



## CLASS A OFFICE SPACE FOR LEASE

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

FLEXIBLE, LIGHT-FILLED  
FLOOR PLANS

AMENITY-RICH  
SURROUNDINGS

---

8805 & 8845 GOVERNORS  
HILL DRIVE  
MASON, OH 45249



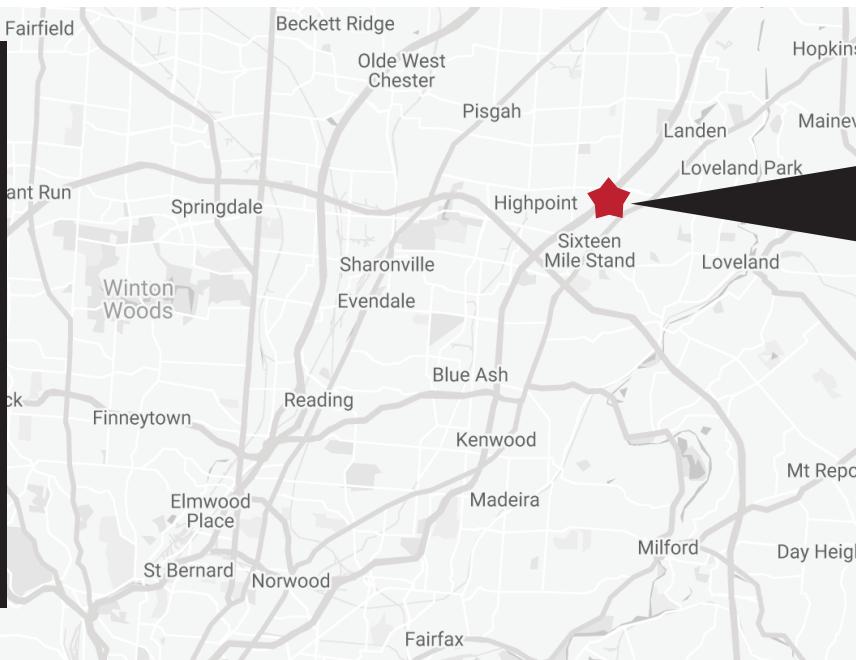


## KEY HIGHLIGHTS

- ✓ 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

- ✓ 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



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

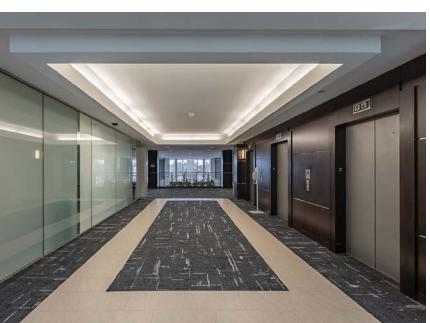


### 8805 AVAILABLE SPACE

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

### 8845 AVAILABLE SPACE

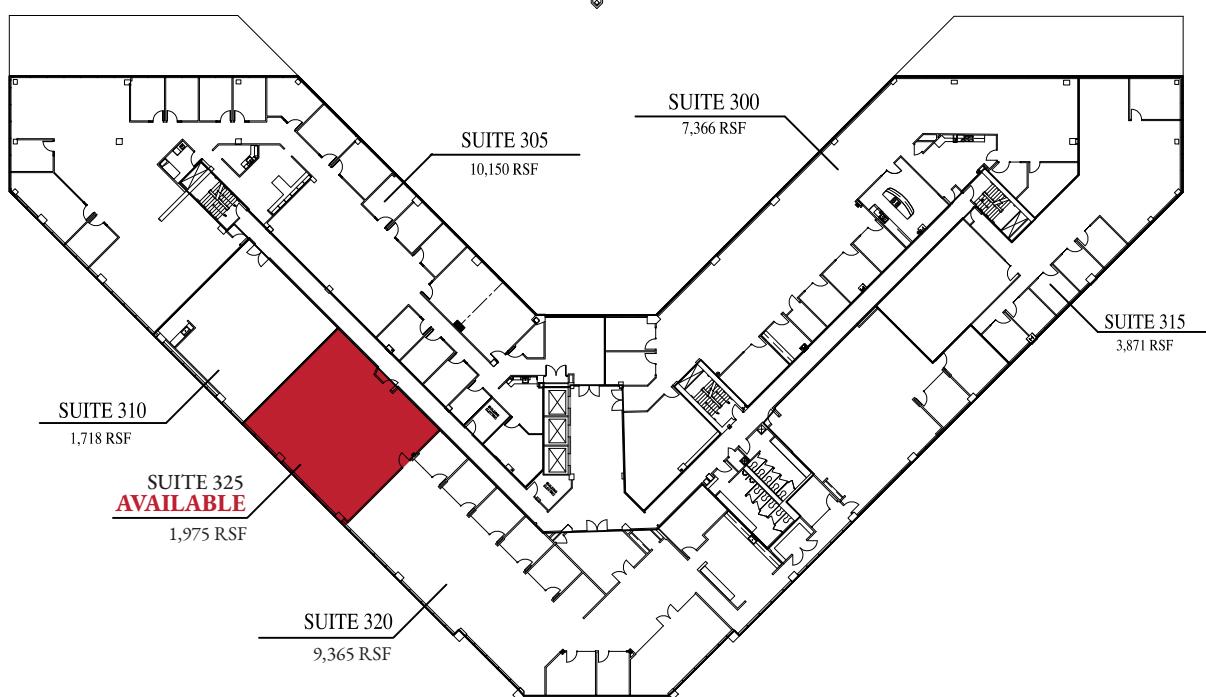
SUITE	SQ. FT.	AVAILABILITY
220	16,254	Immediate
300	22,186	Immediate
350	10,328	Immediate
440	2,292	Immediate
450	3,741	Immediate



