

GOVERNOR'S POINTE



SMITH
HALLEMANN
PARTNERS

CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

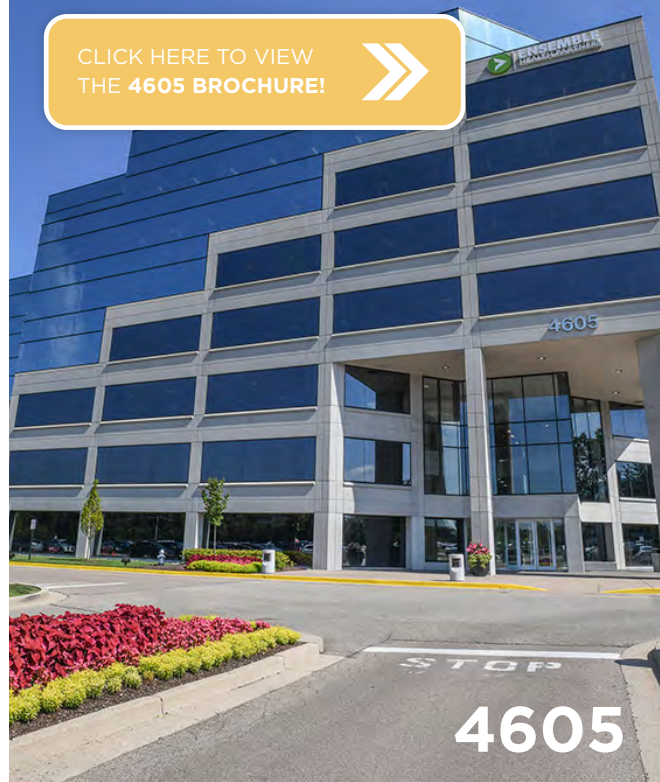
529,653 TOTAL SF

163,561 AVAILABLE SF

81,273 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

CLICK HERE TO VIEW THE 4605 BROCHURE! 



BUILDING OVERVIEW



Building	Stories	Net Rate	OPEX	Property Size	Vacancy	Max Contiguous
 <p>4605 4605 Duke Drive Mason, OH 45040</p> 	8	\$13.00	\$9.28	181,009 SF	83,801 SF	81,273 SF
 <p>4660 4660 Duke Drive Mason, OH 45040</p>	3	\$13.00	\$10.34	78,253 SF	25,274 SF	14,910 SF
 <p>4680 4680 Parkway Drive Mason, OH 45040</p>	4	\$13.00	\$10.25	128,490 SF	34,933 SF	21,513 SF
 <p>4705 4705 Duke Drive Mason, OH 45040</p>	6	\$13.00	\$10.18	141,901 SF	19,553 SF	14,014 SF



