

FOR LEASE

4770

Duke Drive

Mason, OH 45040

OFFICE SPACE
899 - 10,666 SF
\$11.75 - 14.25 SF/YR (NNN)

Ryan Van Dulman

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4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

4770 Duke Drive

This beautiful 3 story office building is located conveniently close I-71 & Mason Montgomery Road and has multiple spaces available for lease. This building comes with a fully equipped Conferencing Facility that seats up to 50.

Highlights

- 24 Hour Controlled Access
- Property Manager On Site
- Skylights
- Atrium
- Conferencing Facility

Available Spaces

Suite 100	Available 8/1/26	1,982 SF
Suite 198	\$11.75 NNN	1,065 SF
Suite 205	\$13.00 NNN	899 SF
Suite 200	\$12.75 NNN	10,666 SF
Suite 207	\$14.25 NNN	3,520 SF



[Click for Suite 198 Video](#)



[Click for Suite 100 Video](#)



[Click for Suite 207 Video](#)



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SUITE 198 - 1,065 SF

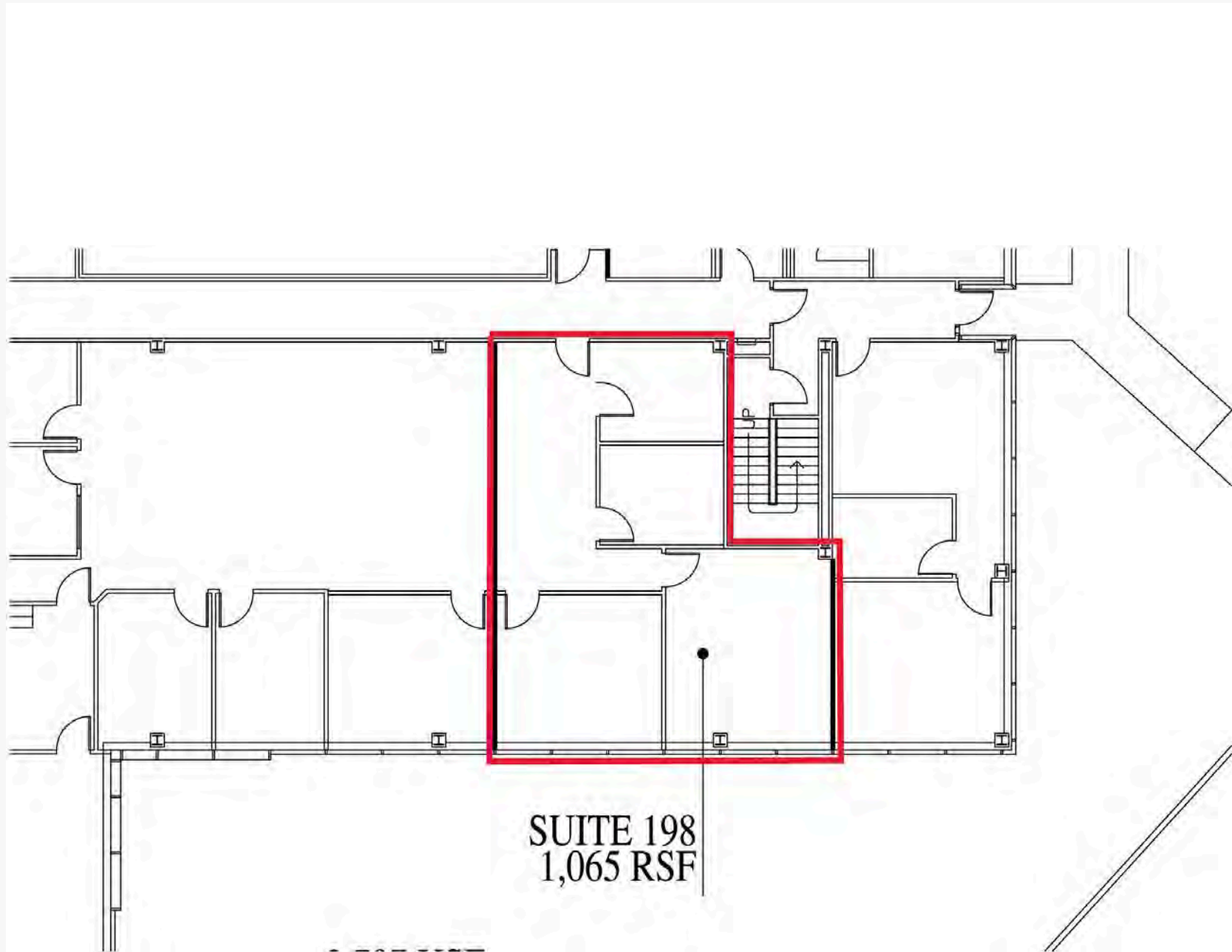
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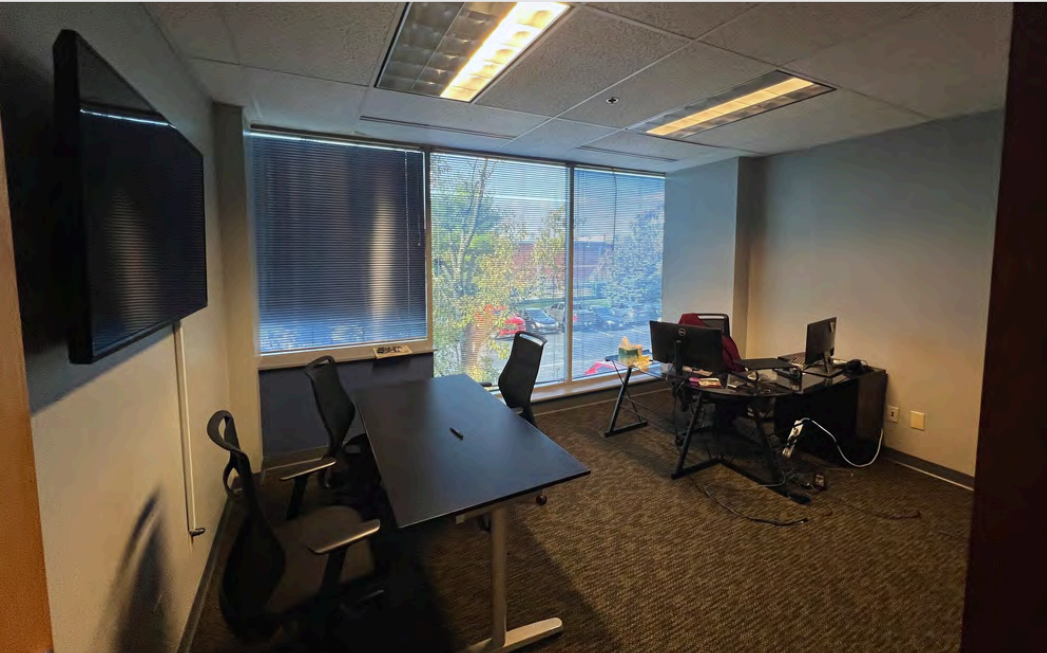
SUITE 200 - 10,666 SF

