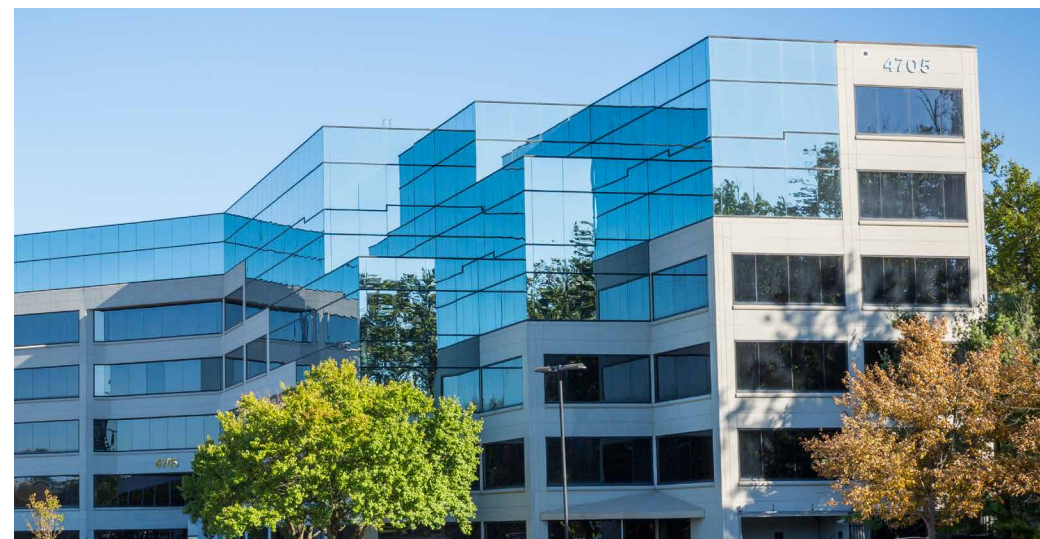
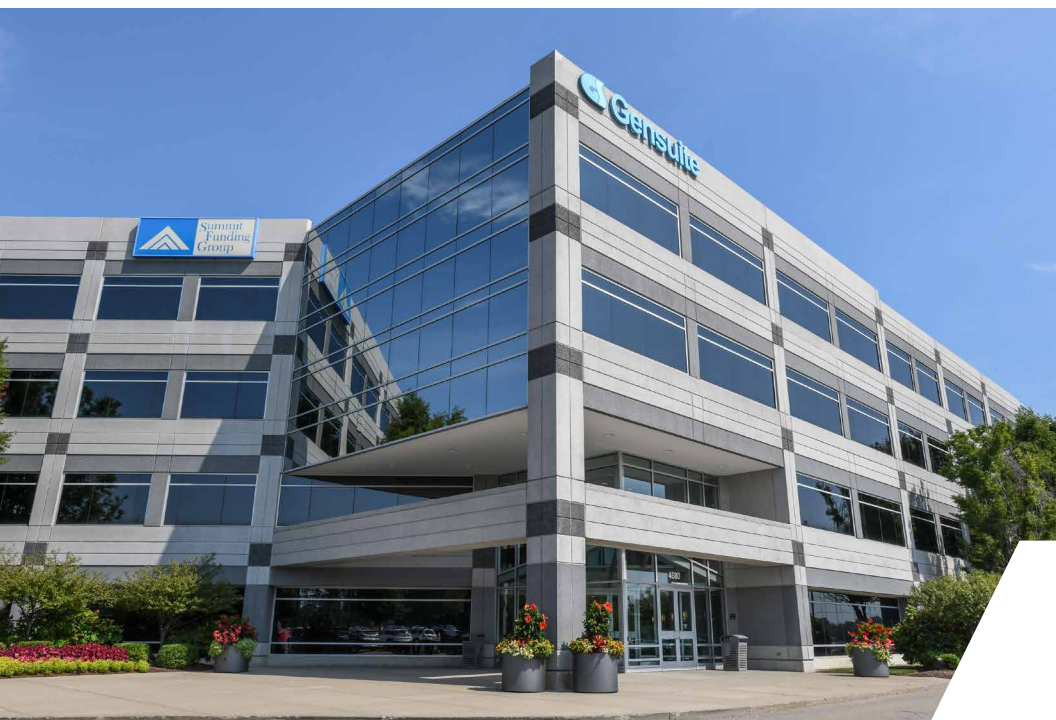