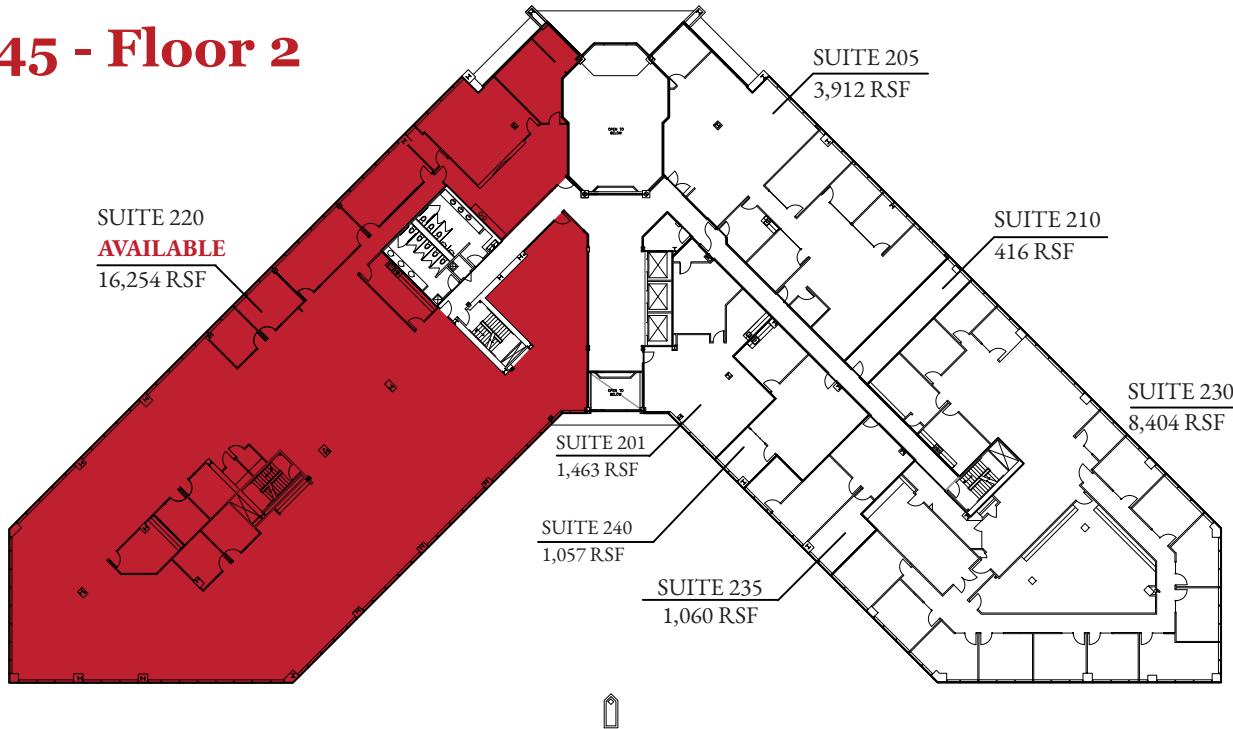
## 8805 - Floor 2



## 8805 - Floor 3

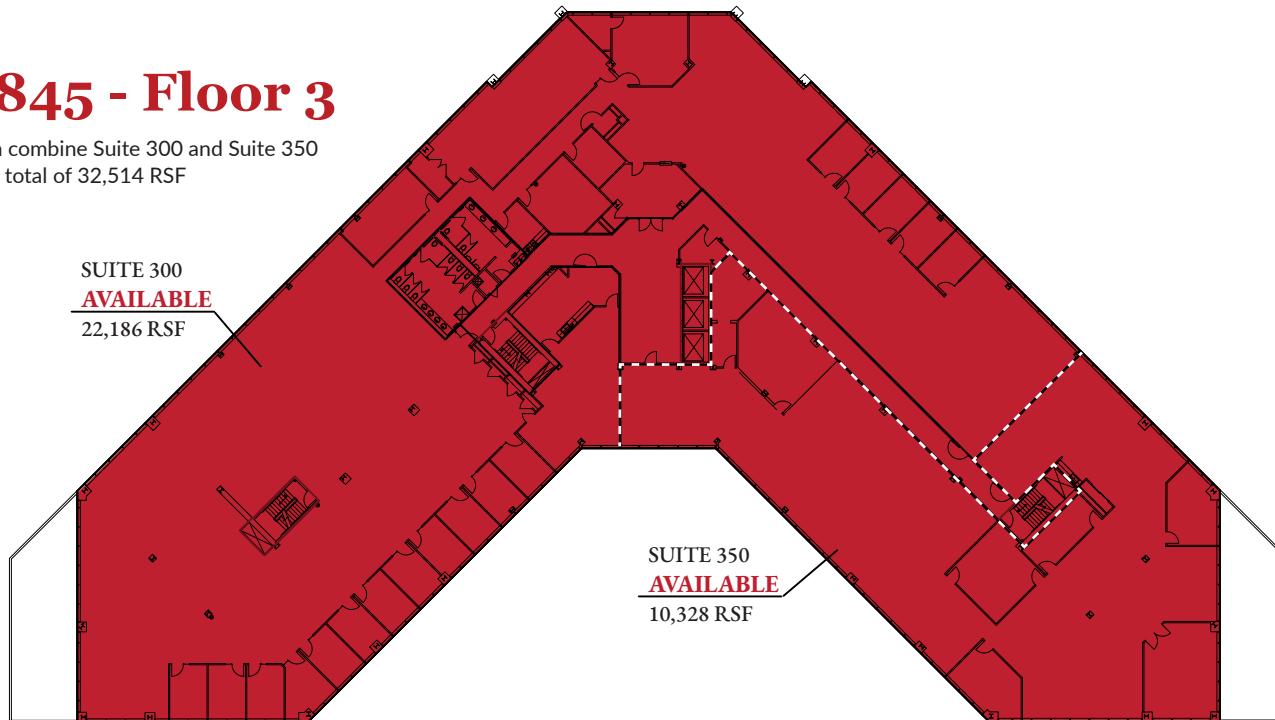


## 8845 - Floor 2

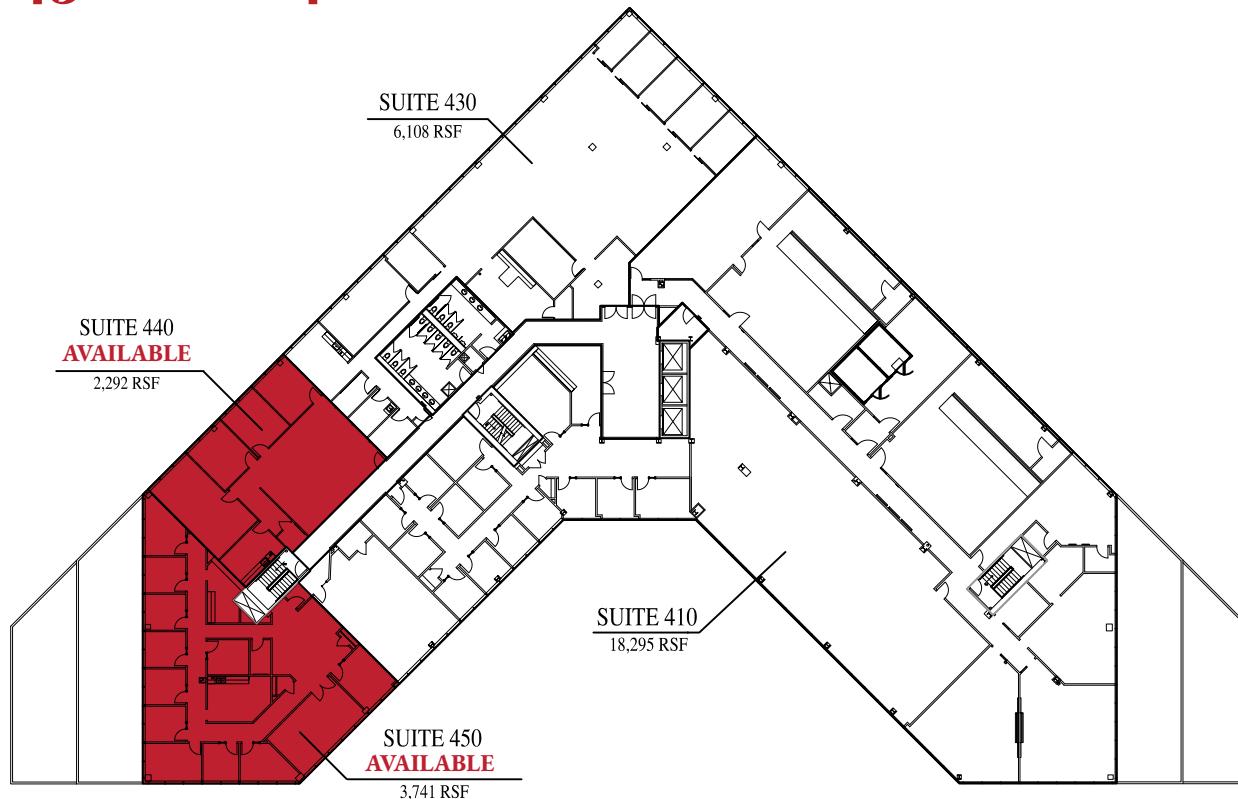


## 8845 - Floor 3

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



## 8845 - Floor 4





## DEERFIELD TOWNE CENTER



MASON RD (0,032 VPD)  
INTERSTATE  
71



GOVERNORS  
HILL

## 5 MILE KEY FACTS

## DEMOGRAPHICS

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

