



RATH EQUITY, LTD.

## CLASS A OFFICE SPACE FOR LEASE

SUITES RANGING FROM 1,975  
TO 48,700 SQUARE FEET

FLEXIBLE, LIGHT-FILLED  
FLOOR PLANS

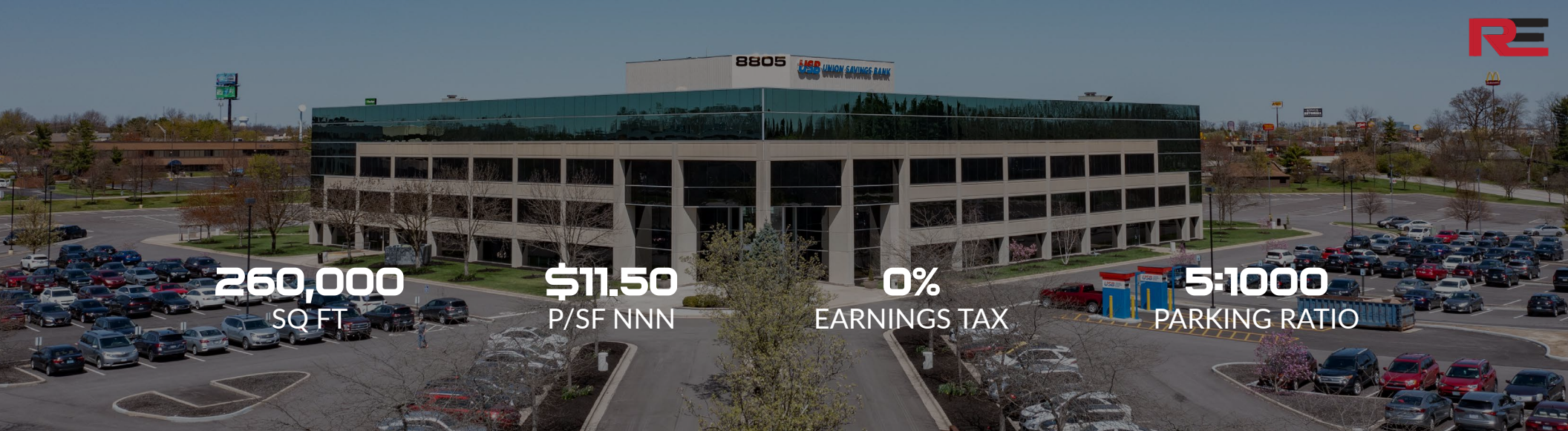
AMENITY-RICH  
SURROUNDINGS

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8805 & 8845 GOVERNORS  
HILL DRIVE  
MASON, OH 45249







