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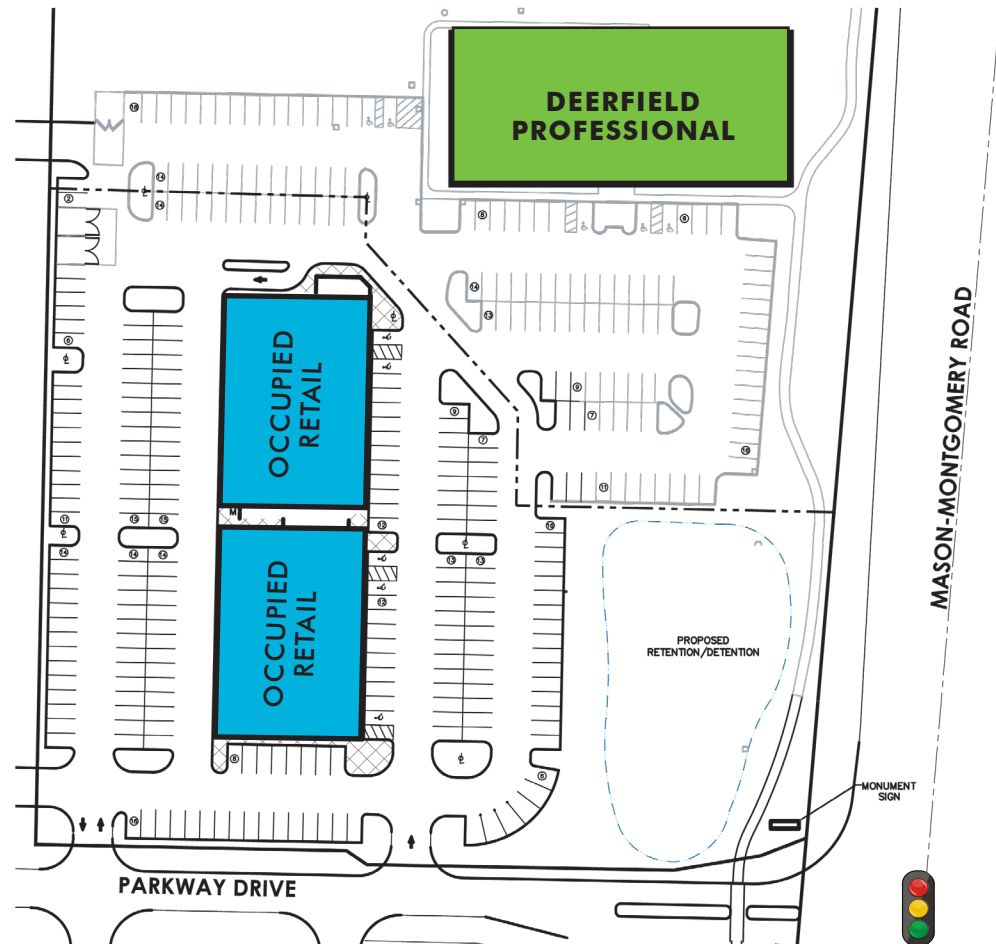
DEERFIELD PROFESSIONAL

9313 MASON MONTGOMERY ROAD | MASON, OH 45040



PROPERTY HIGHLIGHTS

- Class A Office Building in Deerfield Township
- \$15.95 NNN
- CAM/OPEX: \$9.95
- 0% Earnings Tax
- Amenity rich environment of office & retail
- Parking: 4:1,000
- High visibility on Mason Montgomery Road
- Easy access to I-71
- Mason was Voted #17 best places to live in the United States by Time Magazine
- Main employers in Mason include: Luxottica USA, Cintas, Proctor & Gamble, Vantiv and Macy's (Call Center)