# GOVERNOR'S POINTE



SMITH  
HALLEMANN  
PARTNERS

CUSHMAN &  
WAKEFIELD



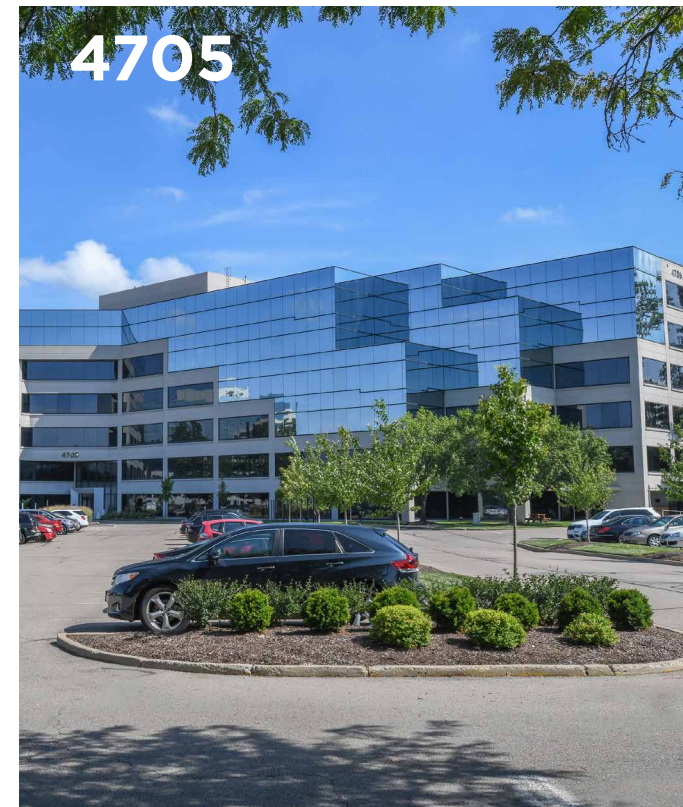
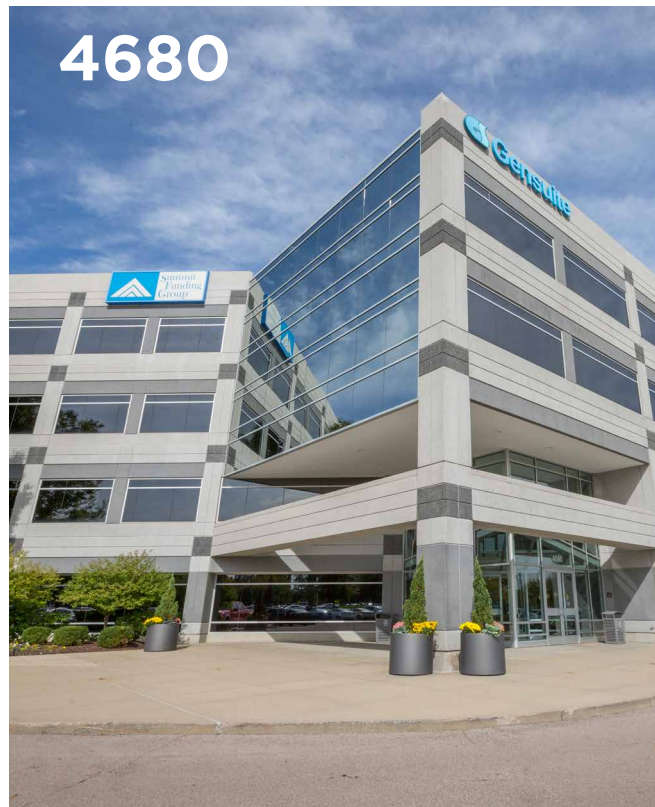
# PROPERTY HIGHLIGHTS

529,653 TOTAL SF

166,242 AVAILABLE SF

81,273 MAX CONTIGUOUS SF





- Four excellent Class A office buildings on 34.84 acres
- New I-71 exit ramp offering easy access to Governor's Pointe's front door
- 56 Person Common Conference Center free to tenants of all Governor's Pointe properties and reservable through property management office
- Park-like setting located in the fast growing Deerfield/Mason market
- Landscaped patio areas overlooking courtyards with lakes and fountains
- Beautiful multi-story glass walled lobbies with high profile features
- Outstanding highway visibility, including potential building signage





