



## TRIANGLE OFFICE OF MASON

5412 Courseview Drive | Mason, OH 45040

### EXCEPTIONAL CLASS A OFFICE SPACE FOR LEASE

CONTACT | STEVE OR BECKY OSBORNE  
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Triangle Office of Mason is a four story, 85,000 SF Class A Office building located in Mason, Ohio. Located in the heart of Warren County, one of Ohio's fastest growing counties, the property provides convenient access to I-71 and offers a distinctive presence along the interstate.







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## First Floor

### Common Spaces

Occupants are welcome to share the common spaces on the first floor. The lobby contains soft seating for five people along with a TV and outlets for laptops/chargers. Several tables allow space for small meetings or work spaces.

The conference room includes a drop down screen and project system with a table which comfortably seats ten people. Tenants may reserve the conference room online.



Entry



Conference Room



Lobby Seating



Lobby Seating

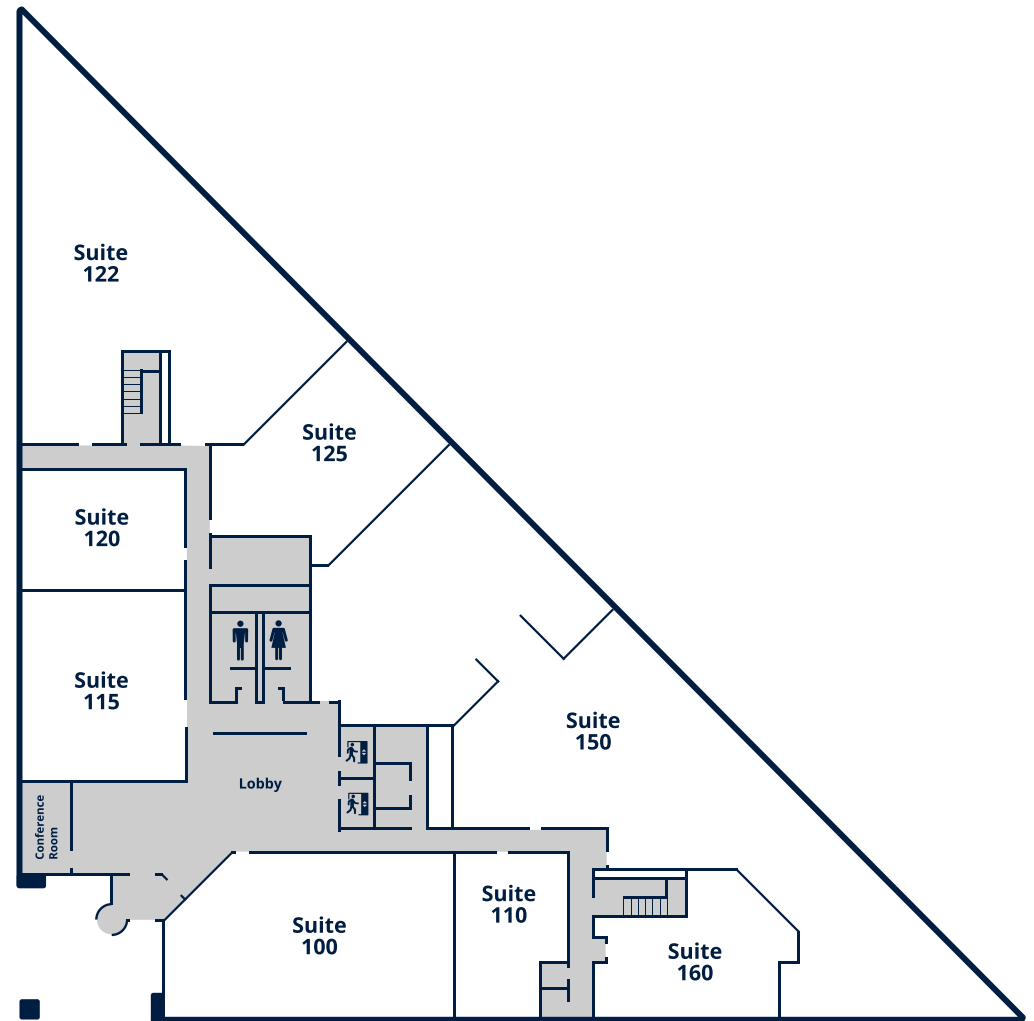


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## First Floor

No Space Currently Available





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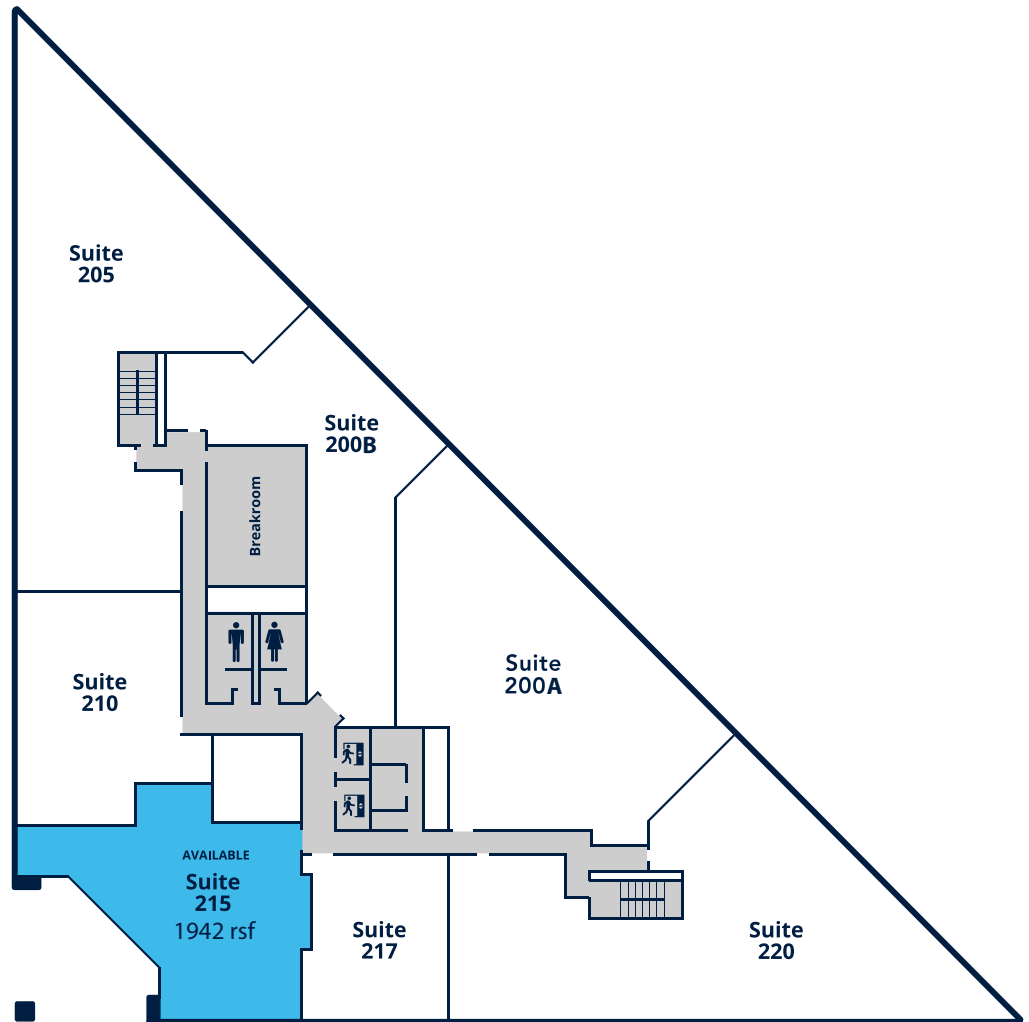


