



4605 DUKE DRIVE, MASON, OH 45040

AVAILABLE FOR SUBLEASE

SUBLEASE HIGHLIGHTS



5,064 RSF

- Landlord open to subtenant leasing less than the entire suite.
- Master Lease Expiration: 3/31/2026
- Rental Rate \$18.50/RSF FSG
- All Furniture can be included in Sublease
- 0% earnings tax
- 56 person common conference center free to tenants
- Landscaped patio areas overlooking courtyards with lake and fountains
- Great access from I-71

Parking Ratio:	5 Spaces per 1,000 RSF leased
Total Building Square Footage:	195,000
Year Built:	1990
Building Floors:	8
Tenant Floor Location:	1st Floor
Building Class:	A
Availability:	Immediately

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

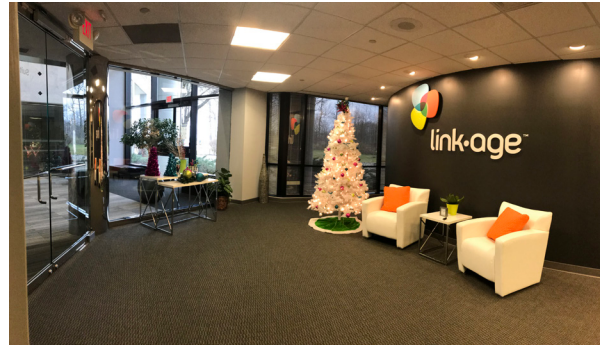
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ADDITIONAL PHOTOS



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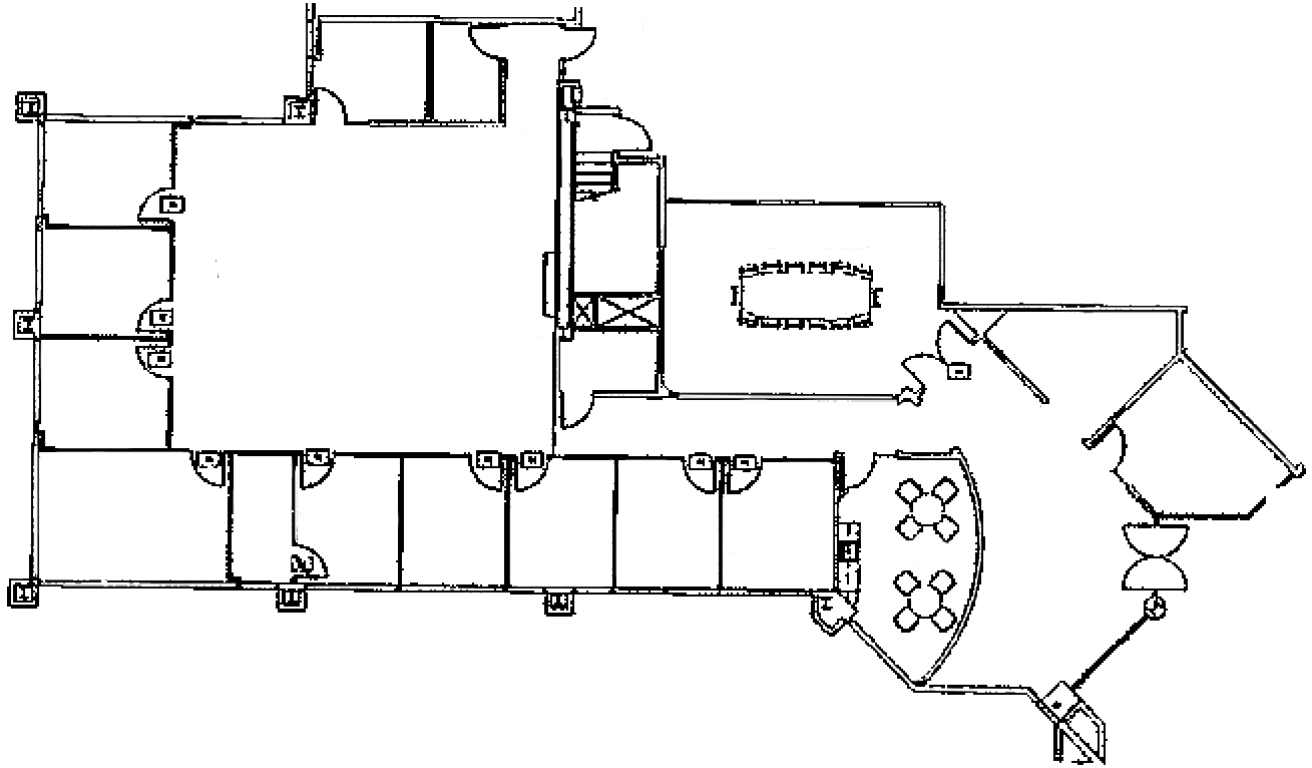


