



FOR LEASE

# Governor's Pointe

Deerfield Township, Ohio



HOME

HIGHLIGHTS

ACCESS

AVAILABLE

AMENITIES

For more information, please contact:

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## Property Highlights

**Total Office Park SF:** 529,653 SF  
**Total Available SF:** 126,417 SF  
**Max Contiguous SF:** 53,702 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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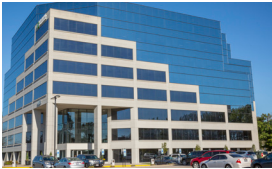



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## Building Overview

Click Building to View Space Available



|  | Building   | Stories | Net Rate | OPEX   | Property Size | Vacancy                              | Max Contiguous |
|--|--|---------|----------|--------|---------------|--------------------------------------|----------------|
|    | <b>4605 Governor's Pointe</b><br>4605 Duke Drive<br>Mason, OH 45040    | 8       | \$12.50  | \$8.85 | 181,009 SF    | 26,506 SF                            | 19,412 SF      |
|    | <b>4660 Governor's Pointe</b><br>4660 Duke Drive<br>Mason, OH 45040    | 3       | \$12.50  | \$7.80 | 78,253 SF     | 70,402 SF<br>(10,364 SF<br>Sublease) | 53,702 SF      |
|   | <b>4680 Governor's Pointe</b><br>4680 Parkway Drive<br>Mason, OH 45040 | 4       | \$12.50  | \$8.46 | 128,490 SF    | 20,157 SF                            | 13,869 SF      |
|  | <b>4705 Governor's Pointe</b><br>4705 Duke Drive<br>Mason, OH 45040    | 6       | \$12.50  | \$8.22 | 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  |                      |
| 800          | 19,412         | \$12.50  | Available April 2020 |
| <b>TOTAL</b> | <b>26,506</b>  |          |                      |



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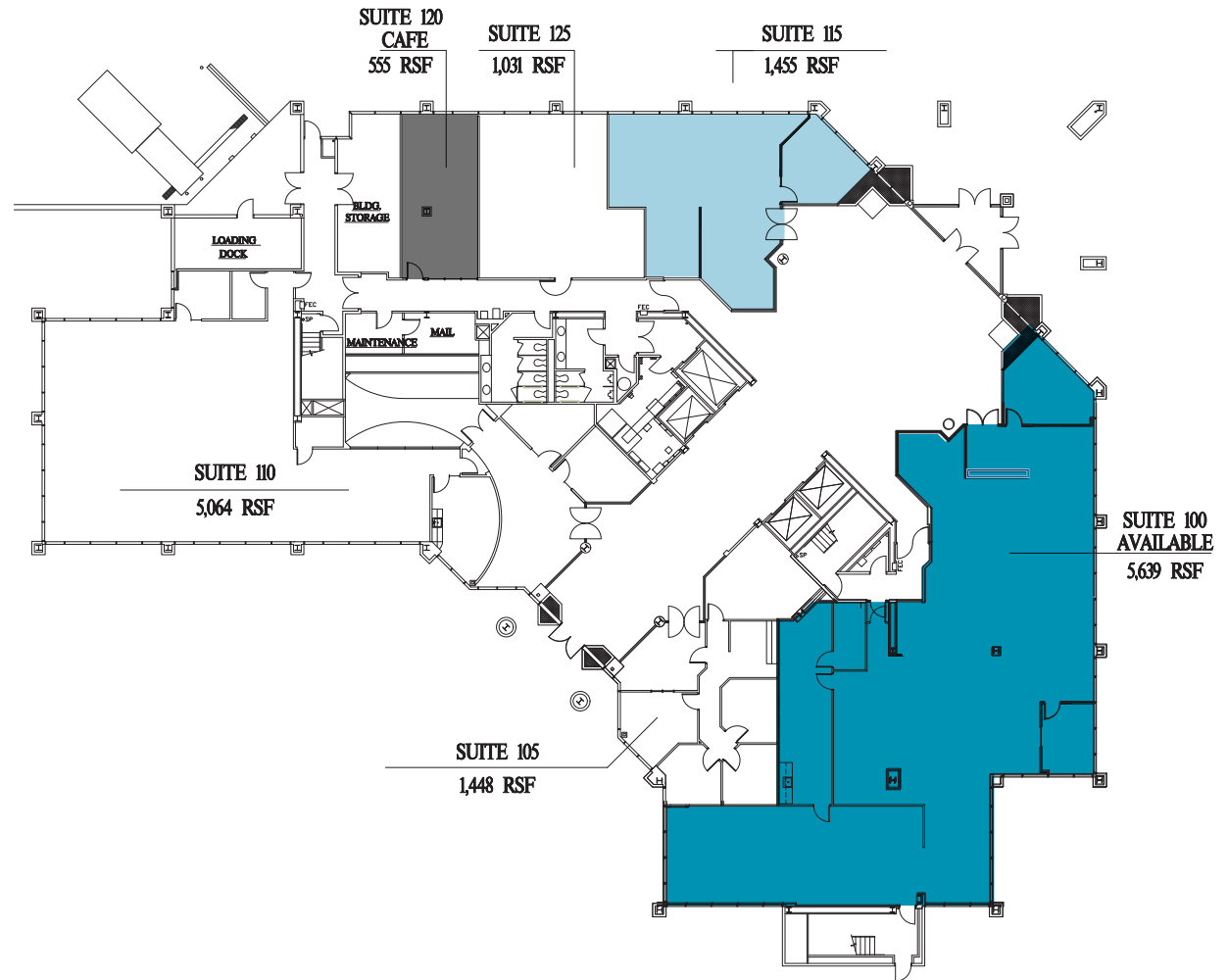
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AMENITIES

