

**608**  
READING ROAD  
MASON, OHIO



**For Sale Or Lease**  
22,979 SF Building  
14,560 SF Available



**CUSHMAN &  
WAKEFIELD**

# 608 READING ROAD

## // PROPERTY FEATURES

This spacious, single-story medical office property offers 22,979 SF of versatile space on 5.60 acres, located in a highly accessible area of Mason, OH. Built in 1994 with renovations in 2012 and 2014, the building combines modern amenities with thoughtful updates, making it an ideal location for businesses of all sizes.

### KEY FEATURES INCLUDE:

- 14,560 SF of medical office space available
- 5.60 acres of prime land with 141 surface parking spaces (newly sealed and striped in 2024)
- Ceiling heights ranging from 8' to 8.6'
- Recent updates include a new asphalt overlay (2023), exterior updates, and fresh painting (2022)
- Energy-efficient Pella windows installed in 2021 with Low-E Argon-filled glass
- HVAC system featuring 20 gas-fired split units, with updates in 2024 to provide reliable climate control
- Asphalt shingle roof with a 5-year warranty (valid until December 2026)
- Fire suppression system in place for added safety
- Lease rate: \$12.95 /SF NNN + \$8.50 /SF OPEX + Janitorial
- Sale price: \$3,350,000

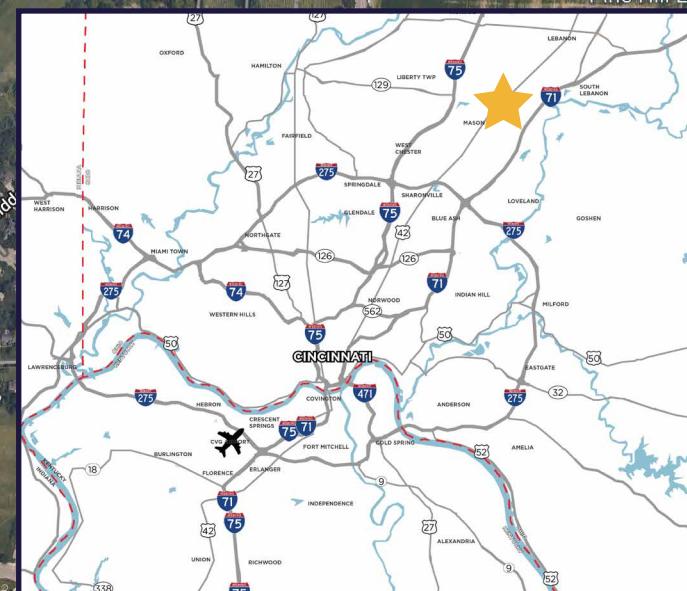
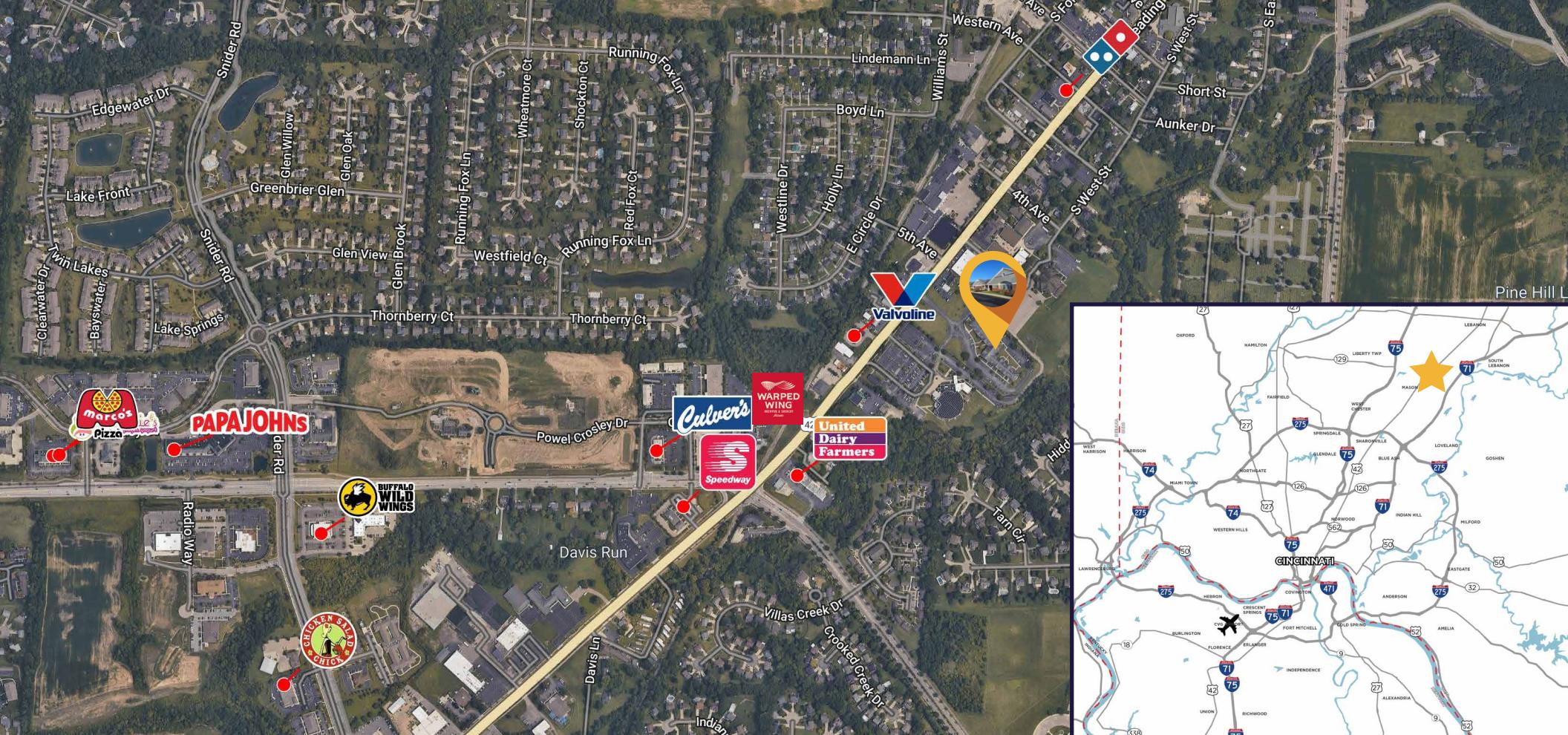
This property is easily accessible with a well-maintained foundation and multiple suites offering various configurations. Suites C/D are located slightly lower than the front of the building, offering a unique layout perfect for different business uses under the same roof.