GRAB-N-GO BREAK AREA





COMMON COURTYARD

*With outdoor seating
and water feature*

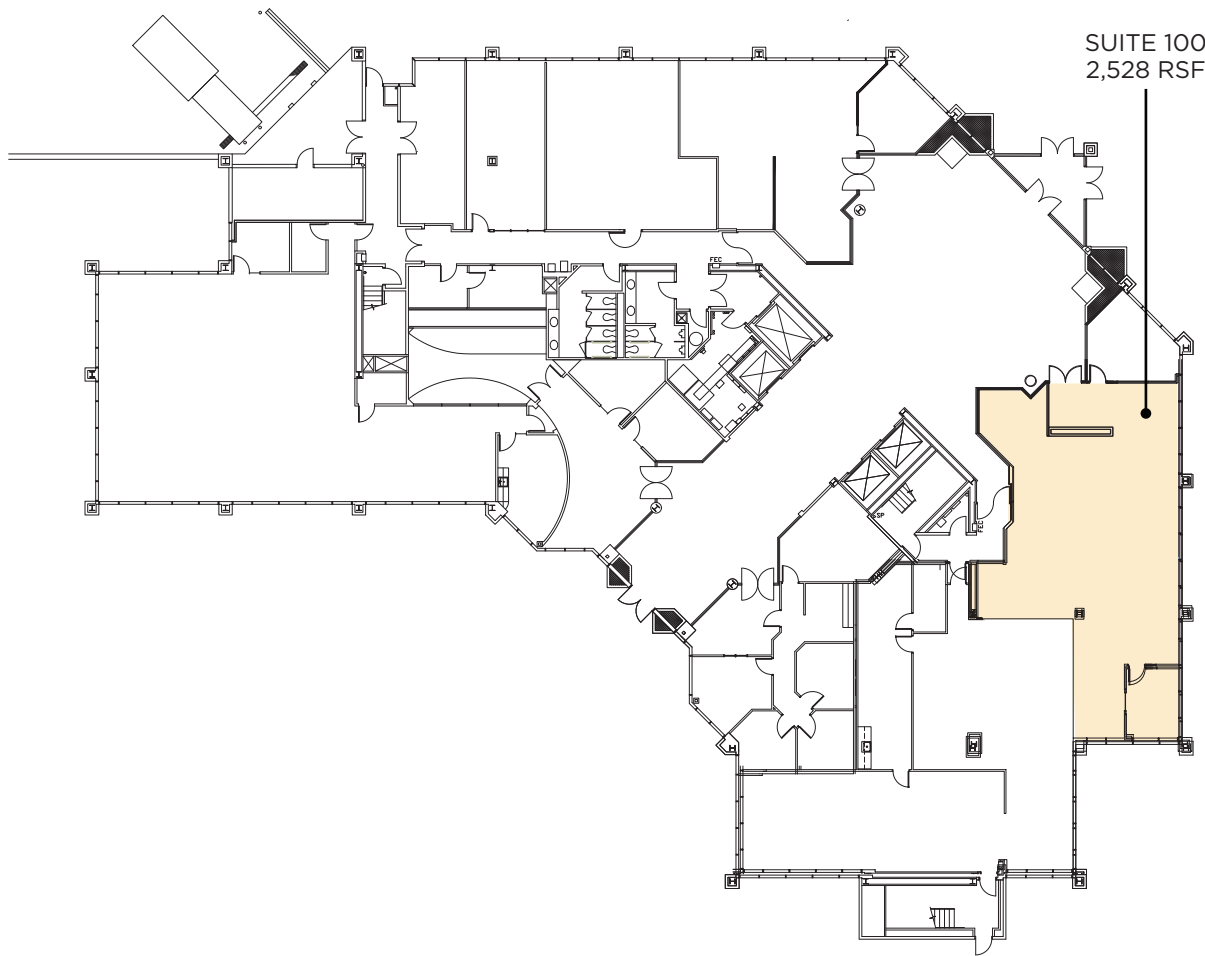


[CLICK HERE TO VIEW THE 4605 BROCHURE!](#) 