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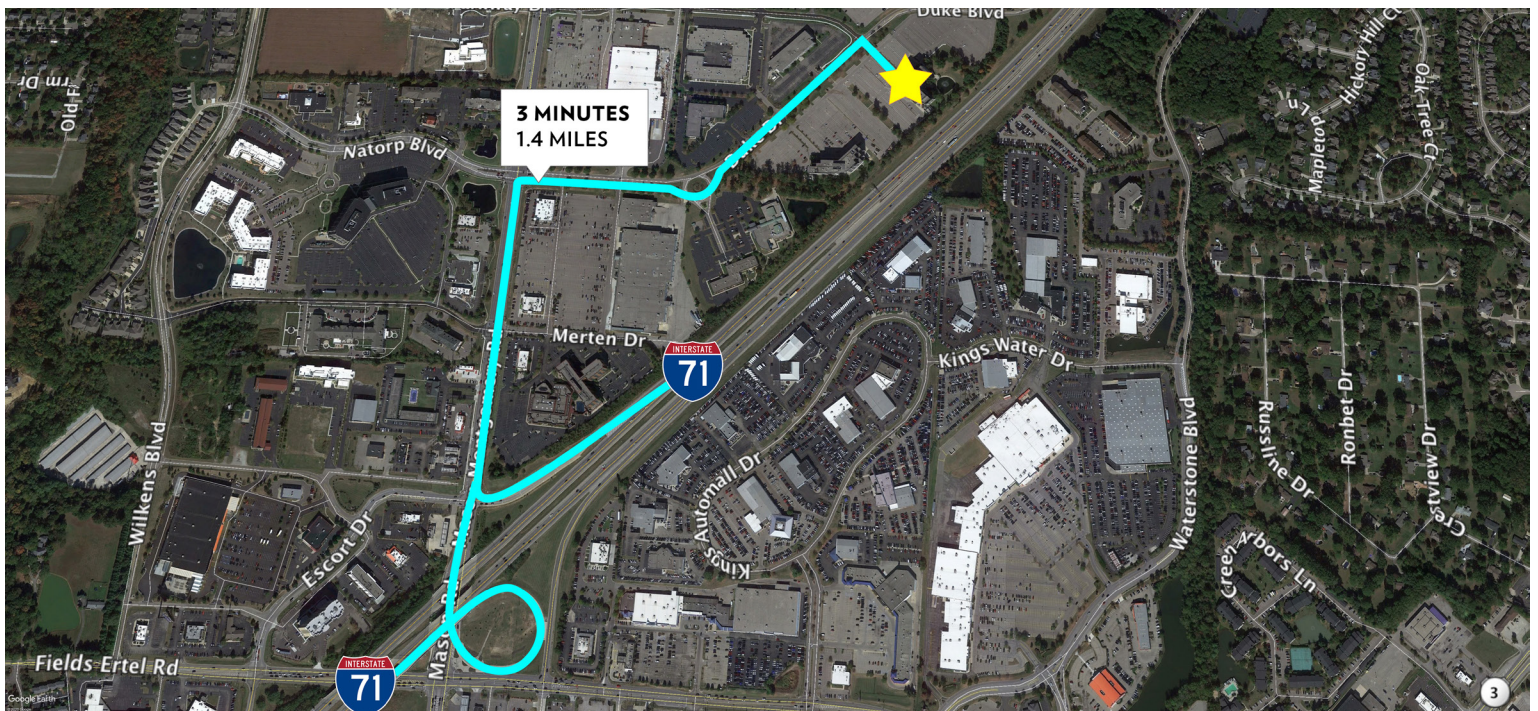
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FLOOR PLAN



ACCESS MAP



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