**260,000**  
SQ FT

**\$11.50**  
P/SF NNN

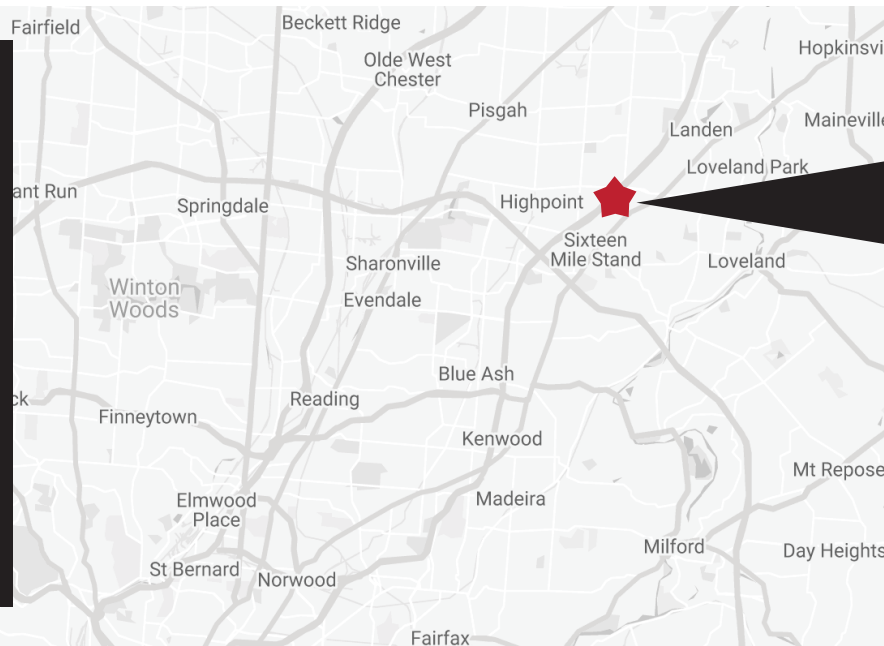
**0%**  
EARNINGS TAX

**5:1000**  
PARKING RATIO

## KEY HIGHLIGHTS

- ✓ Two Class A - Office Buildings Totaling 260,000 Sq. Ft.
- ✓ Max Contiguous SF available - 48,768
- ✓ Located in Symmes Township
- ✓ 0% Earnings Tax
- ✓ Common Conference Facility
- ✓ 5:1000 Parking Ratio
- ✓ Amenity Rich Surroundings
- ✓ Building and Monument Signage Available
- ✓ High Traffic Volume
- ✓ Easy Access to I-71/I-275

- ✓ Corporate Campus Setting
- ✓ On-site Management & Conference Center
- ✓ Lush Courtyard Setting
- ✓ Mason was named one of Money's Best Places to Live 2020
- ✓ Large employers in Mason include: Luxottica USA, Cintas, Proctor & Gamble, GE, FIS, and Macy's



Ideally located minutes from I-71 and I-275, and located just 20 minutes from downtown Cincinnati.





## 8805 AVAILABLE SPACE

SUITE	SQ. FT.	AVAILABILITY
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220	7,886	Immediate
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325	1,975	Immediate
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320	9,365	Leased
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## 8845 AVAILABLE SPACE