## 4605 Governor's Pointe | 1st Floor

Click Suite to View Floorplan

| Suite Number | Square Footage |
|--------------|----------------|
| 100          | 5,639          |
| 115          | 1,455          |



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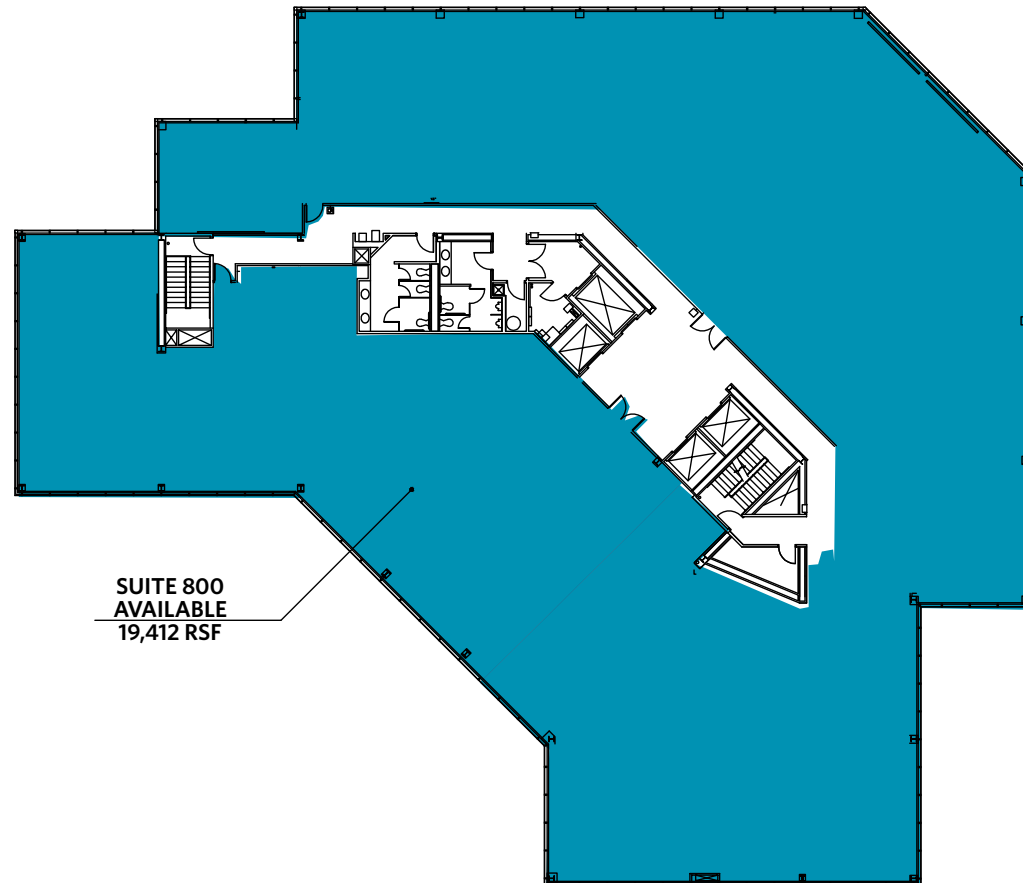
## 4605 Governor's Pointe | 8th Floor