# BUILDING OVERVIEW



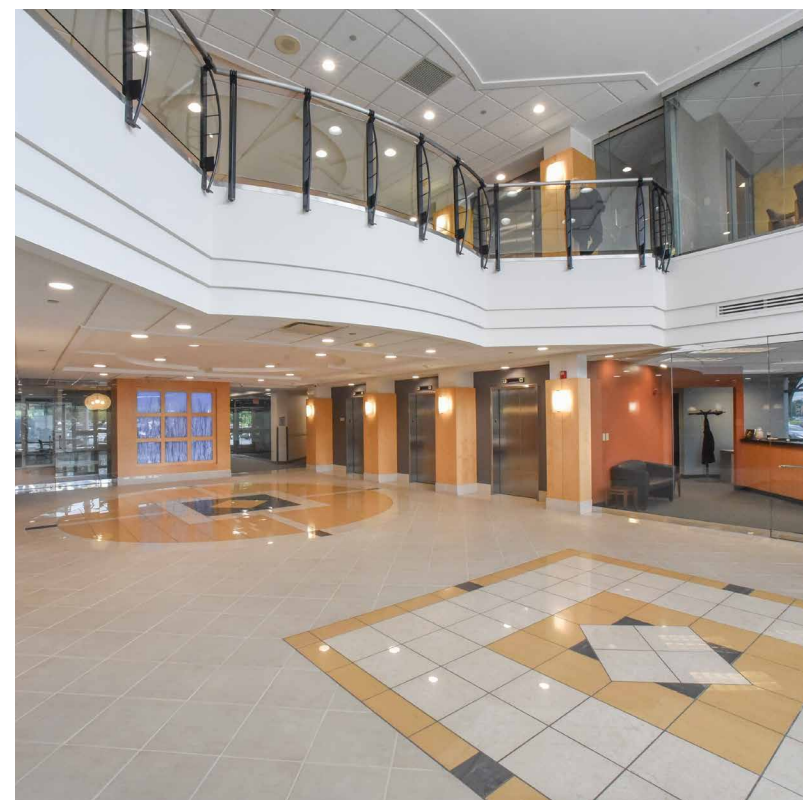
Building	Stories	Net Rate	OPEX	Property Size	Vacancy	Max Contiguous
 <p><b>4605</b> 4605 Duke Drive Mason, OH 45040</p>	8	\$13.00	\$9.28	181,009 SF	83,801 SF	81,273 SF
 <p><b>4660</b> 4660 Duke Drive Mason, OH 45040</p>	3	\$13.00	\$10.34	78,253 SF	25,274 SF	14,910 SF
 <p><b>4680</b> 4680 Parkway Drive Mason, OH 45040</p>	4	\$13.00	\$10.25	128,490 SF	37,614 SF	21,513 SF
 <p><b>4705</b> 4705 Duke Drive Mason, OH 45040</p>	6	\$13.00	\$10.18	141,901 SF	19,553 SF	14,014 SF