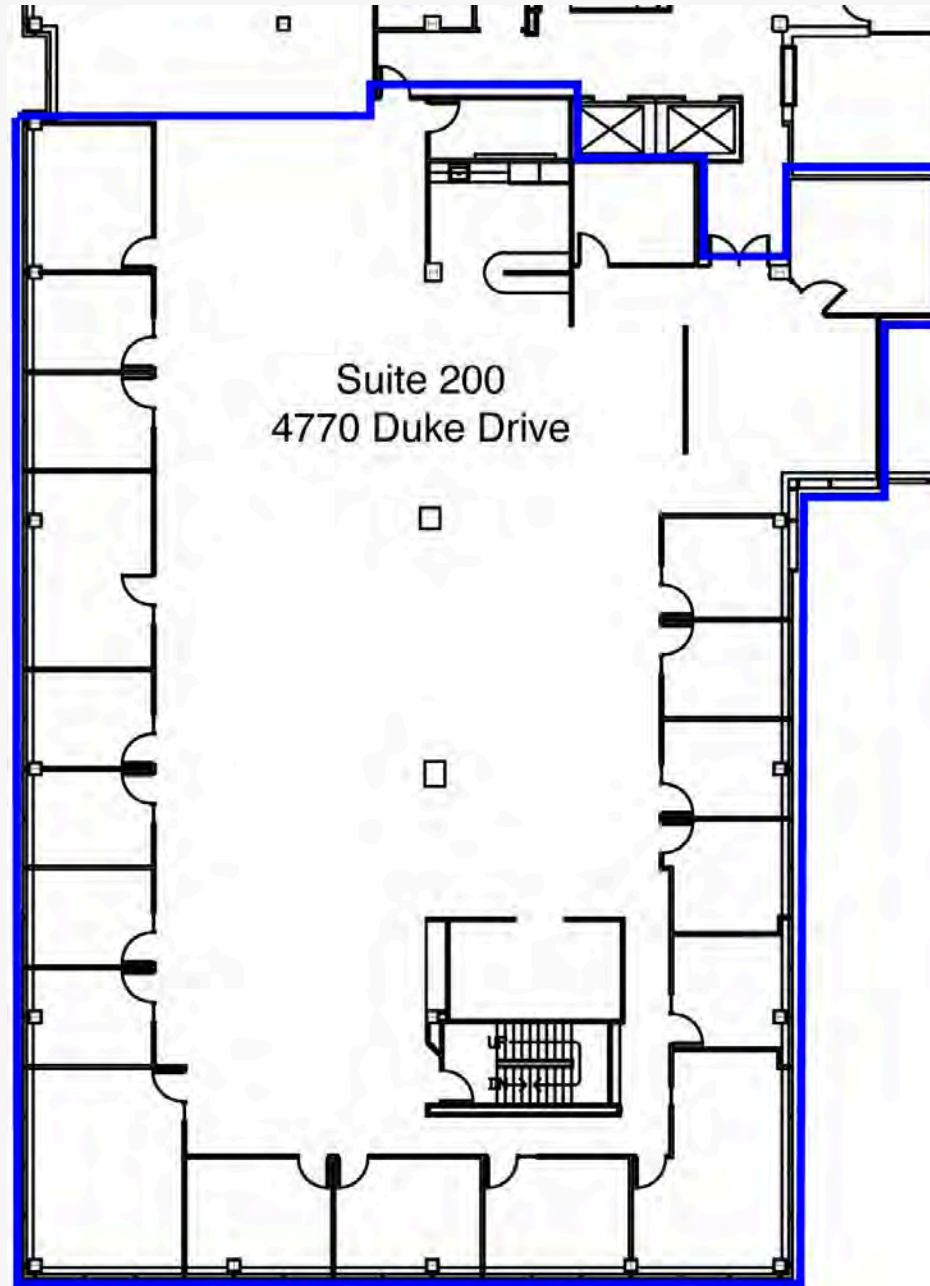
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SUITE 200 - 10,666 SF