## Second Floor

Currently Available



Suite 215 | 1942 rsf





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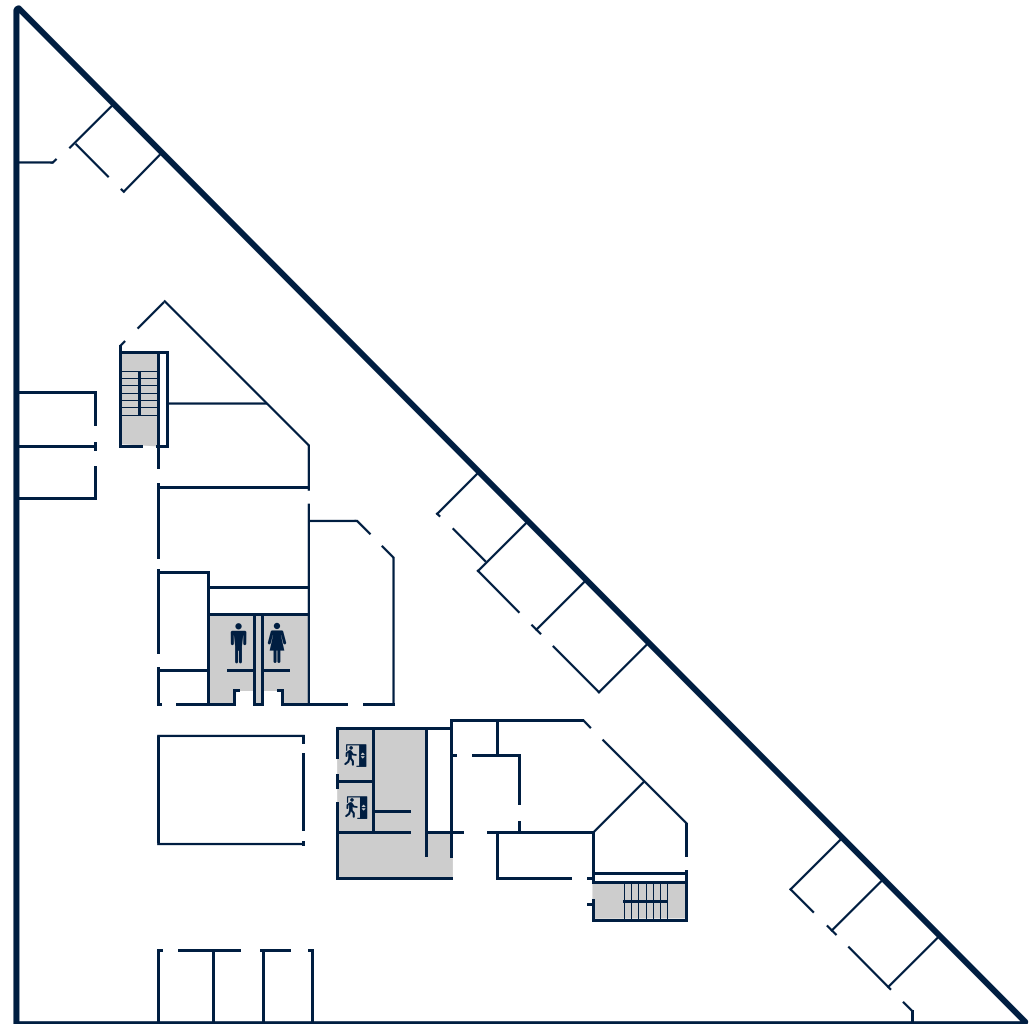
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## Third Floor

Currently Available  
22,239 rsf

Floor can be divided into suites  
to accommodate any square  
footage requirement.