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



148,774

5-Mile Population



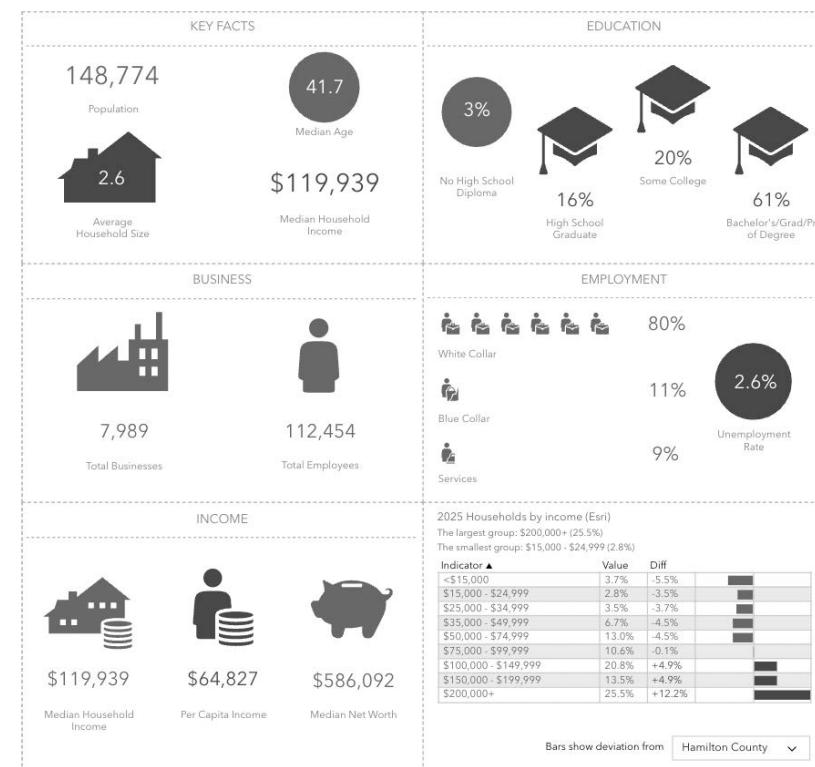
\$119,939

5-Mile Median Household Income



57,543

5-Mile Households



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

© 2026 Esri



## CONFIDENTIALITY DISCLAIMER

### PRESENTED EXCLUSIVELY BY:



ADAM RATH | BROKER  
adam@rathequity.com  
513.888.8669  
rathequity.com

All materials and information received or derived from Rath Equity, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Rath Equity, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Rath Equity will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Rath Equity makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Rath Equity does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Rath Equity in compliance with all applicable fair housing and equal opportunity laws.