AVAILABLE SUITES

4605 floor 1

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



181,009 TOTAL SF
83,801 AVAILABLE SF
81,273 MAX CONTIGUOUS SF

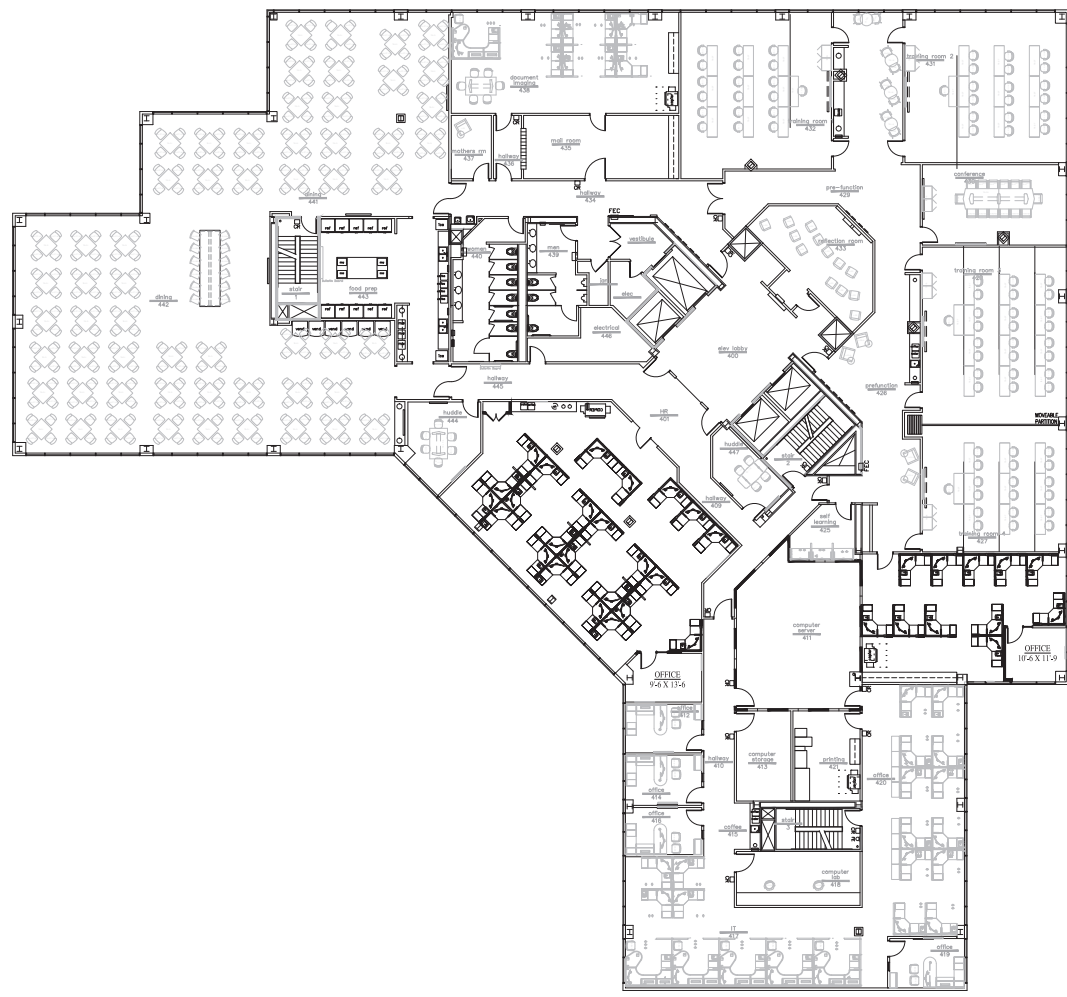


CLICK HERE TO VIEW
THE 4605 BROCHURE! 

AVAILABLE SUITES

4605 floor 4

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



181,009 TOTAL SF
83,801 AVAILABLE SF
81,273 MAX CONTIGUOUS SF



CLICK HERE TO VIEW
THE 4605 BROCHURE! 

AVAILABLE SUITES

4605 floor 5

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



181,009 TOTAL SF
83,801 AVAILABLE SF
81,273 MAX CONTIGUOUS SF



CLICK HERE TO VIEW
THE 4605 BROCHURE! 

AVAILABLE SUITES

4605 floor 6

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



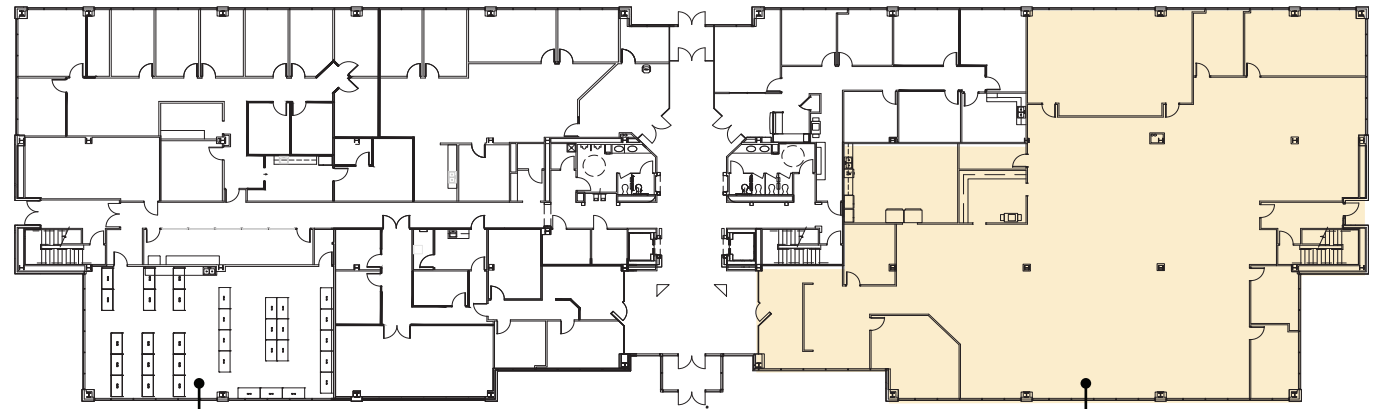
181,009 TOTAL SF
83,801 AVAILABLE SF
81,273 MAX CONTIGUOUS SF



AVAILABLE SUITES

4660 floor 1

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



NEW COMMON CONFERENCE CENTER!