SUITE	SQ. FT.	AVAILABILITY
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220	16,254	Immediate
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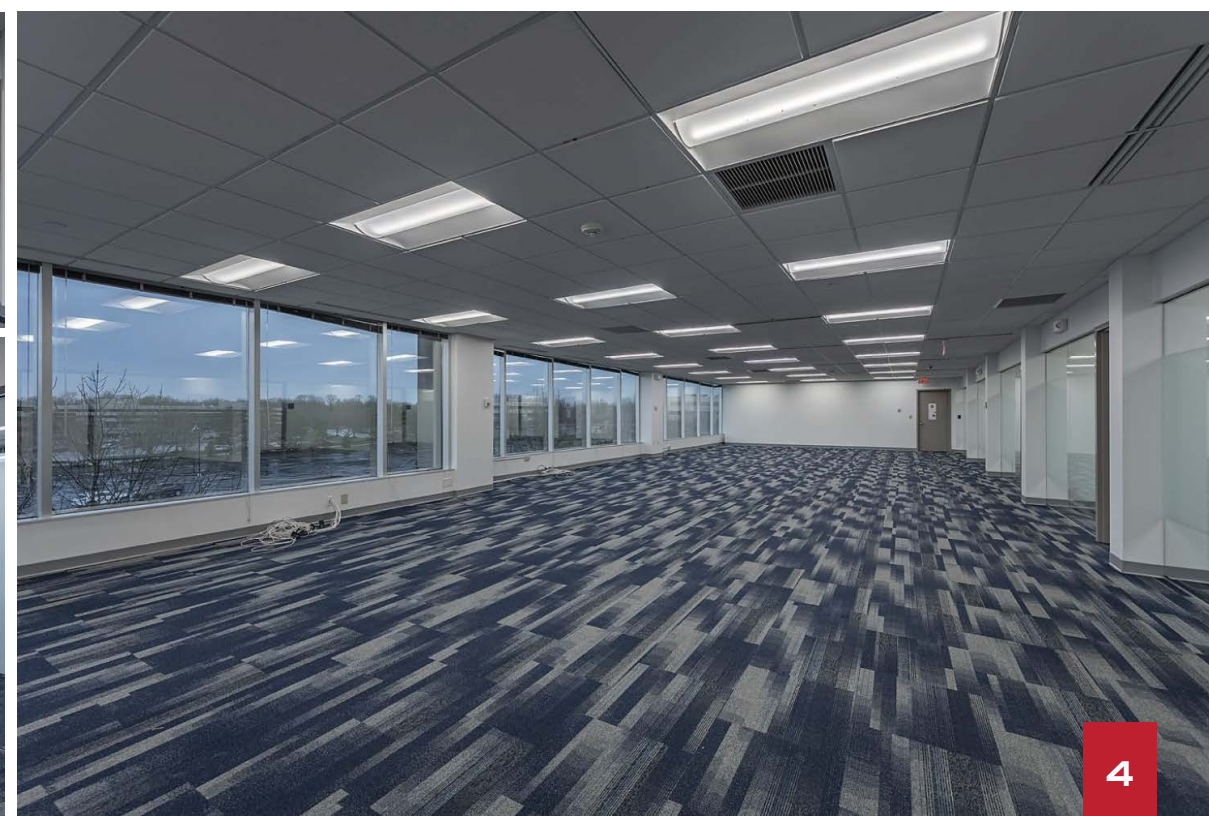
300	22,186	Immediate
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350	10,328	Immediate
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440	2,292	Immediate
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450	3,741	Immediate
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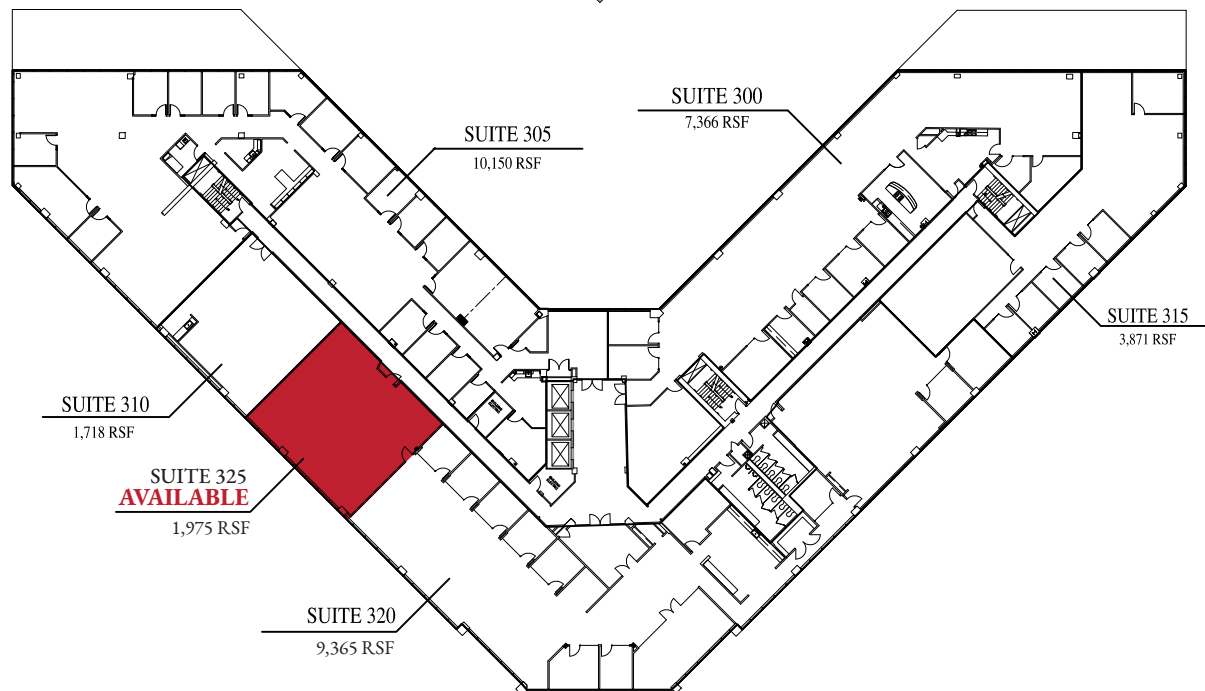