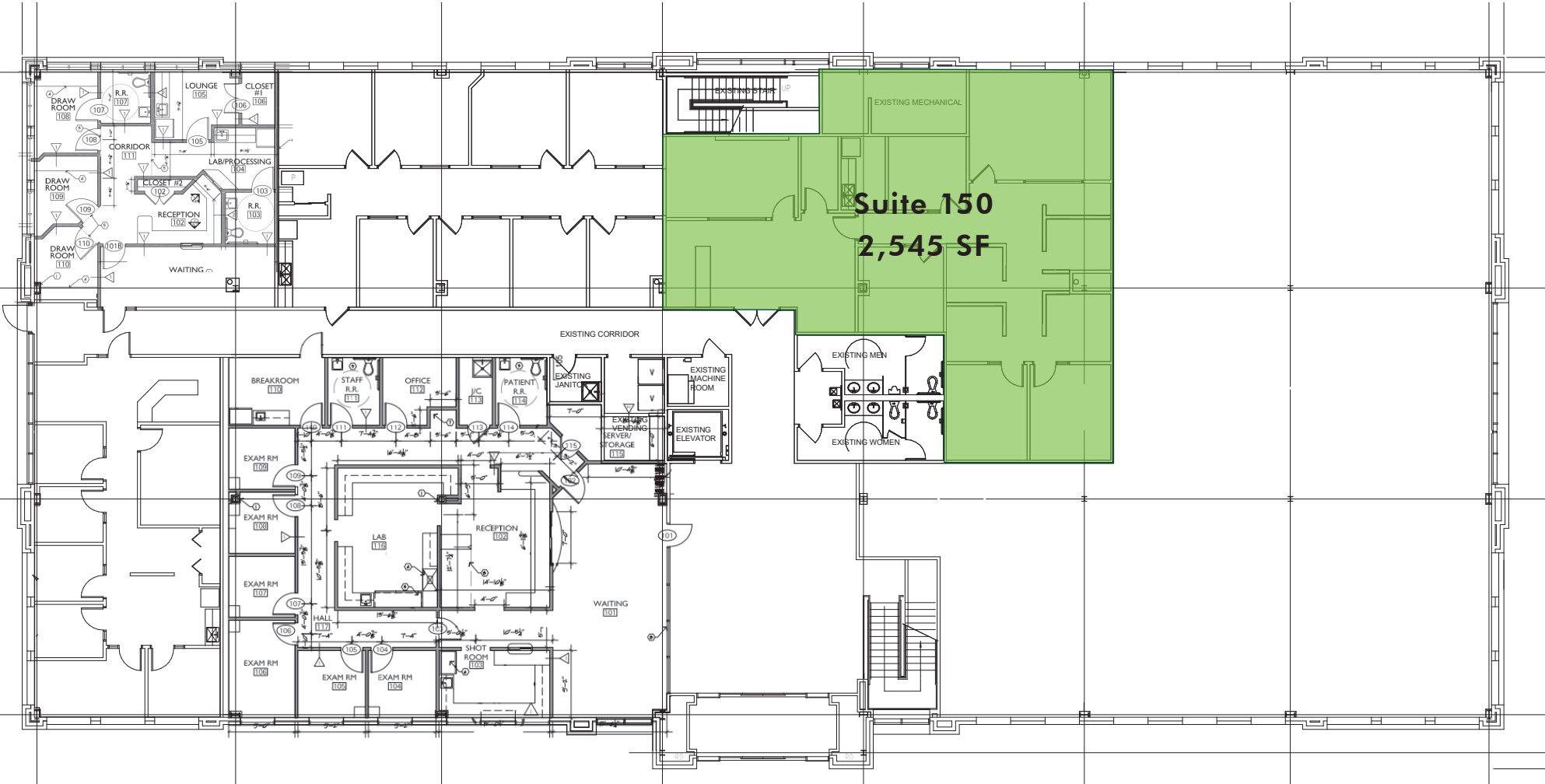


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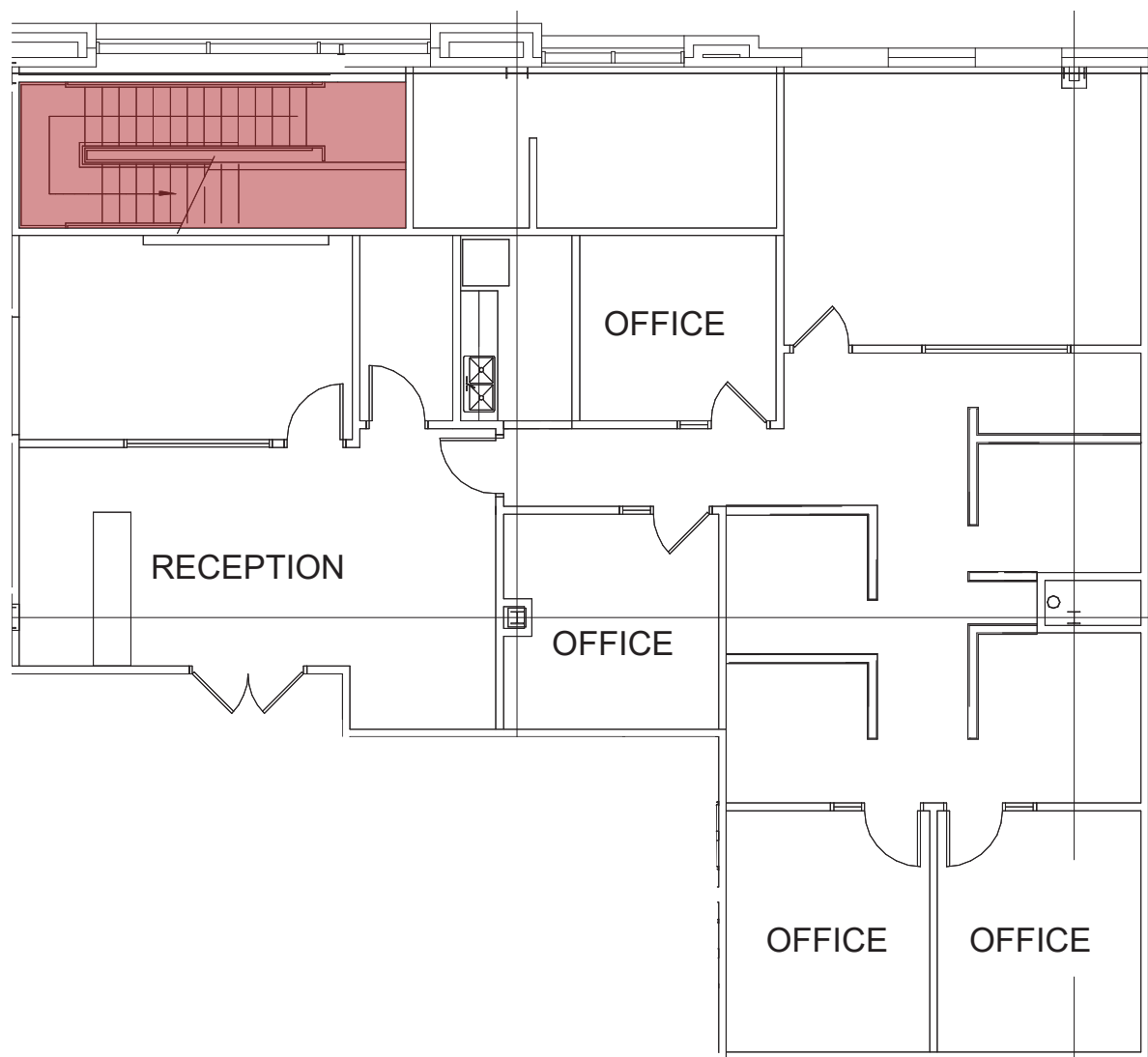
FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - SUITE 150

2,545

- 1st Floor
 - Suite 150: 2,545 SF
- Lobby Exposure
- Mix of open and private office
- Available Q4 2024