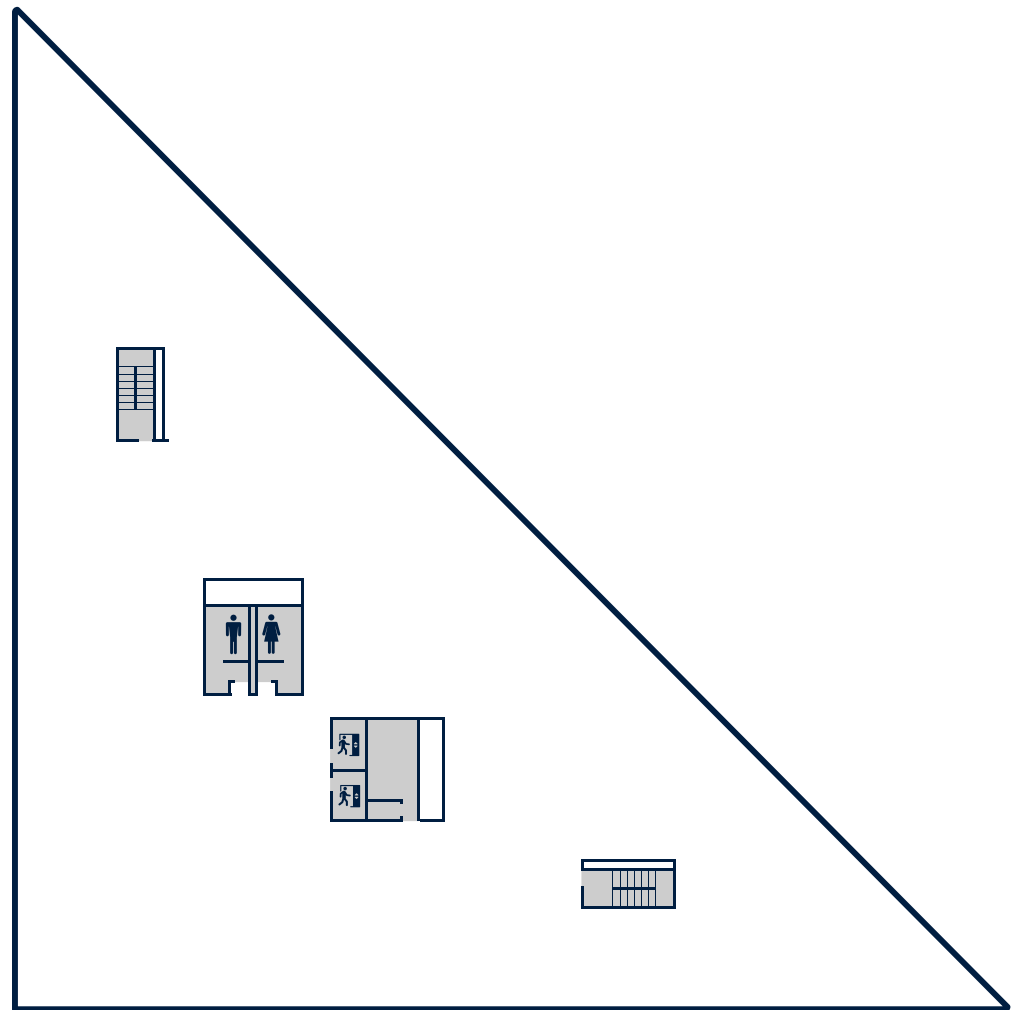
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## Fourth Floor

No space currently available





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## Location & Amenities

The Triangle building sits just off Exit 25 on I-71. It is surrounded by some of Warren County's greatest attractions. Abundant amenities and dining options are less than a mile away.

### HOTELS

- Baymont
- Comfort Inn
- Great Wolf Lodge
- Hampton Inn
- Super 8

### ENTERTAINMENT

- The Beach Waterpark
- The Golf Center
- Kings Island
- Lindner Family Tennis Center

### DINING

- Buffalo Wings & Rings
- Burger King
- Chipotle
- The CourseView Restaurant
- Dunkin' Donuts
- El Rancho Nueva
- Frisch's Big Boy
- Jimmy John's
- McDonald's
- The Old Bag of Nails

- Outback Steakhouse
- Panera
- Perkins
- Pizza Hut
- Ruby Tuesday
- Skyline
- Waffle Hut
- Wendy's
- Woodhouse Kitchen & Bar

## Neighboring Corporations







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