Click Suite to View Floorplan

| Suite Number | Square Footage |
|--------------|----------------|
|--------------|----------------|

|     |        |
|-----|--------|
| 800 | 19,412 |
|-----|--------|

**AVAILABLE APRIL 2020**



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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  |   |
| 200          | 26,539         | \$12.50  | Available July 2019                                 |
| 300          | 27,163         | \$12.50  | Available July 2019                                 |
| <b>TOTAL</b> | <b>70,402</b>  |          |   |



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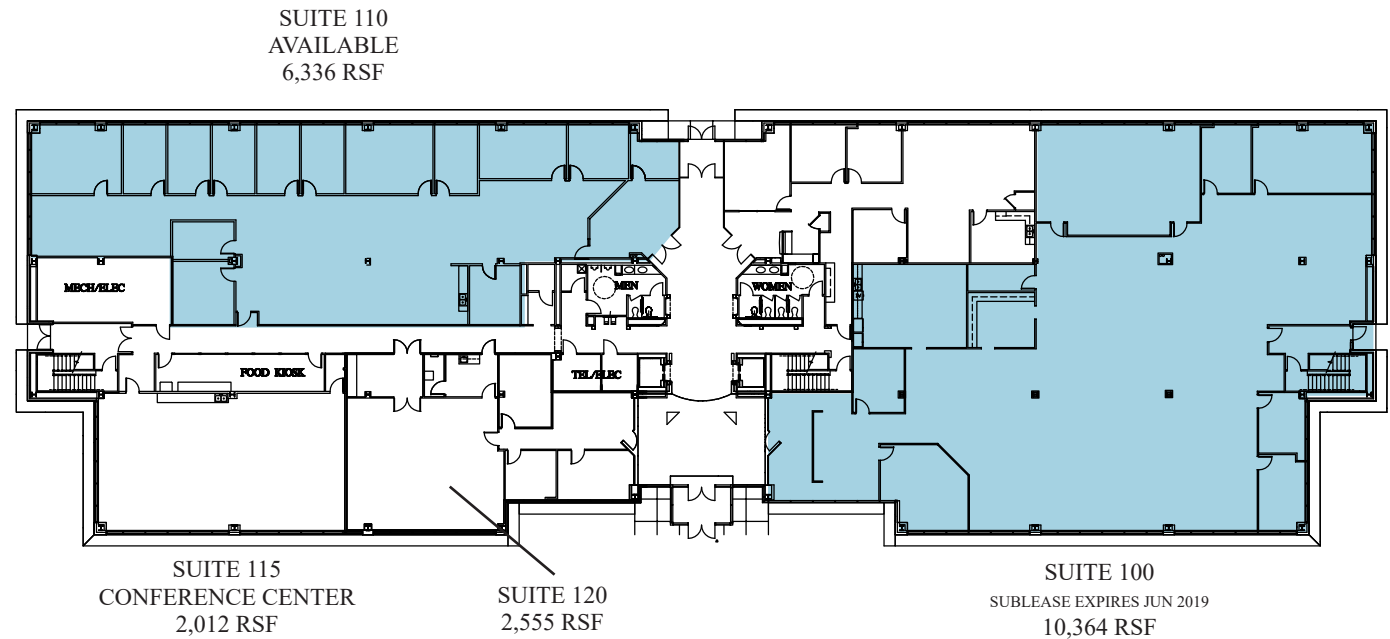
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## 4660 Governor's Pointe | 1st Floor

| Suite Number | Square Footage |
|--------------|----------------|
| 100          | 10,364         |
| 110          | 6,336          |
| 200          | 26,534         |
| 300          | 27,163         |