SUITE 100
10,364 RSF



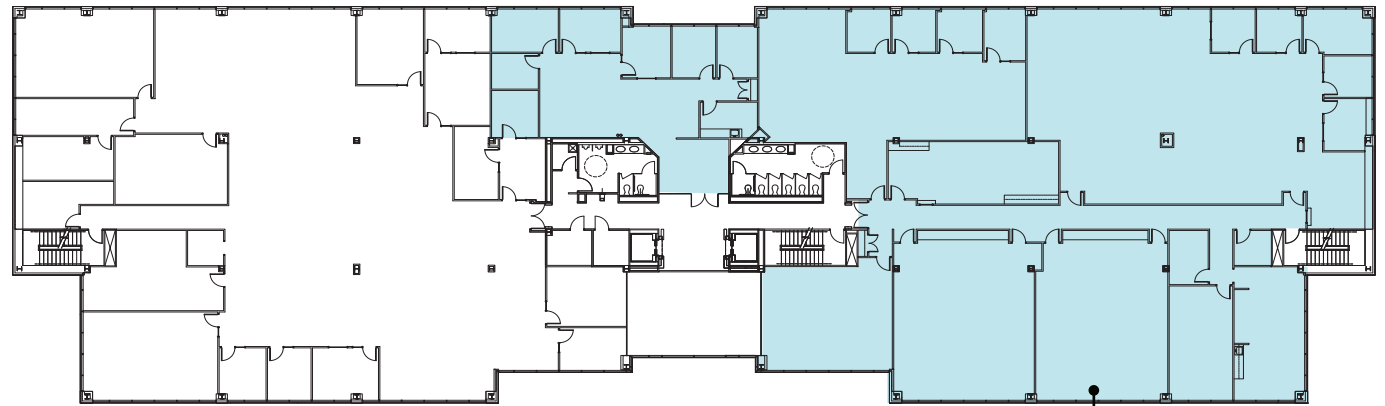
78,253 TOTAL SF
25,274 AVAILABLE SF
14,910 MAX CONTIGUOUS SF



AVAILABLE SUITES

4660 floor 2

Suite 230 14,910 rsf \$13.00 Net / \$10.34 OpEx



SUITE 230
14,910 RSF

78,253 TOTAL SF

25,274 AVAILABLE SF

14,910 MAX CONTIGUOUS SF



AVAILABLE SUITES

4680 floor 1

Suite 105	3,158 rsf	\$13.00 Net / \$10.25 OpEx
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