## GOVERNOR'S POINTE OFFICE PARK





# GRAB-N-GO BREAK AREA







# COMMON COURTYARD

*With outdoor seating  
and water feature*

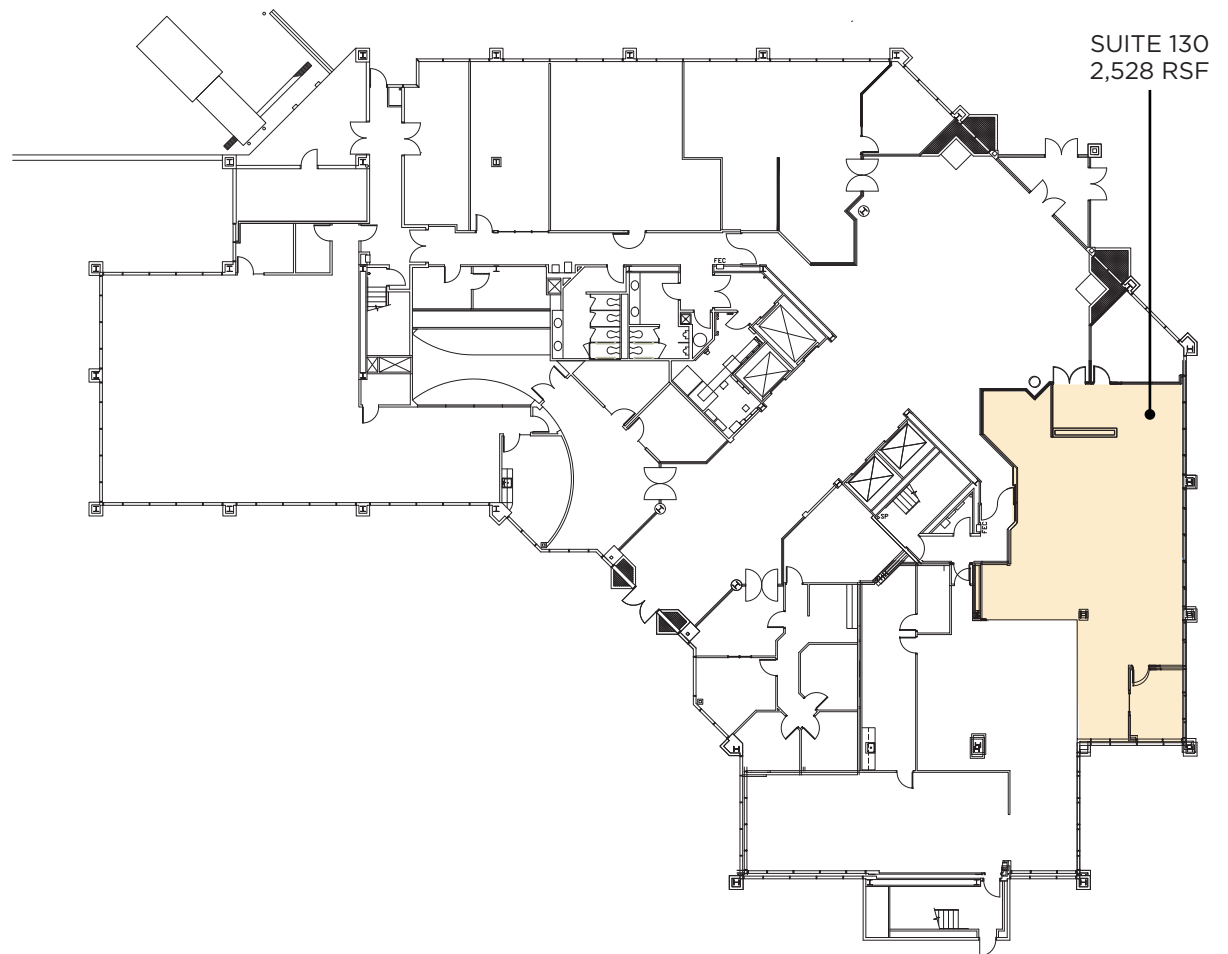




# AVAILABLE SUITES

## 4605 floor 1

Suite 130    2,528 rsf    \$13.00 Net / \$9.28 OpEx



181,009 TOTAL SF  
83,801 AVAILABLE SF  
81,273 MAX CONTIGUOUS SF

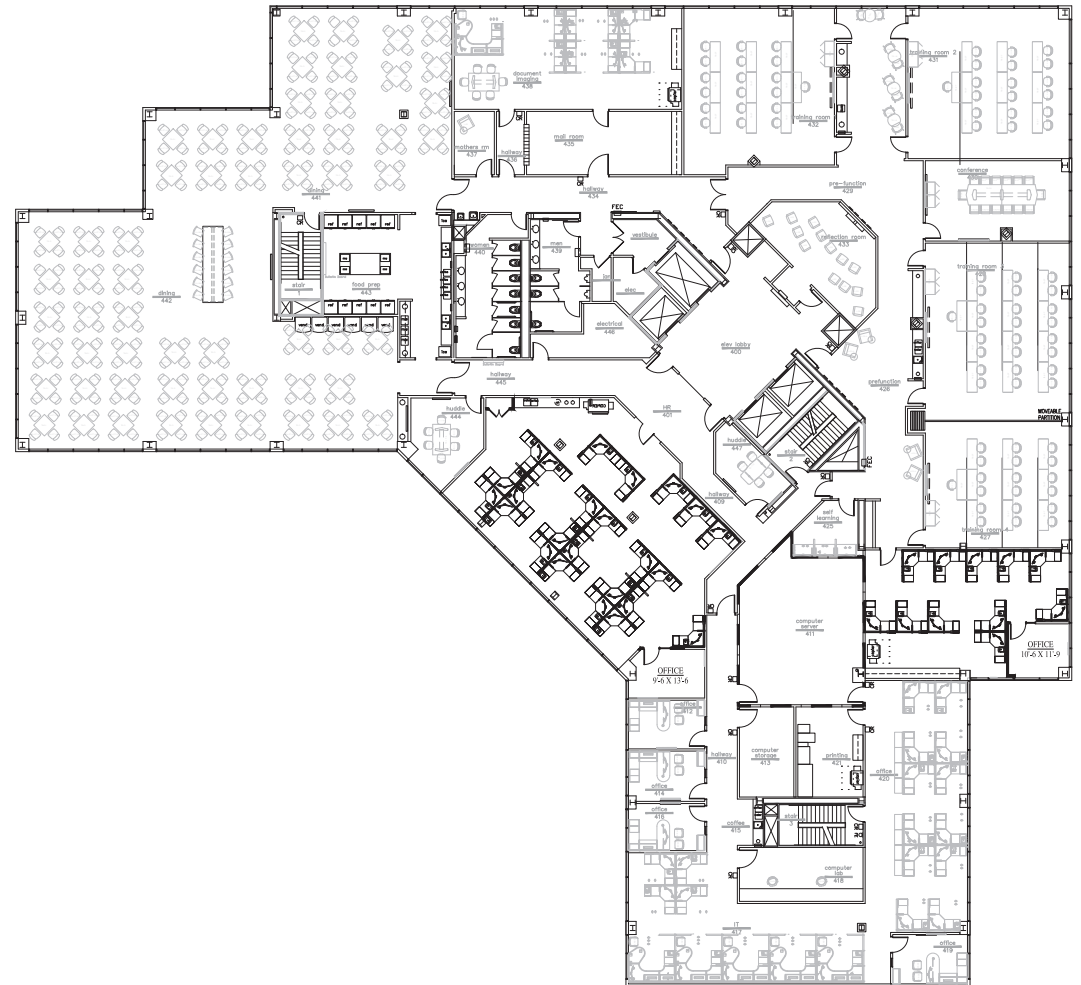




# AVAILABLE SUITES

## 4605 floor 4

Full Floor 27,249 rsf \$13.00 Net / \$9.28 OpEx