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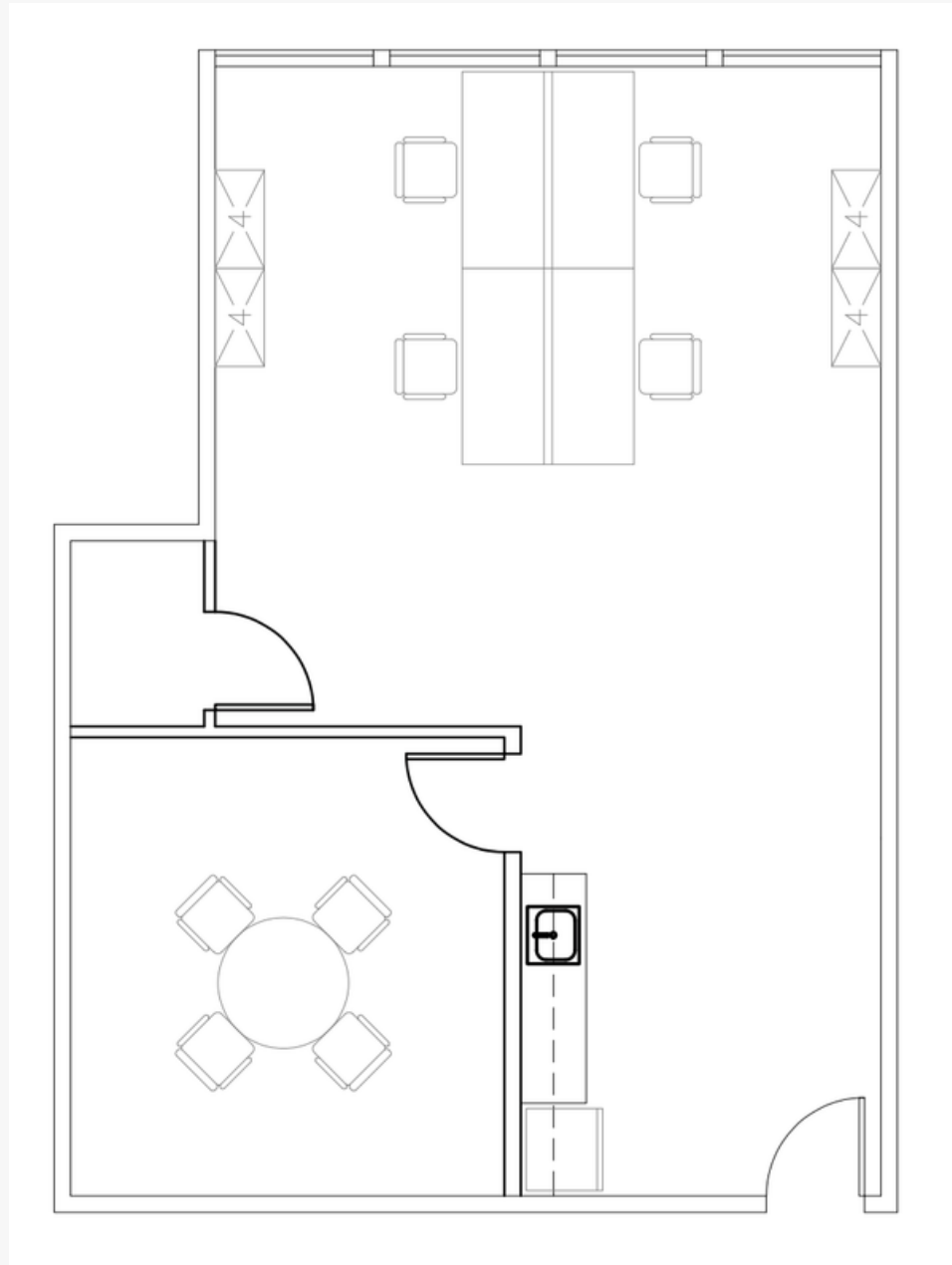