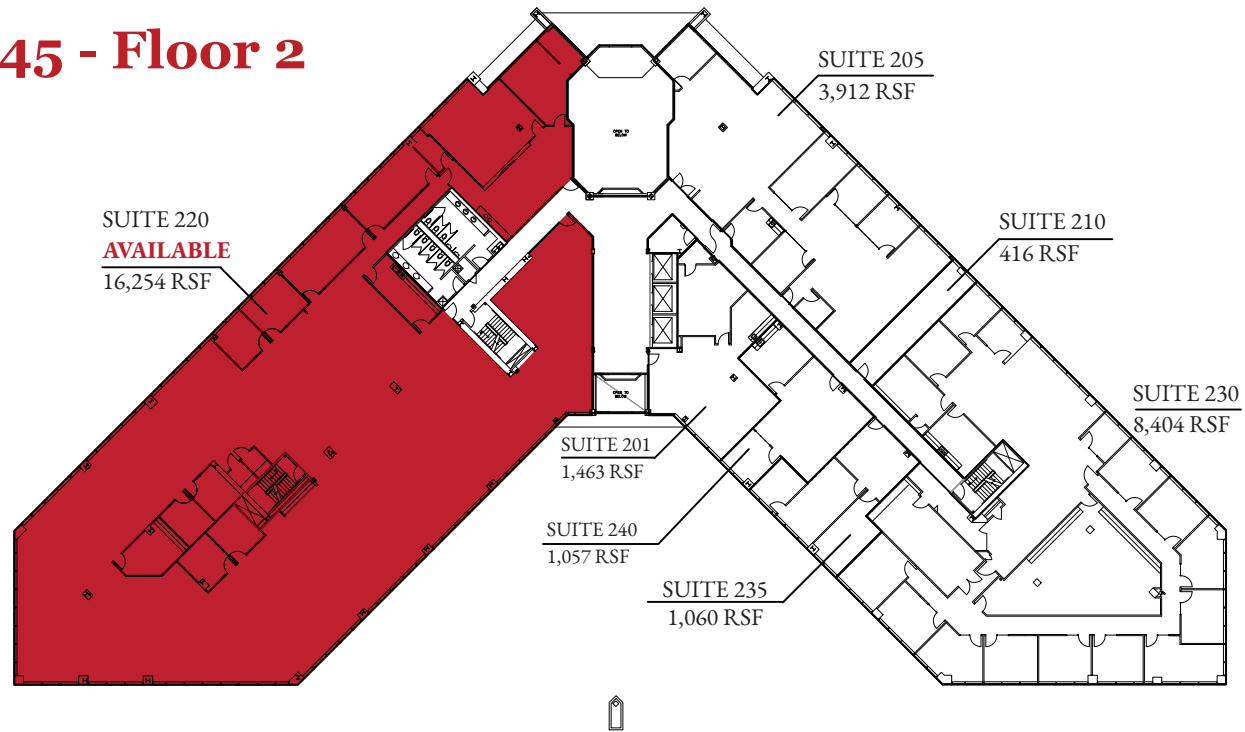
## 8805 - Floor 2



## 8805 - Floor 3

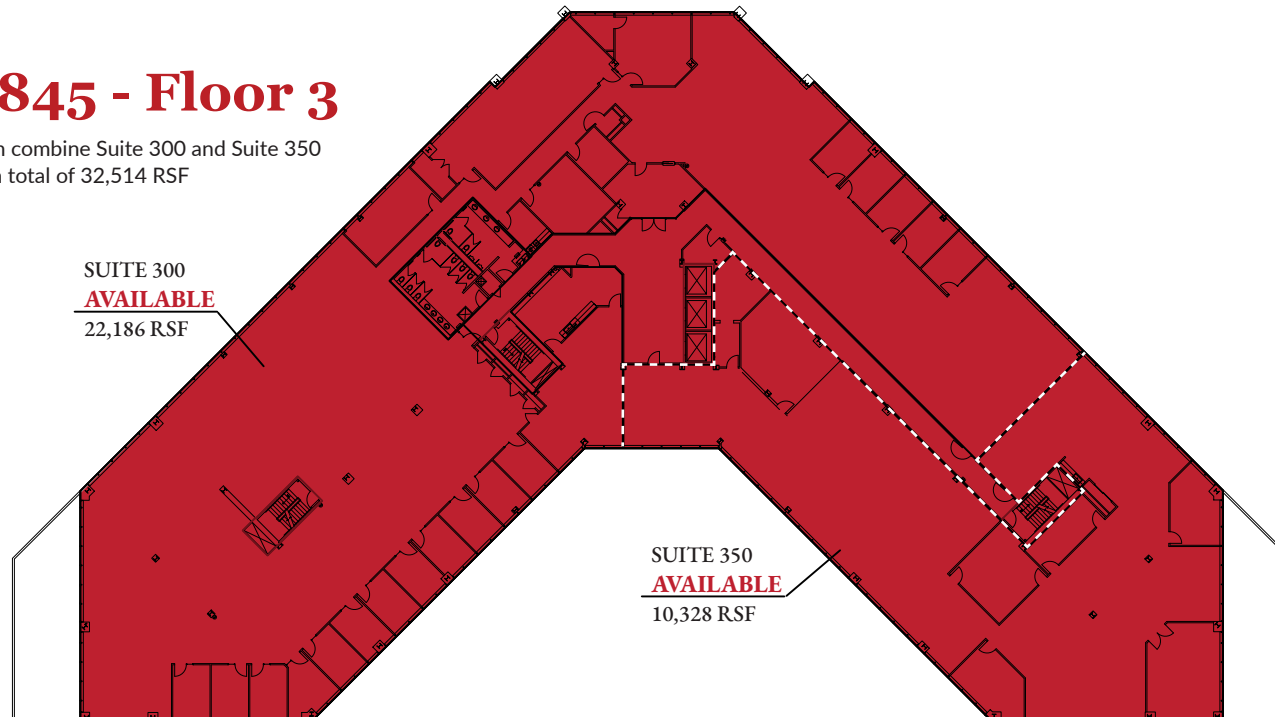


## 8845 - Floor 2

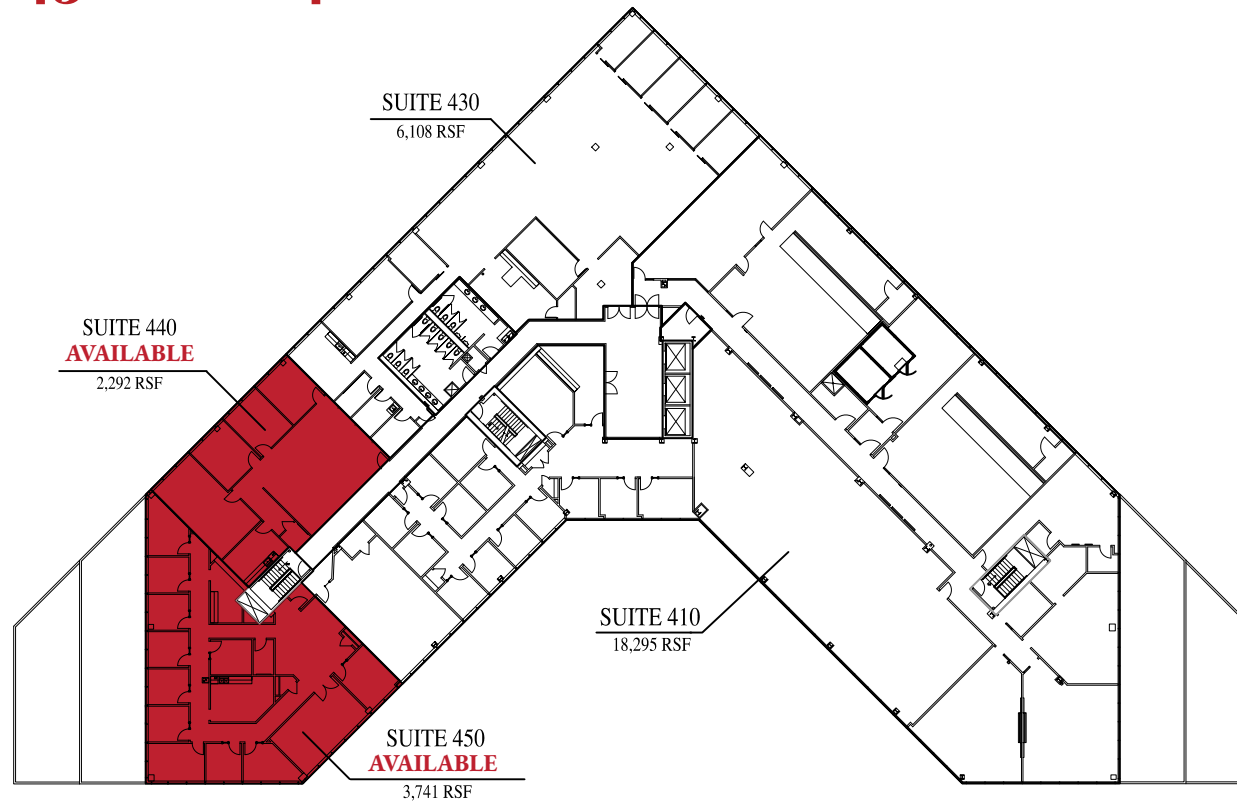


## 8845 - Floor 3

\*Can combine Suite 300 and Suite 350 for a total of 32,514 RSF



## 8845 - Floor 4







## DEERFIELD TOWNE CENTER



MASON RD (10,032 VPD)



(80,950 VPD)

GOVERNORS HILL





# DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	7,404	67,176	148,774
Households	2,977	26,193	57,543
Families	2,017	17,717	39,850
Average Household Size	2.47	2.55	2.56
Owner Occupied Housing Units	1,751	18,120	43,164
Renter Occupied Housing Units	1,226	8,073	14,379
Median Age	38.4	40.3	41.7
Median Household Income	\$121,234	\$121,662	\$119,939
Average Household Income	\$188,685	\$173,269	\$166,944

2030 SUMMARY	1 MILE	3 MILE	5 MILE
Population	7,703	68,642	152,234
Households	3,094	26,847	59,092
Families	2,080	17,982	40,565
Average Household Size	2.47	2.54	2.55
Owner Occupied Housing Units	1,814	18,821	44,648
Renter Occupied Housing Units	1,280	8,026	14,444
Median Age	39.9	41.1	42.5
Median Household Income	\$142,855	\$137,226	\$137,050
Average Household Income	\$211,538	\$191,519	\$186,454