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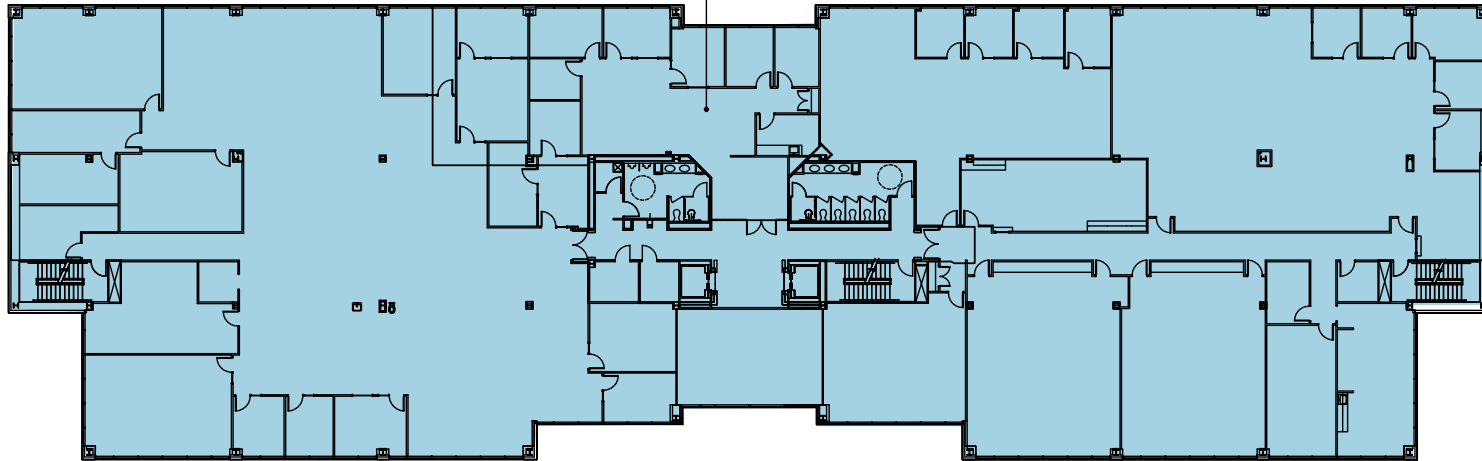
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AMENITIES

## 4660 Governor's Pointe | 2nd Floor

SUITE 200  
AVAILABLE JULY 2019  
26,534 RSF



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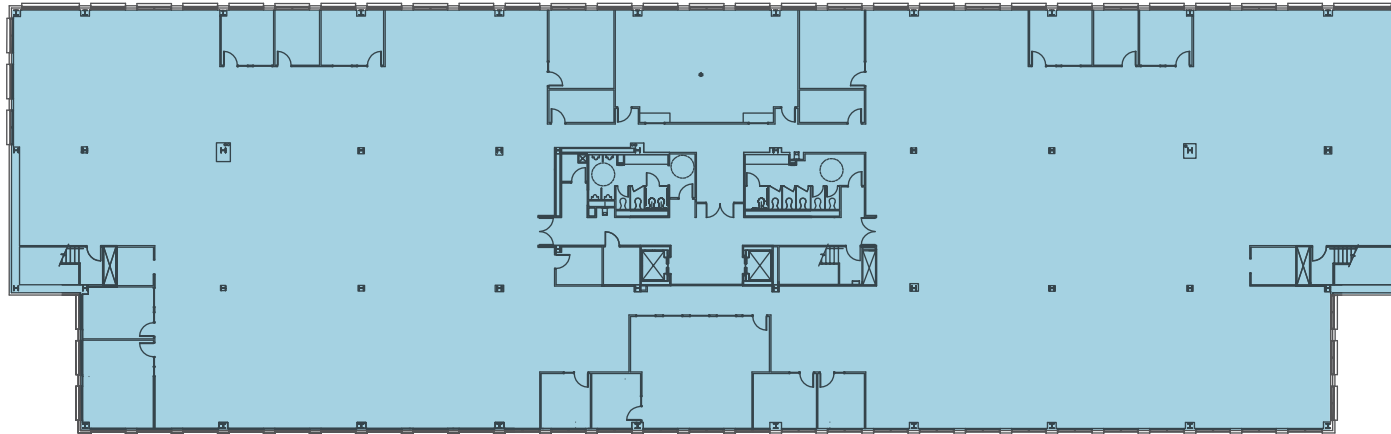
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AMENITIES