SUITE 205 - 899 SF

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SUITE 207 - 3,520 SF

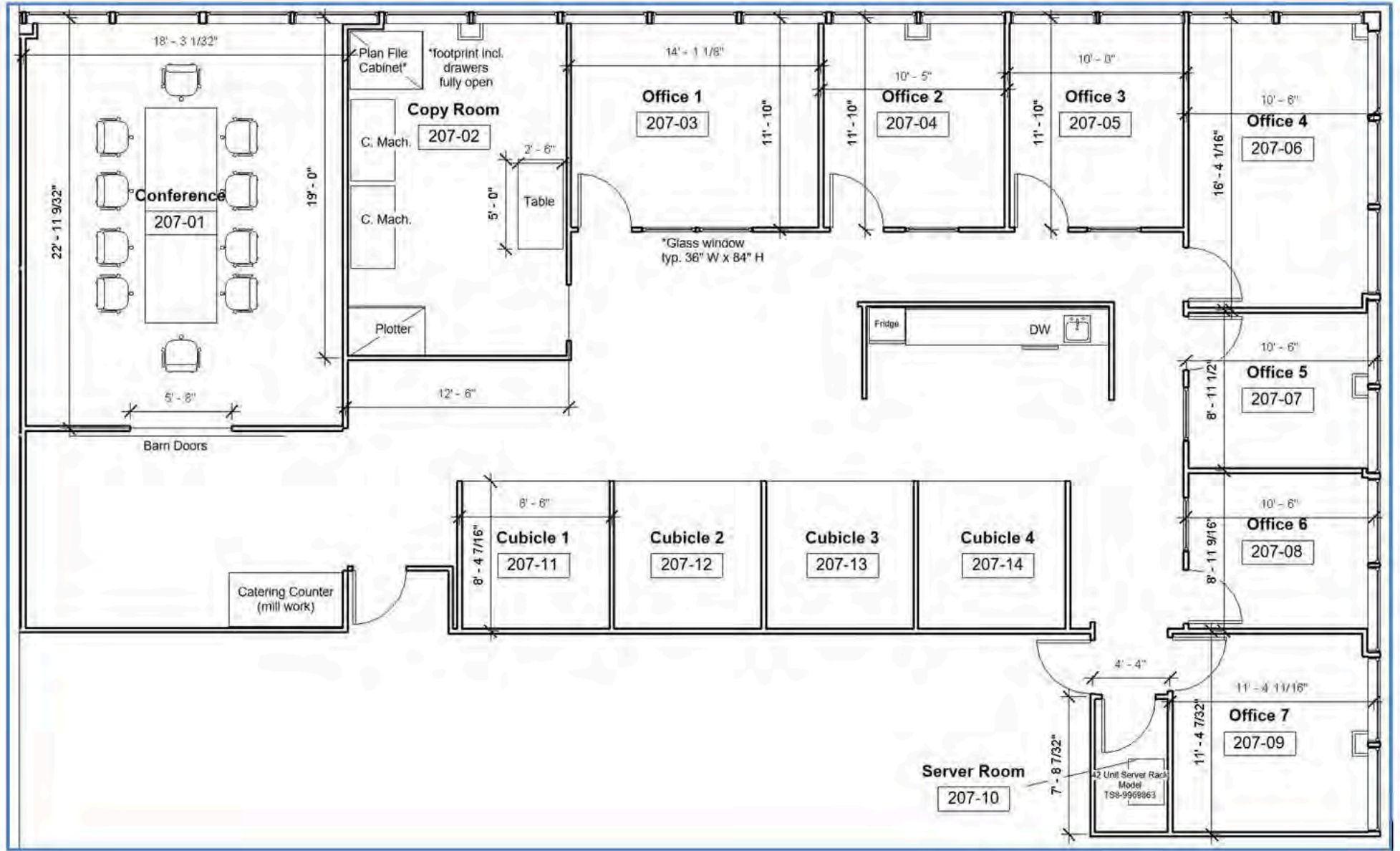
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SUITE 207 - 3,520 SF