**148,774**  
5-Mile  
Population

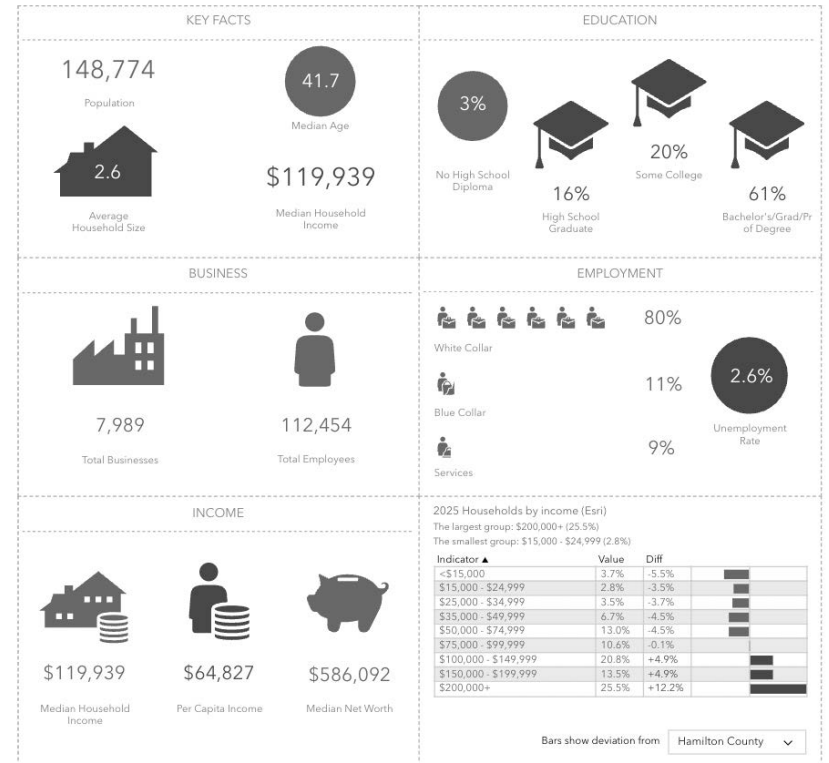


**\$119,939**  
5-Mile Median  
Household Income



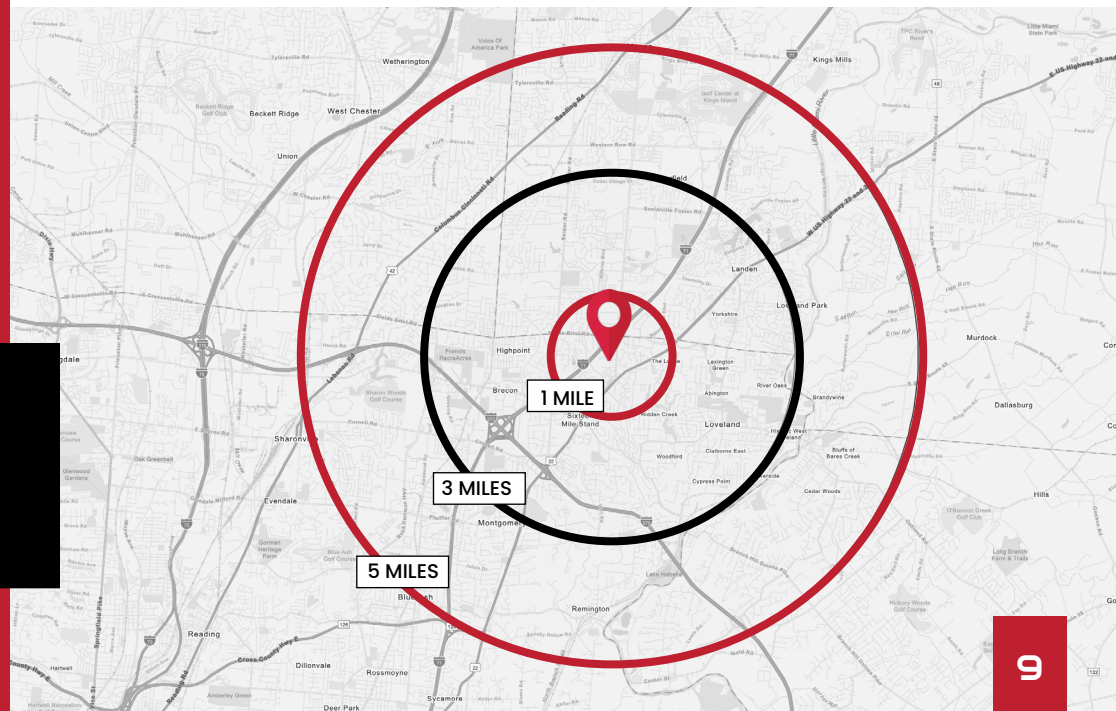
**57,543**  
5-Mile  
Households

## 5 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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