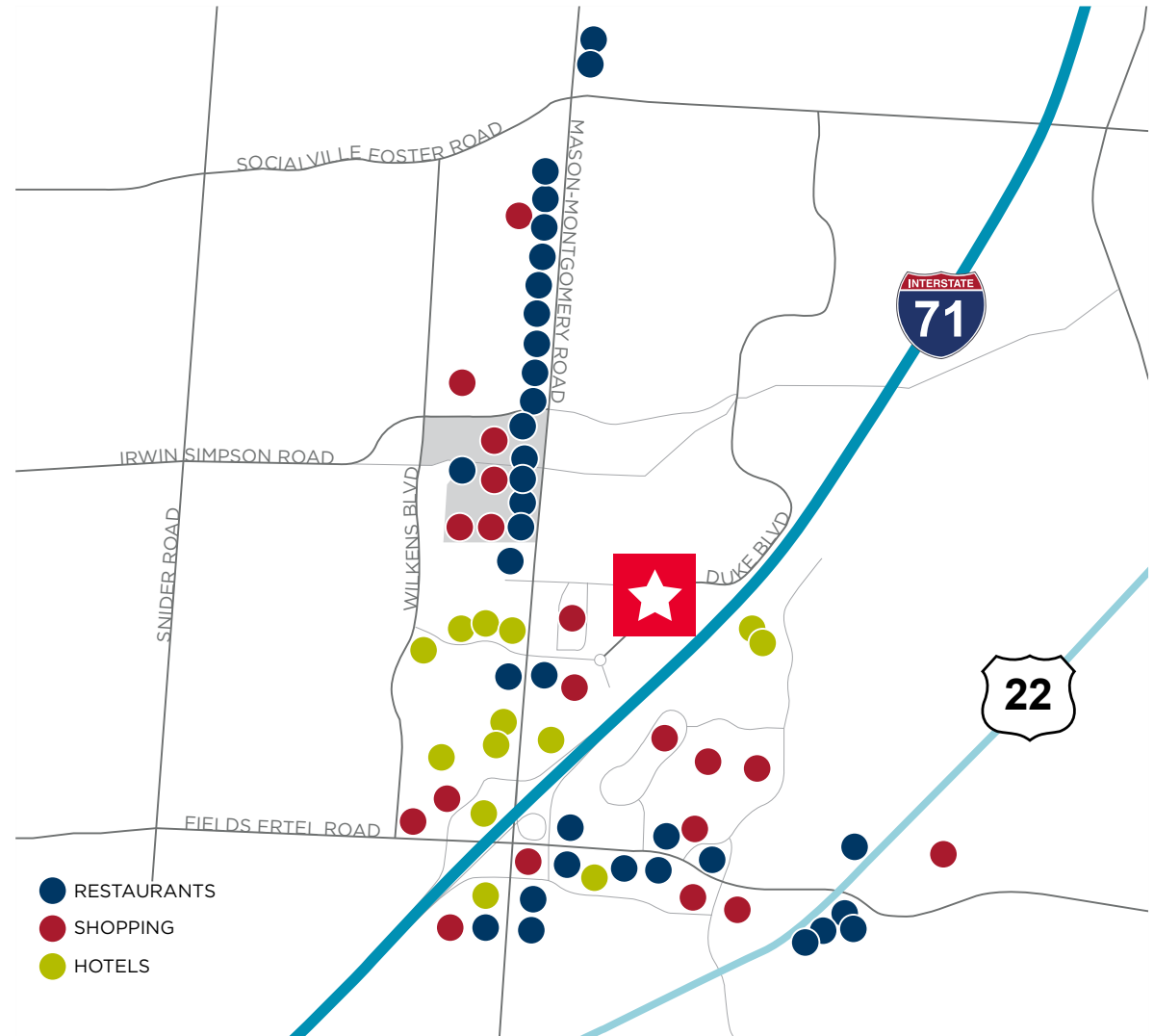
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## Amenities

- Directly off Mason-Montgomery Road with excellent access to I-71
- Minutes away from the I-71 / I-275 interchange
- Unbeatable amenity base surrounding Governor's Pointe, providing exceptional dining, shopping, banking, and hotel options
- Minutes from Deerfield Towne Center - an open mixed-use retail development boasting top names in shopping and dining
- Upgraded traffic signals to better coordinate signal timing allowing for a smoother traffic flow



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