34,933 AVAILABLE SF

21,513 MAX CONTIGUOUS SF



AVAILABLE SUITES

4680 floor 2

Suite 215 5,094 rsf \$13.00 Net / \$10.25 OpEx



128,490 TOTAL SF

34,933 AVAILABLE SF

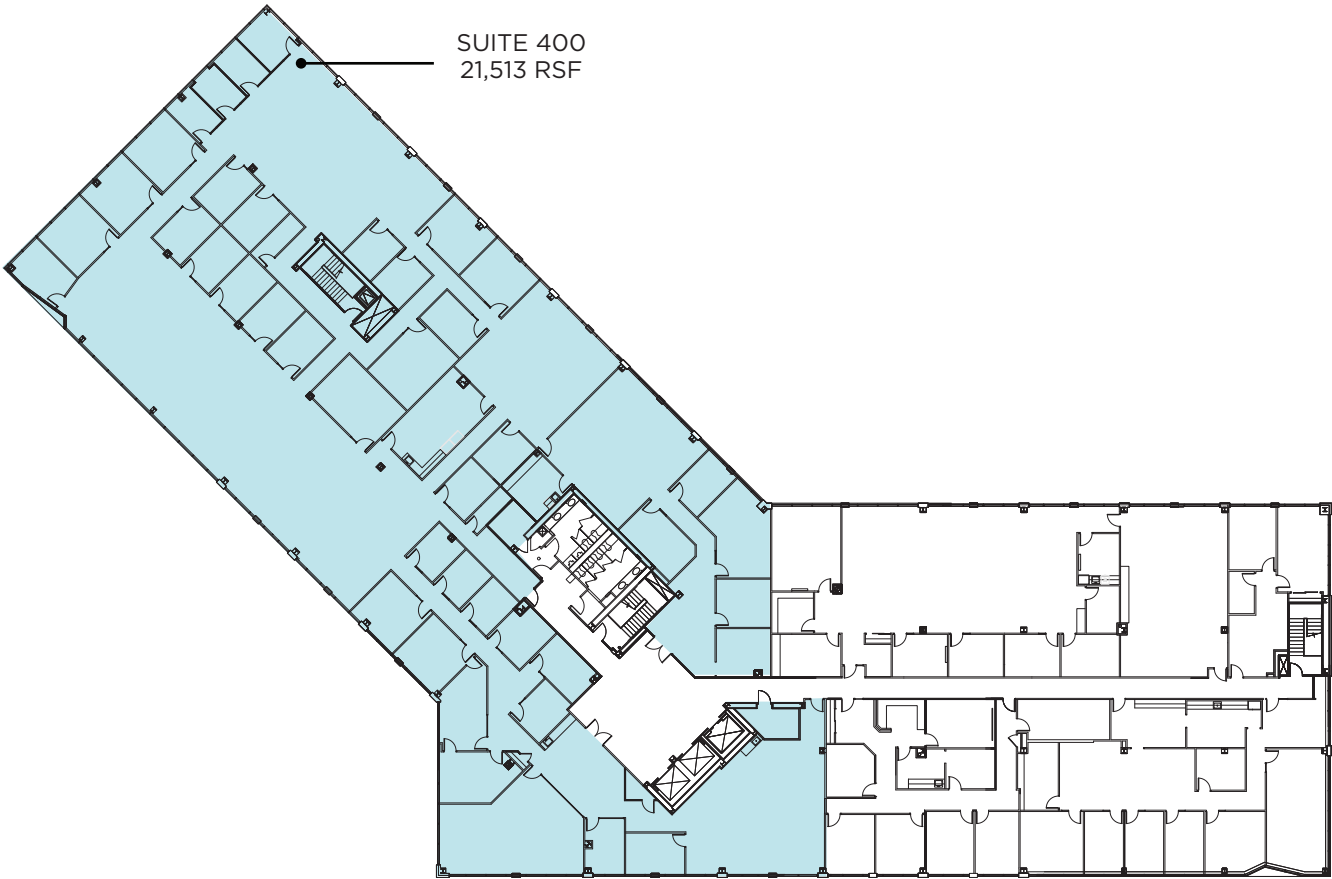
21,513 MAX CONTIGUOUS SF