181,009 TOTAL SF  
83,801 AVAILABLE SF  
81,273 MAX CONTIGUOUS SF





*181,009 TOTAL SF*  
*83,801 AVAILABLE SF*  
*81,273 MAX CONTIGUOUS SF*

# AVAILABLE SUITES

## 4605 floor 5

Full Floor 27,249 rsf \$13.00 Net / \$9.28 OpEx







*181,009 TOTAL SF*  
*83,801 AVAILABLE SF*  
*81,273 MAX CONTIGUOUS SF*

# AVAILABLE SUITES

## 4605 floor 6

Full Floor    26,775 rsf    \$13.00 Net / \$9.28 OpEx



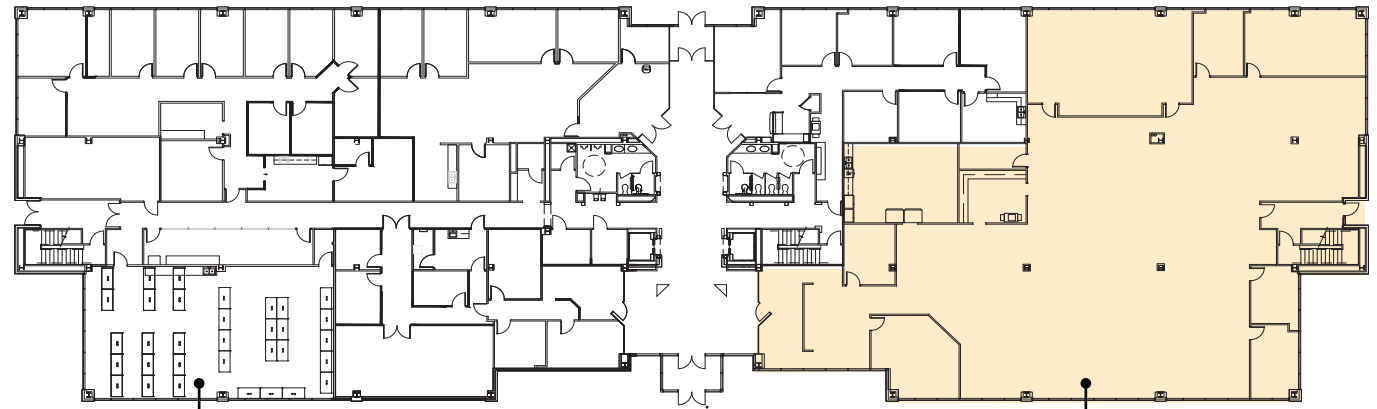




# AVAILABLE SUITES

## 4660 floor 1

Suite 100 10,364 rsf \$13.00 Net / \$10.34 OpEx



**NEW COMMON CONFERENCE CENTER!**

SUITE 100  
10,364 RSF



78,253 TOTAL SF  
25,274 AVAILABLE SF  
14,910 MAX CONTIGUOUS SF

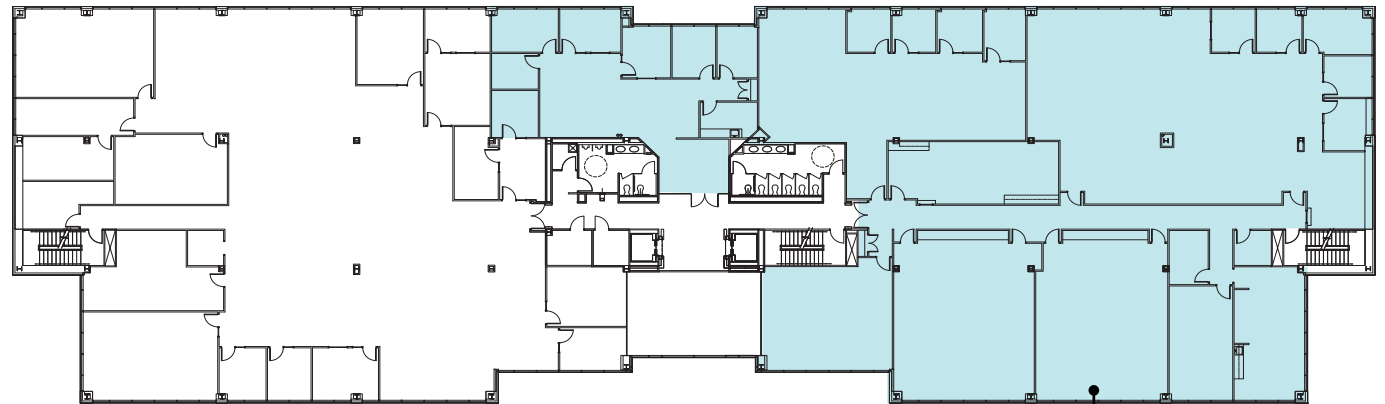




# AVAILABLE SUITES

## 4660 floor 2

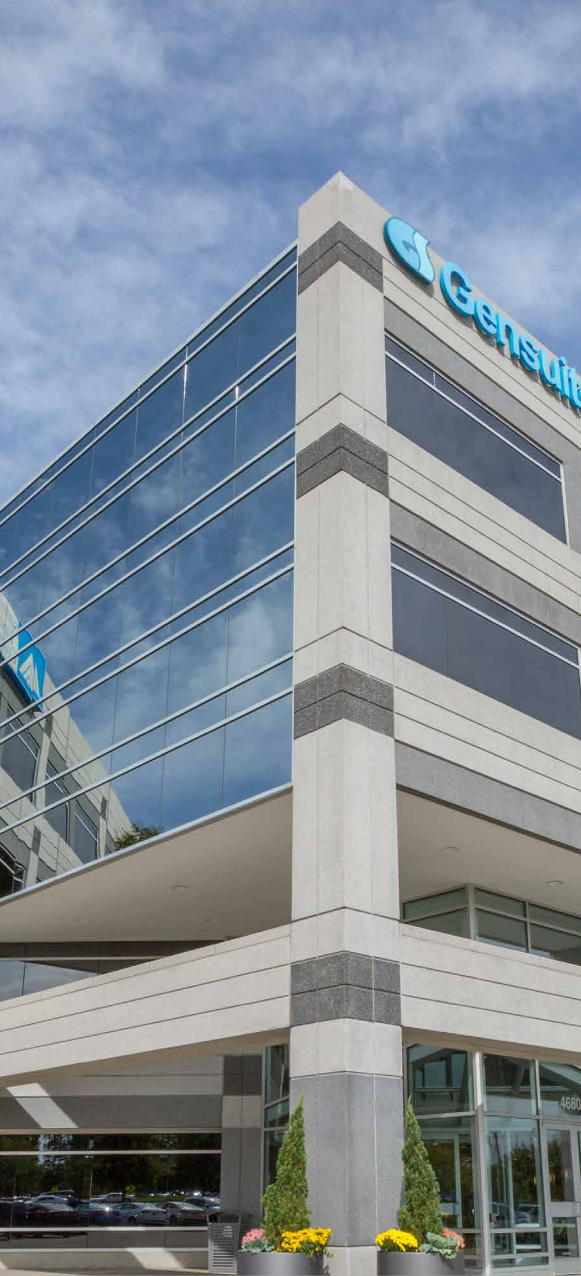
Suite 230 14,910 rsf \$13.00 Net / \$10.34 OpEx



