

— FOR LEASE OR SALE



8790 Governors Hill Drive

📍 Cincinnati, Ohio 45249 • Symmes Township

— Premier Class A Office in Symmes Township



59,616 SF
TOTAL BUILDING



\$9.50/SF
LEASE RATE NNN



\$2,850,000
SALE PRICE



\$7.00/SF
OPEX ESTIMATE



260+
PARKING SPACES (4.43/1,000 SF)



3-Story
CLASS A OFFICE

PROPERTY HIGHLIGHTS

- Convenient access to the Fields Ertel & I-71 exit
- Building signage & pylon sign with visibility on I-71
- Abundant parking with over 260 spaces
- Part of the Governor's Hill office complex with 500,000+ SF campus
- 19,872 SF typical floor size with tremendous natural light
- Located in Symmes Township – no local earnings tax
- Beautiful 2-story atrium and modern lobby

— Building Specifications

SPECIFICATION	DETAILS
Total Building SF	59,616 SF
Typical Floor Size	19,872 SF
Available Space	3,902 – 59,616 SF
Building Height	42.1 feet (3 stories)
Lot Size	5.000 Acres
Parking	260+ spaces (4.43 ratio)
Lease Rate	\$9.50/SF + \$7.00 OpEx
Sale Price	\$2,850,000



GOVERNOR'S HILL MONUMENT SIGN



BUILDING EXTERIOR

Interior Highlights

Modern finishes, abundant natural light, and flexible layouts throughout



01 LOBBY & ATRIUM



02 CORRIDOR



03 OFFICE SUITE



04 CONFERENCE ROOM



05 BREAK ROOM

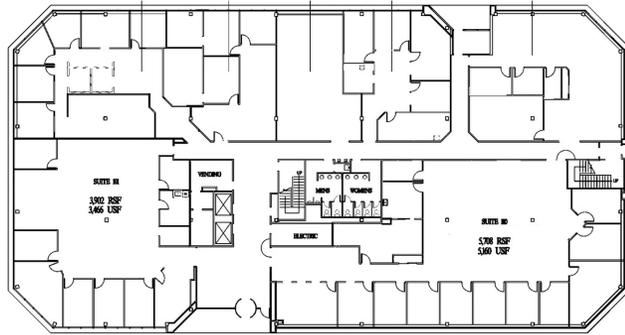


06 OPEN SPACE

Floor Plans & Availability

TOTAL AVAILABLE **59,616 SF** ACROSS 3 FLOORS

1ST FLOOR PLAN



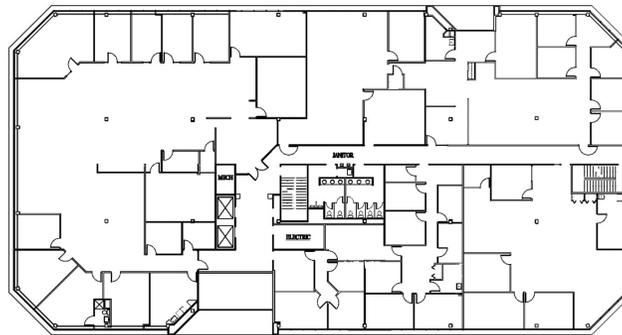
18,560 SF available on the 1st floor

1ST FLOOR

18,560 SF

AVAILABLE

2ND FLOOR PLAN



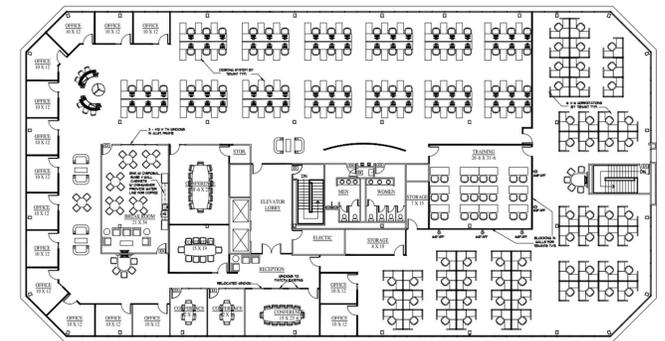
19,560 SF available on the 2nd floor

2ND FLOOR

19,560 SF

AVAILABLE

3RD FLOOR PLAN



21,496 SF available on the 3rd floor

3RD FLOOR

21,496 SF

AVAILABLE

Click any floor plan to open a larger, printable version (PDF)

Exceptional I-71 Visibility & Access



 Direct Visibility from I-71 Corridor



 Building Signage & Pylon Sign on I-71



 Convenient Fields Ertel & I-71 Exit Access



 Located on Governors Hill Drive, a office and commercial corridor

— "OO" Planned Office District Zoning

 SYMMES TOWNSHIP • HAMILTON COUNTY, OHIO

The property is located in the "OO" Planned Office District of Symmes Township, Hamilton County, Ohio. This district provides sites for office uses at appropriate locations, designed to harmonize with surrounding development and maintain the character of the community.

The OO district is specifically intended to accommodate professional office buildings, corporate headquarters, and related business services in a planned campus-style environment with ample setbacks, landscaping, and parking provisions.

"Development must harmonize with neighborhood character and surrounding land uses, ensuring a cohesive and professional office environment."