AVAILABLE SUITES

4680 floor 4

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



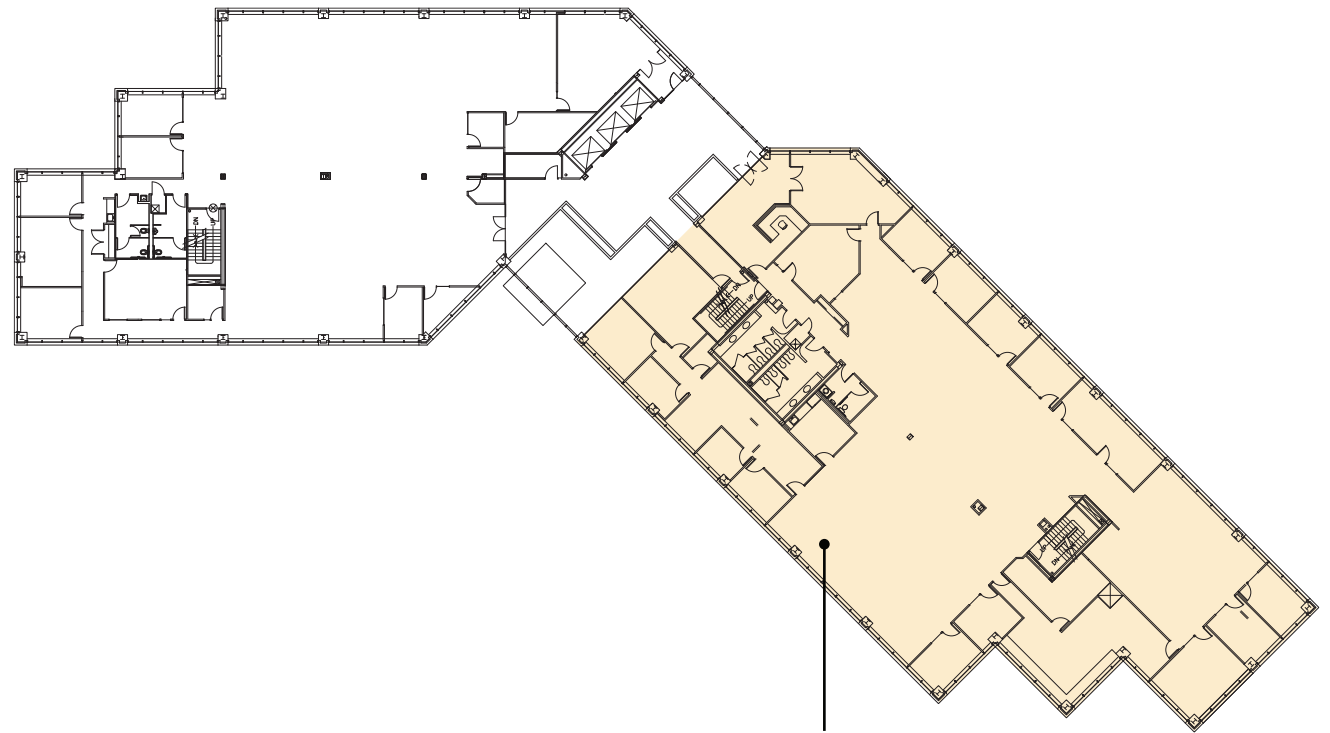
128,490 TOTAL SF
34,933 AVAILABLE SF
21,513 MAX CONTIGUOUS SF



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