## 4660 Governor's Pointe | 3rd Floor

SUITE 300  
AVAILABLE JULY 2019  
27,163 RSF



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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  | <b>13,869 SF Contiguous</b> |
| 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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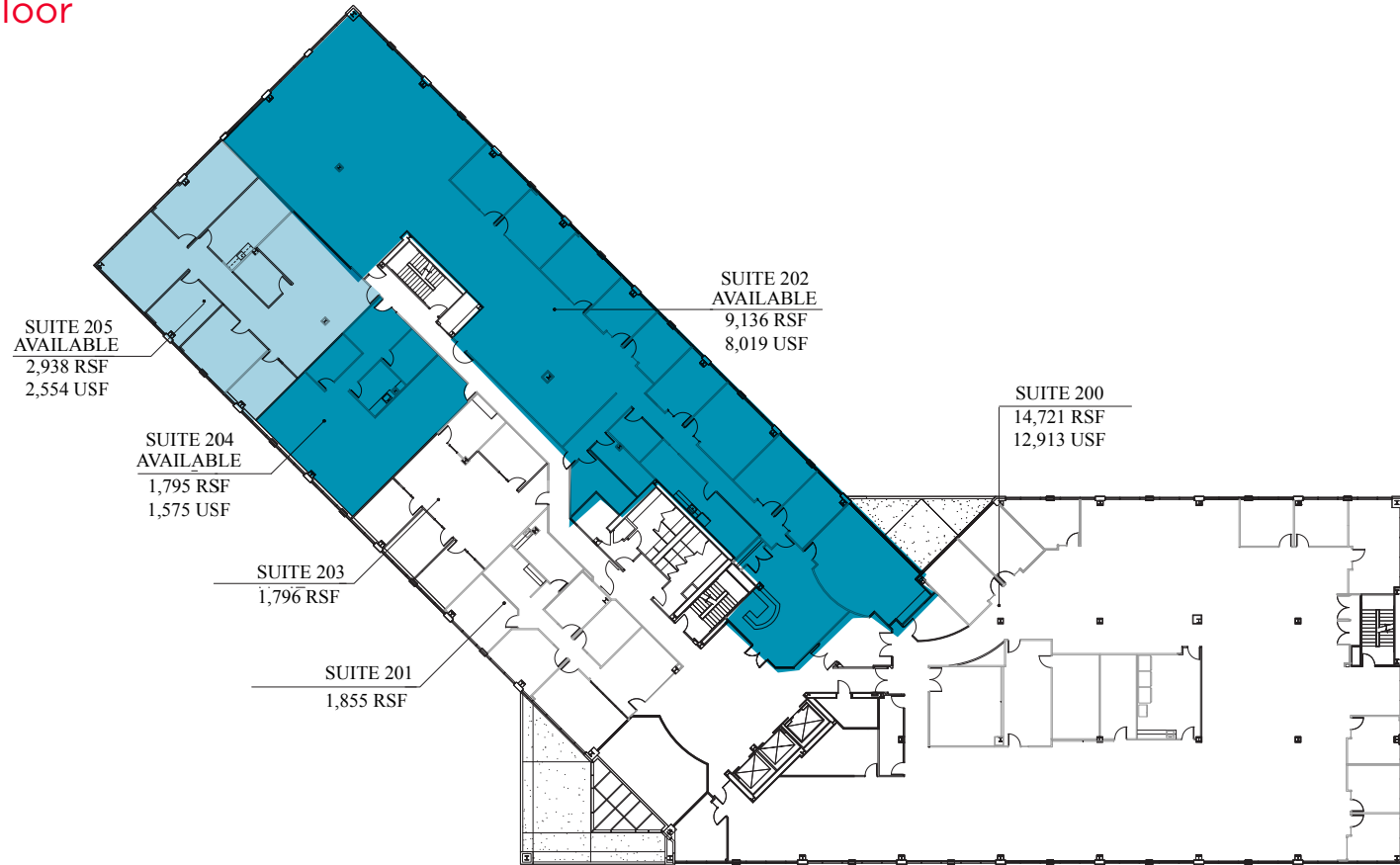
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AMENITIES