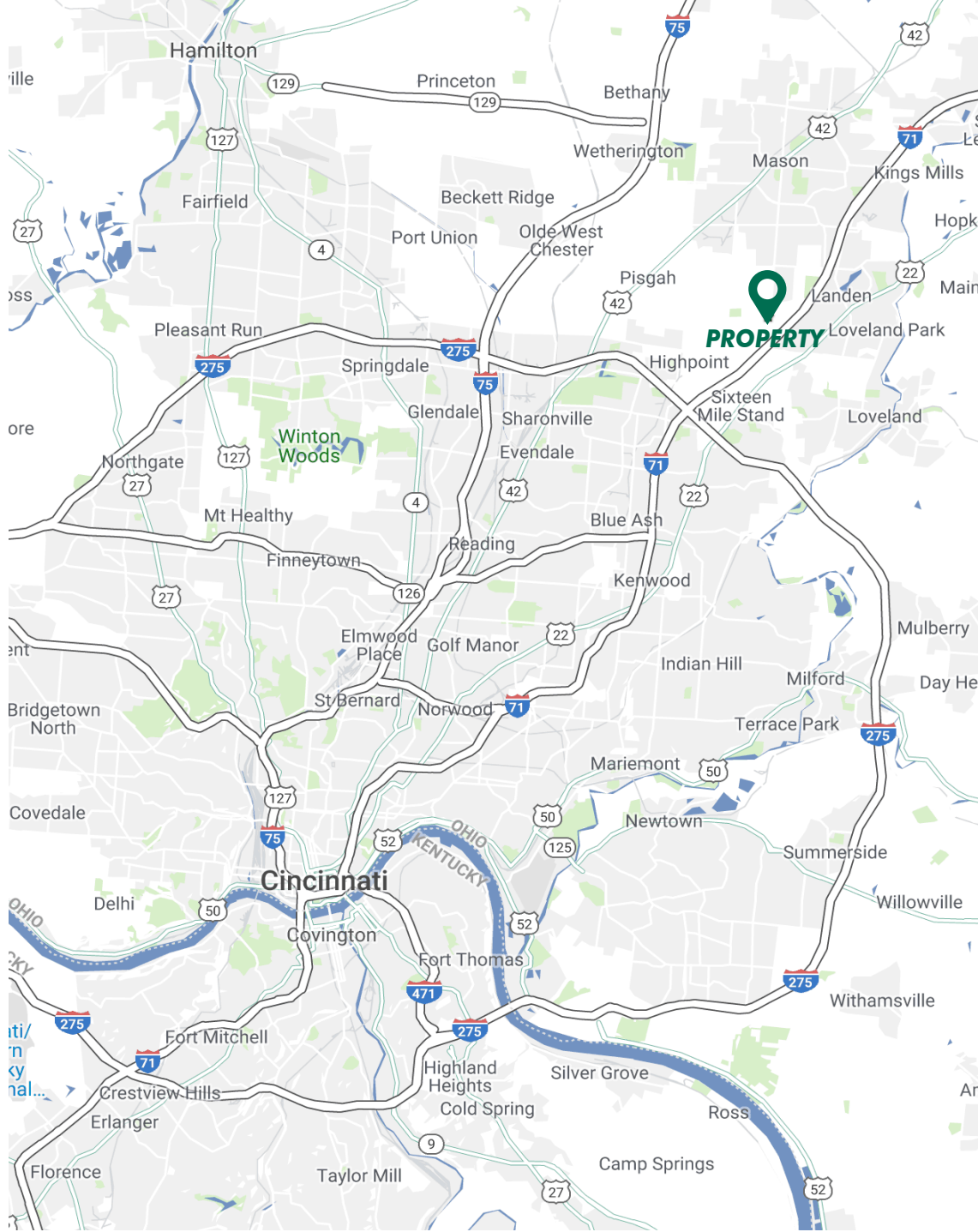
AREA AMENITIES



LOCATION MAP

| DEMOGRAPHICS 2023 | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| ESTIMATED POPULATION | 1,186 | 28,692 | 84,609 |
| AVERAGE HOUSEHOLD INCOME | \$181,988 | \$185,937 | \$155,804 |
| ESTIMATED HOUSEHOLDS | 349 | 8,466 | 28,984 |

| TRAFFIC COUNTS | |
|----------------------|------------|
| MASON MONGOMERY ROAD | 1,856 VPD |
| I-71 | 61,400 VPD |





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