19,553 AVAILABLE SF

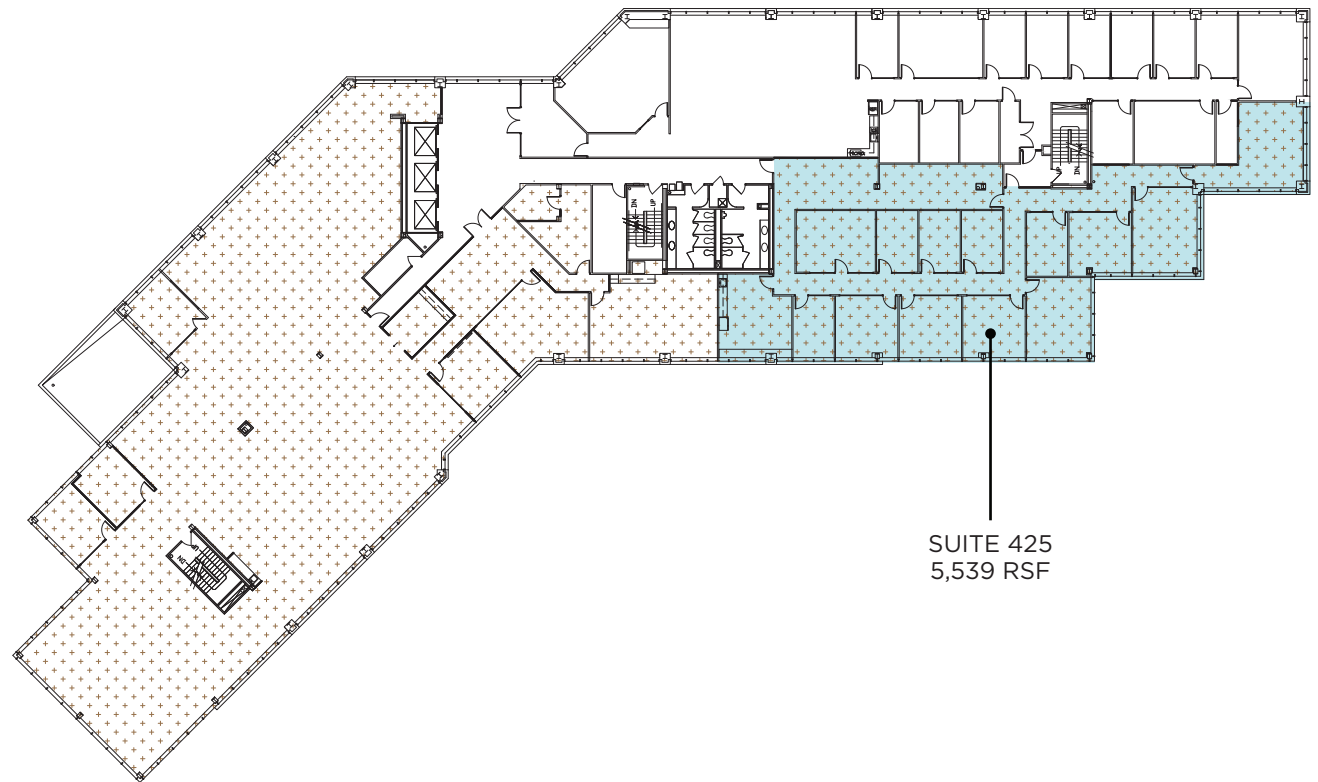
14,014 MAX CONTIGUOUS SF



AVAILABLE SUITES

4705 floor 4

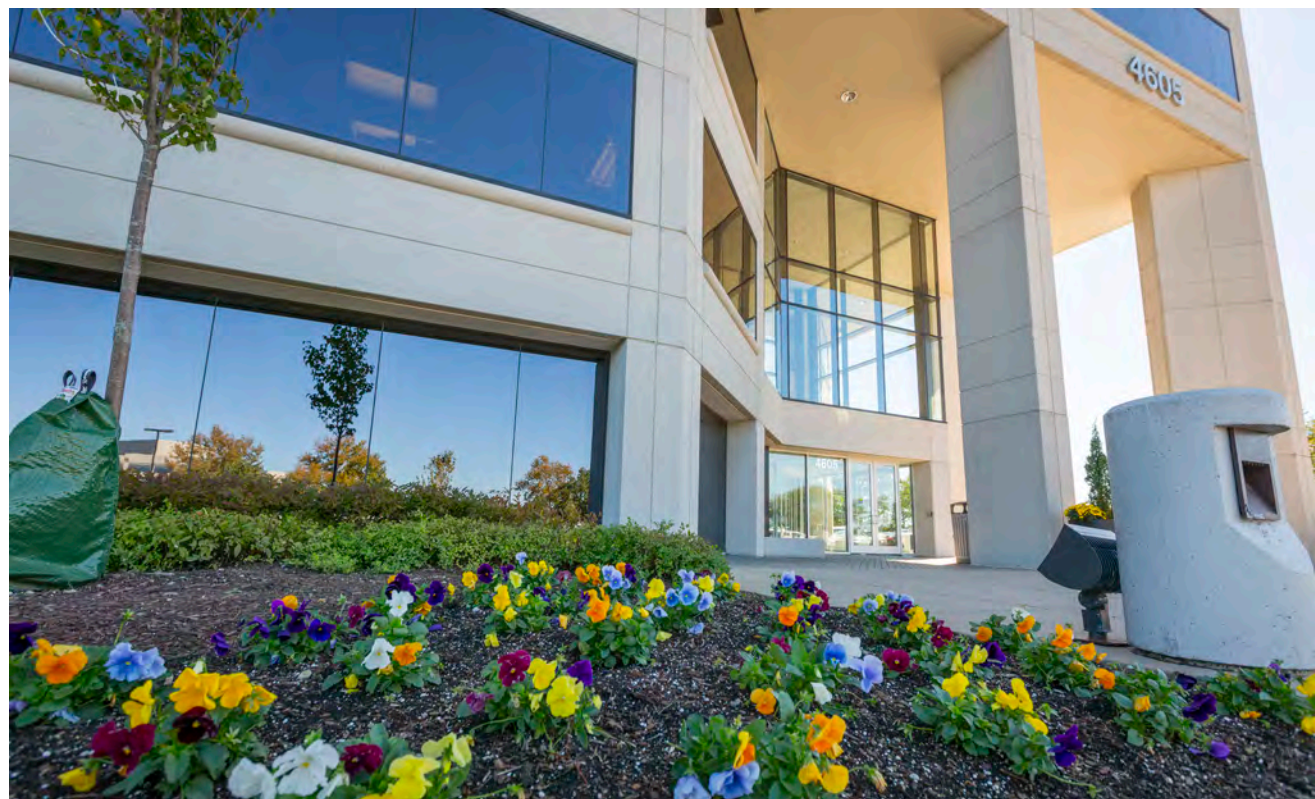
Suite 425 5,539 rsf \$13.00 Net / \$10.18 OpEx