## 4680 Governor's Pointe | 2nd Floor

Click Suite to View Floorplan

| Suite Number | Square Footage |
|--------------|----------------|
| 105          | 4,455          |
| 125          | 1,833          |
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## 4705 Governor's Pointe Space Available

Click Suite to View Floorplan

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



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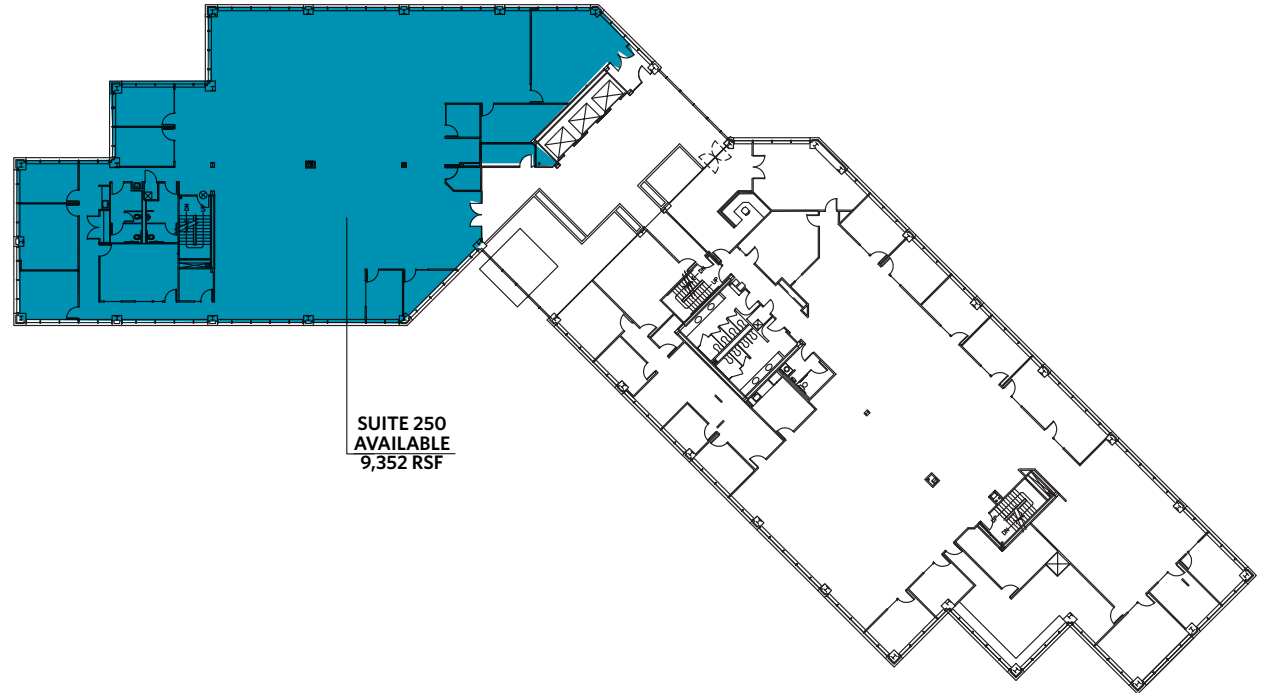
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## 4705 Governor's Pointe | 2nd Floor