KEY REGULATIONS



45 ft

MAX BUILDING HEIGHT



40 ft

FRONT / REAR SETBACK



15 ft

SIDE SETBACK



10 ft

PARKING SETBACK (FRONT)



20 ft

PARKING SETBACK (SIDE)



Art. XIV

OFF-STREET PARKING REQ.



Permitted Uses: Professional offices, corporate headquarters, business services, and related ancillary uses

Strong Demographics Within 10-Minute Drive

Source: ESRI Business Analyst – 10-minute drive-time radius from 8790 Governors Hill Drive

55,495
POPULATION

\$88,745
MEDIAN HH INCOME

2.58
AVG HOUSEHOLD SIZE

71.2%
HOME OWNERSHIP

WORKFORCE PROFILE



- 42.65% White Collar
- 27.66% Blue Collar
- 29.70% Services

51.94% Employment Rate



59.23%

BACHELOR'S DEGREE OR HIGHER

ANNUAL HOUSEHOLD SPENDING

CATEGORY	PER YEAR
Housing	\$20,326
Travel	\$7,834
Grocery	\$7,487
Entertainment	\$3,429

— Symmes Township — A Premier Business Community

 HAMILTON COUNTY, OHIO

Symmes Township is a premier suburb of Cincinnati with a population of approximately 15,565. The Township contains a thriving business community, the centerpiece of which is the **Governor's Hill office complex** — six Class A office buildings with over 500,000 SF of office space.

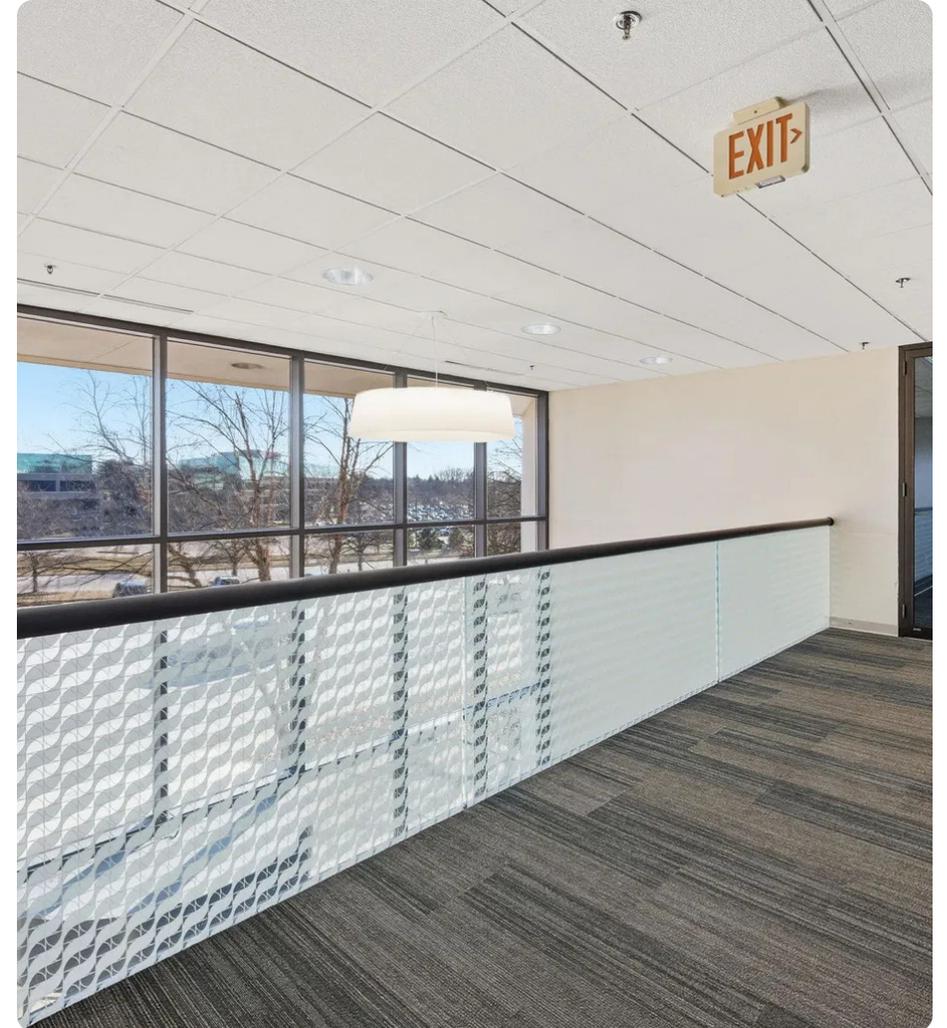
LOCATION ADVANTAGES

- ✓ Conveniently located between **Interstates 71 and 275**
- ✓ Home to outstanding companies and public institutions
- ✓ Excellent schools — **Loveland** and **Sycamore** school districts
- ✓ Beautiful park system with outstanding police and fire services
- ✓ Shopping hub for northern Hamilton and southern Warren counties



No Local Earnings Tax

Significant cost savings for businesses and employees located in Symmes Township



8790 GOVERNORS HILL DRIVE — GOVERNOR'S HILL OFFICE COMPLEX

Contact Us



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