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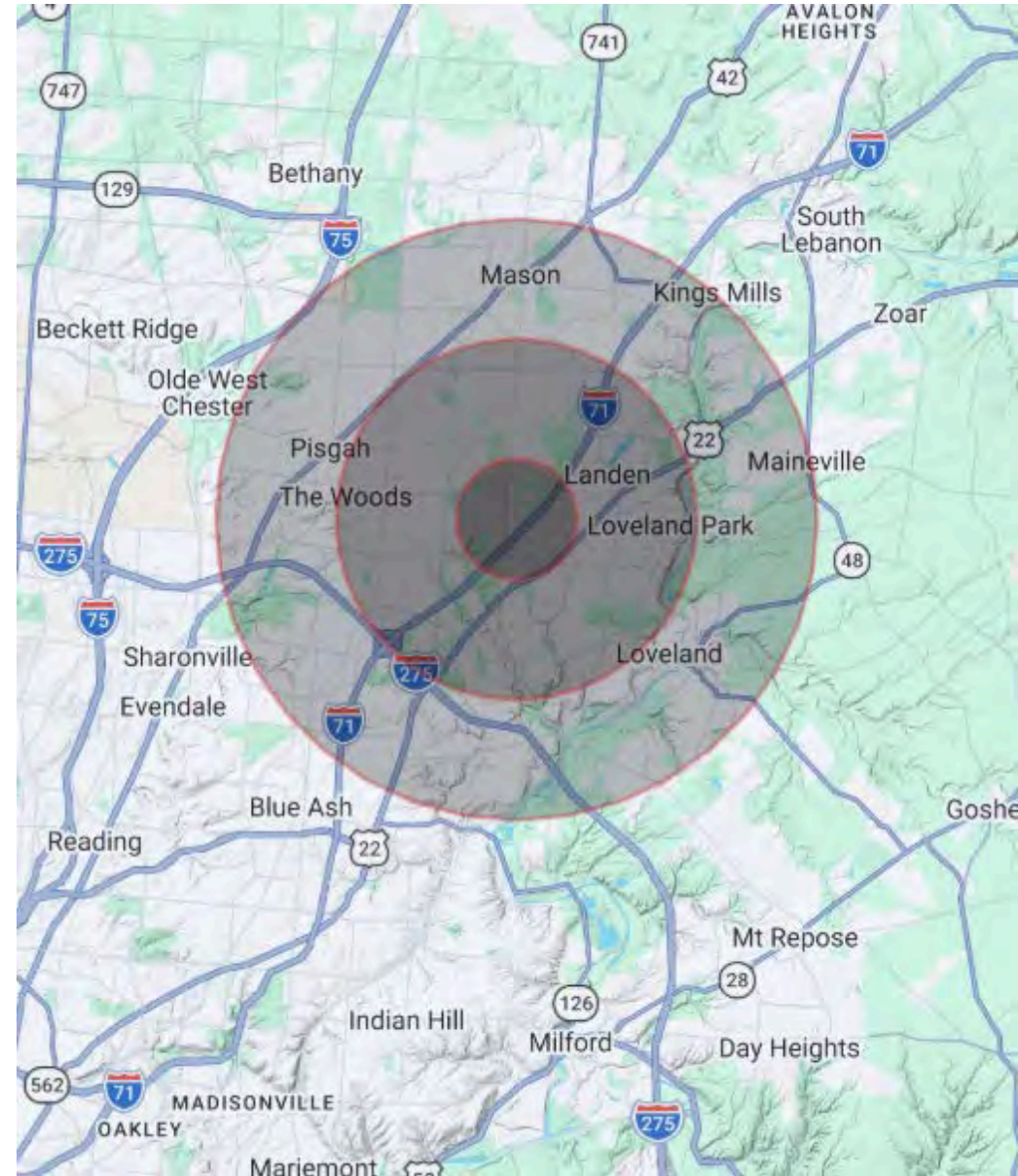


MASON, OH

The Dayton Region sits at the intersection of I-70 and I-75, giving it access to one of the most highly traveled intersections in the United States. In fact, the Dayton Region is within 600 miles of 53% of the U.S. population and 60% of workers currently employed in manufacturing industry, providing short commutes to major markets.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,588	66,432	143,974
Households	3,372	26,625	57,090
Average HH Income	\$143,391	\$127,053	\$123,918



THANK YOU

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STAY CONNECTED