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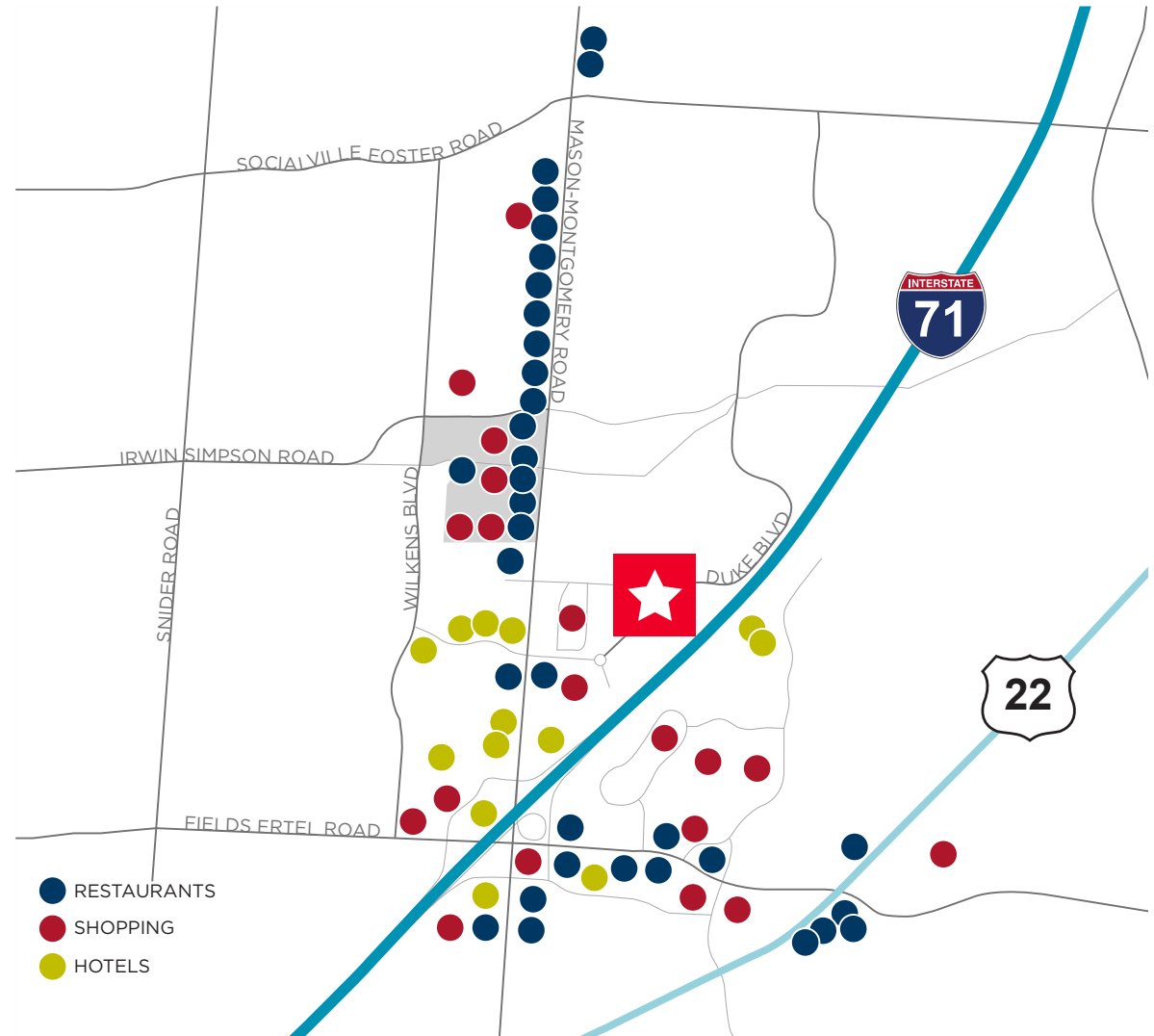
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## Amenities

- 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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