Strategically located with excellent access to major roads & highways, this property provides businesses with an outstanding location for growth and success.



# // INTERIOR





## // CONVENIENT LOCATION

This office property offers unbeatable accessibility, situated along Highway 42 and Tylersville Road, with direct connections to I-75, making it ideal for both local and out-of-town commuters. With multiple gas stations nearby, including Speedway, Marathon, and United Dairy Farmers, fueling up is quick and easy.

For those looking to grab a bite or enjoy a coffee break, the area offers a variety of food options including Buffalo Wild Wings, Papa John's, and Culver's. Several local coffee shops are also just minutes away, providing the perfect stop for a morning pick-me-up. Whether you're traveling, meeting clients, or grabbing lunch, everything you need is right at your doorstep.

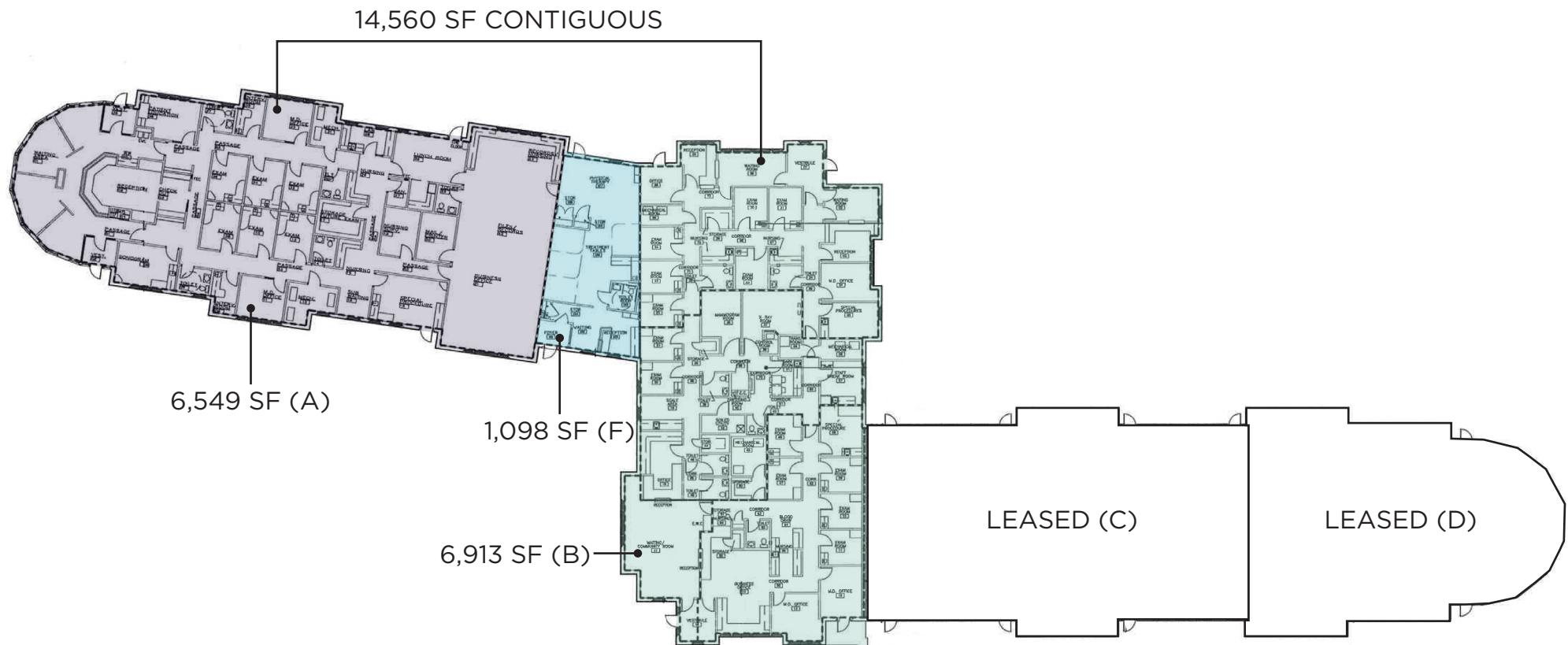
# // EXTERIOR



// **608 READING ROAD**  
Mason, Ohio 45040

# // FLOOR PLAN

6,549 - 14,560 SF AVAILABLE



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