141,901 TOTAL SF

19,553 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

DICK'S SPORTING GOODS

Cracker Barrel OLD COUNTRY STORE

yagoot

WHOLE FOODS MARKET

REGAL

TARGET

MISSION BBQ

Cracker Barrel

Old Navy

Gracie's ICE CREAM

Frenchie FRESH

Maplewood

PIADA ITALIAN STREET FOOD

Orangetheory FITNESS

pure barre

Starbucks

ESPORTA FITNESS

CRUNCH

planet fitness

DEERFIELD TOWNE CENTER

TJ-MAXX

Olive Garden ITALIAN BISTRO

CARRABBA'S ITALIAN GRILL

deSha's AMERICAN TAVERN

Marriott

HYATT

Hilton

hotels

restaurants

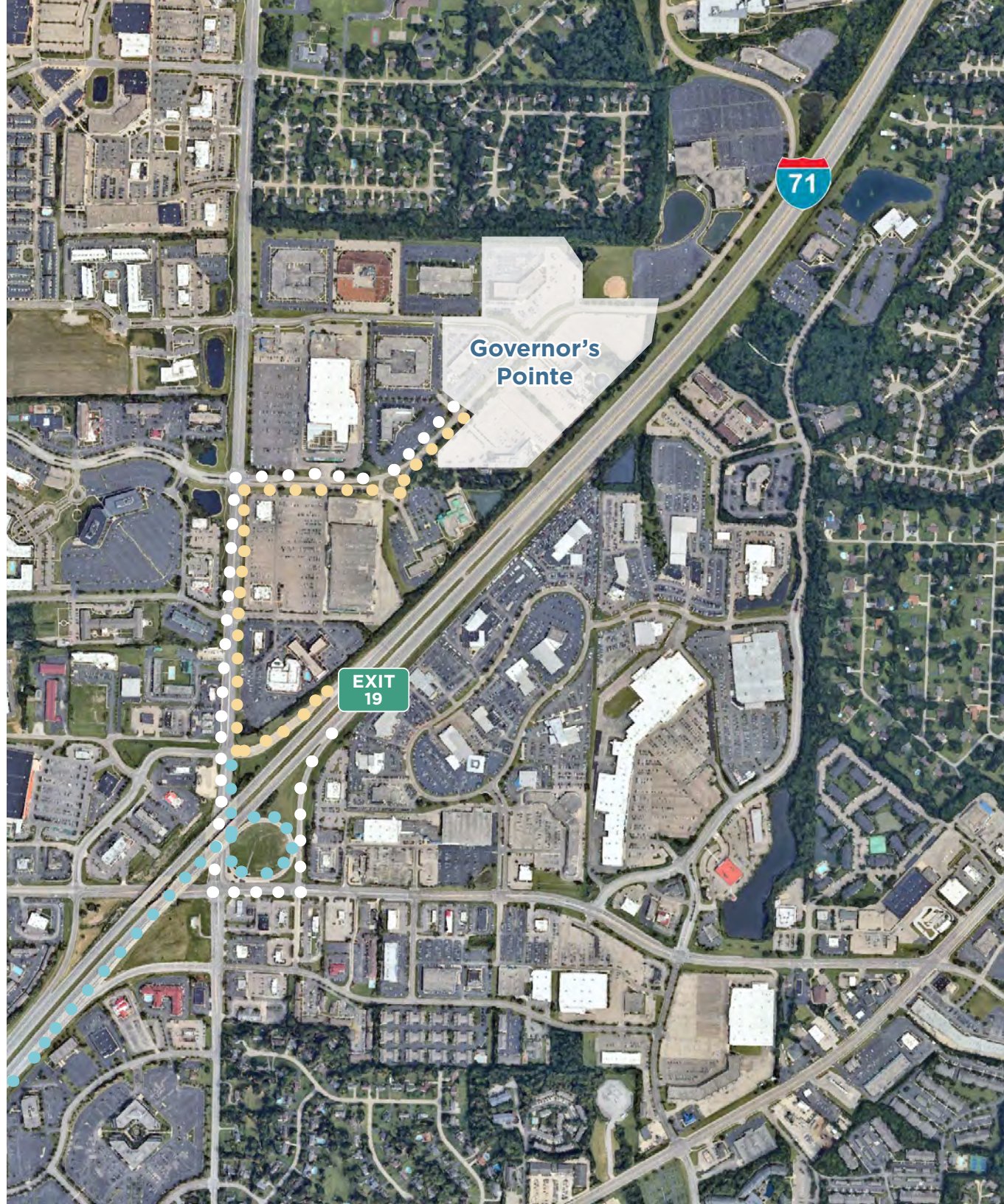
shopping

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



Follow The Govs for updates on news + events!



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 **CUSHMAN & WAKEFIELD**