

GOVERNOR'S POINTE OFFICE/FLEX

4900 PARKWAY DRIVE &
4700 DUKE DRIVE
MASON, OH

32,741 SF FOR LEASE
ASKING \$9.50/SF

Spaces from 1,843–9,187 sf

Located in Deerfield
Township—0% earnings tax

Corporate setting

Rear loading capabilities

Tenant pays utilities +
janitorial

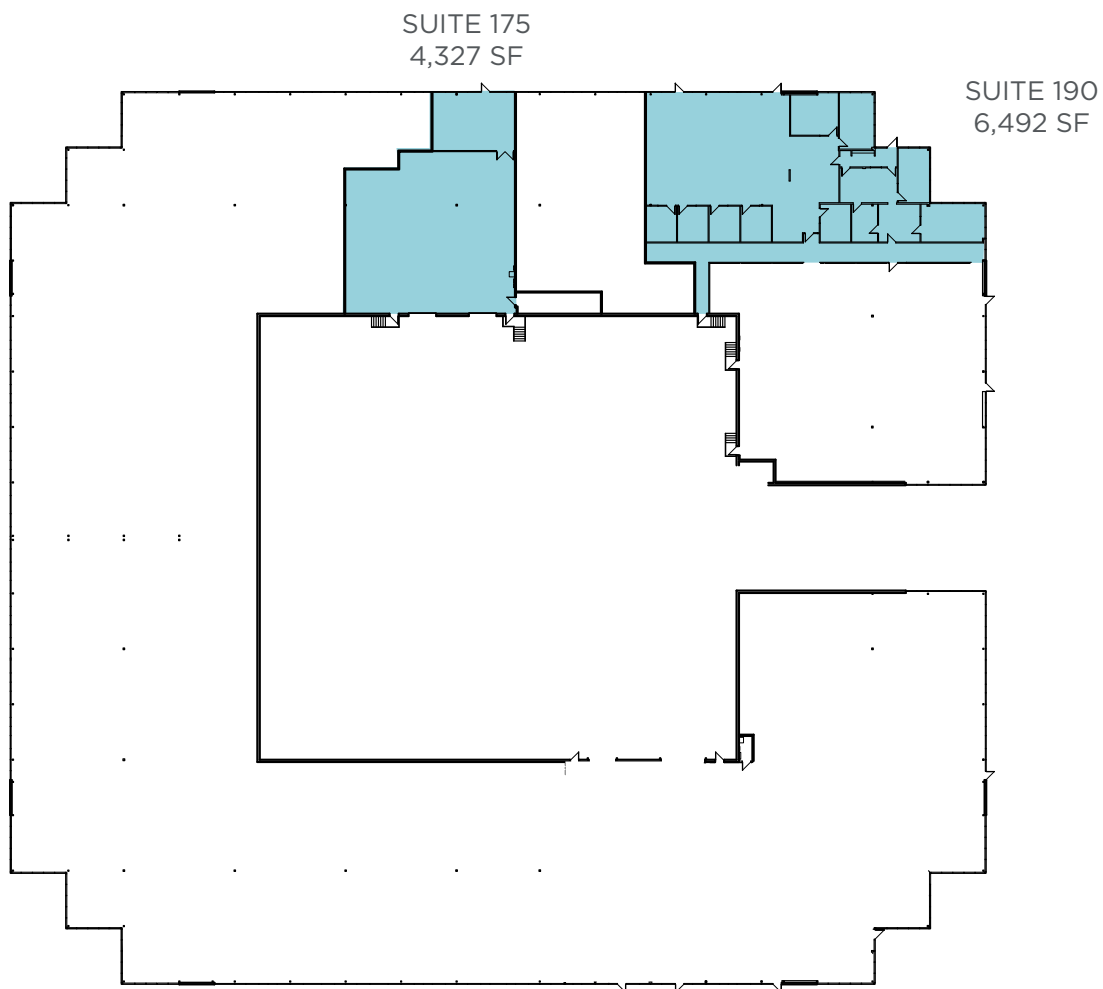
280 parking spaces per
building

Easy access to I-71



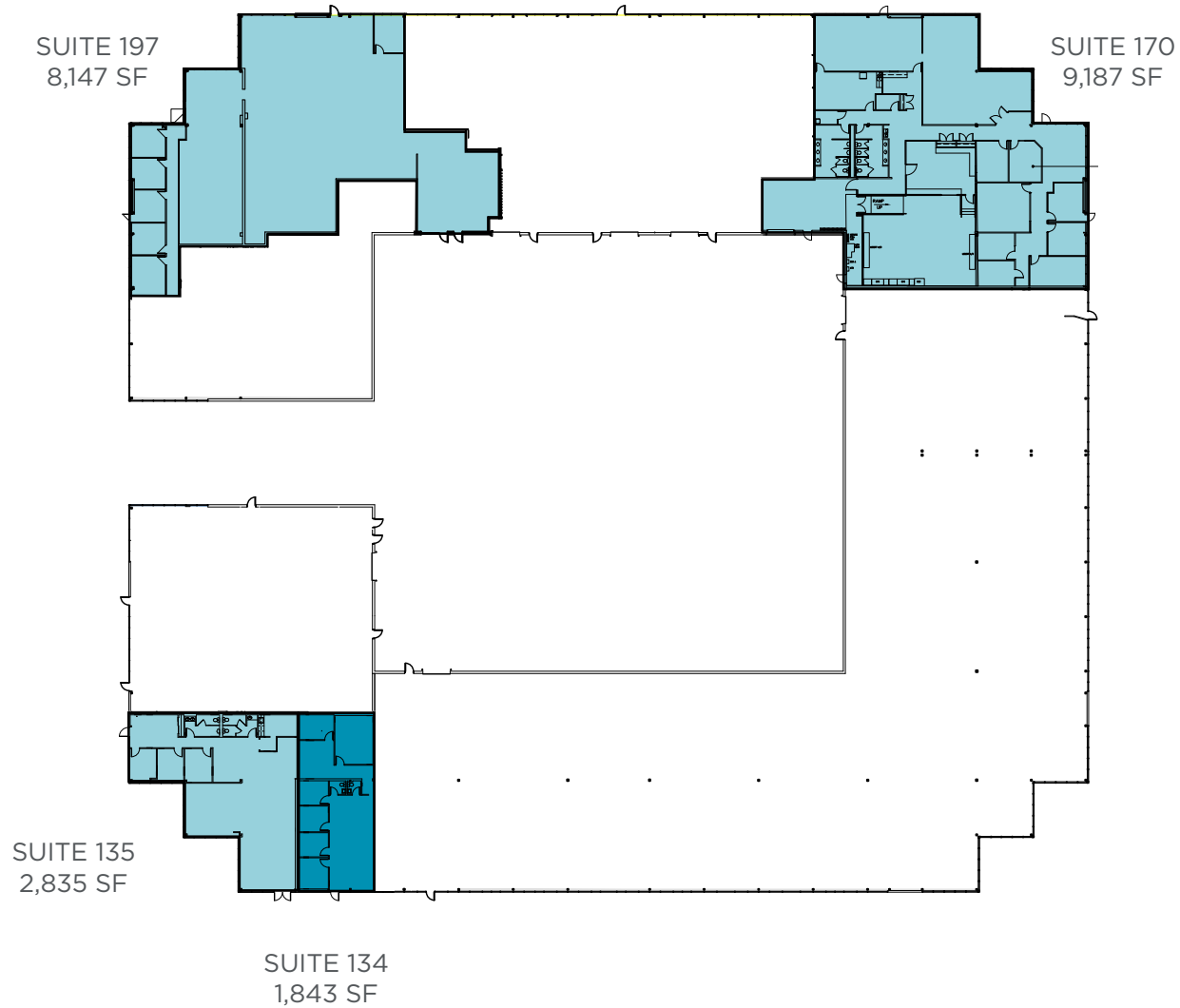
4900 PARKWAY DRIVE

10,819 SF AVAILABLE



4700 DUKE DRIVE

22,012 SF AVAILABLE



PROPERTY SPECIFICS

Location	Deerfield Township	
Address	4900 Parkway Drive Mason, OH 45040	4700 Duke Drive Mason, OH 45040
Building Size	4900: 76,287 sf 4700: 77,633 sf	
Parking	280 spaces per building	
Access	1/4 mile off I-71 at Fields Ertel Interchange	
Ceiling Heights	9'-13'	
Lighting	Recessed flourescent	
Flooring	Carpet and Tile	
Windows	Floor to ceiling glass exposure	
Construction	Concrete panel glass	
Zoning	LM-PUD	
HVAC	All suites have their own HVAC	
Sprinkler System	Wet system	
Utility Providers	Gas and Electric: Duke Energy Water: Warren County	
Signage	Building facade signage	







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