SUITE 230  
14,910 RSF

*78,253 TOTAL SF*  
*25,274 AVAILABLE SF*  
*14,910 MAX CONTIGUOUS SF*





# AVAILABLE SUITES

## 4680 floor 1

Suite 105	3,158 rsf	\$13.00 Net / \$10.25 OpEx
Suite 115	3,335 rsf	\$13.00 Net / \$10.25 OpEx
Suite 125	1,833 rsf	\$13.00 Net / \$10.25 OpEx



128,490 TOTAL SF  
 37,614 AVAILABLE SF  
 21,513 MAX CONTIGUOUS SF





# AVAILABLE SUITES

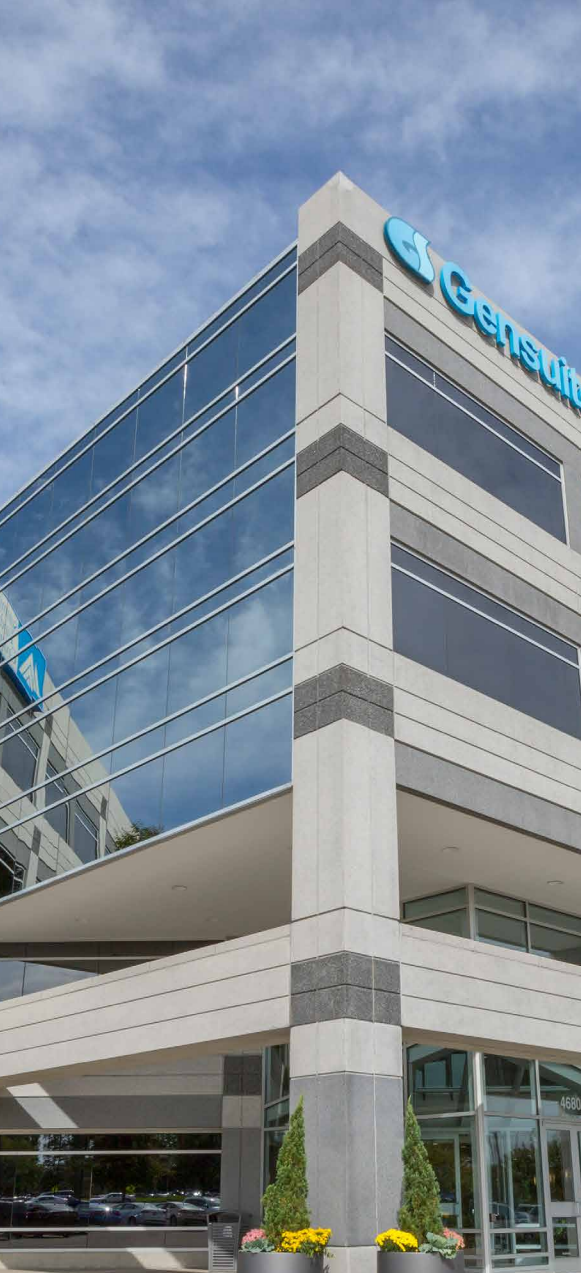
## 4680 floor 2

Suite 215    5,094 rsf    \$13.00 Net / \$10.25 OpEx



*128,490 TOTAL SF*  
*37,614 AVAILABLE SF*  
*21,513 MAX CONTIGUOUS SF*

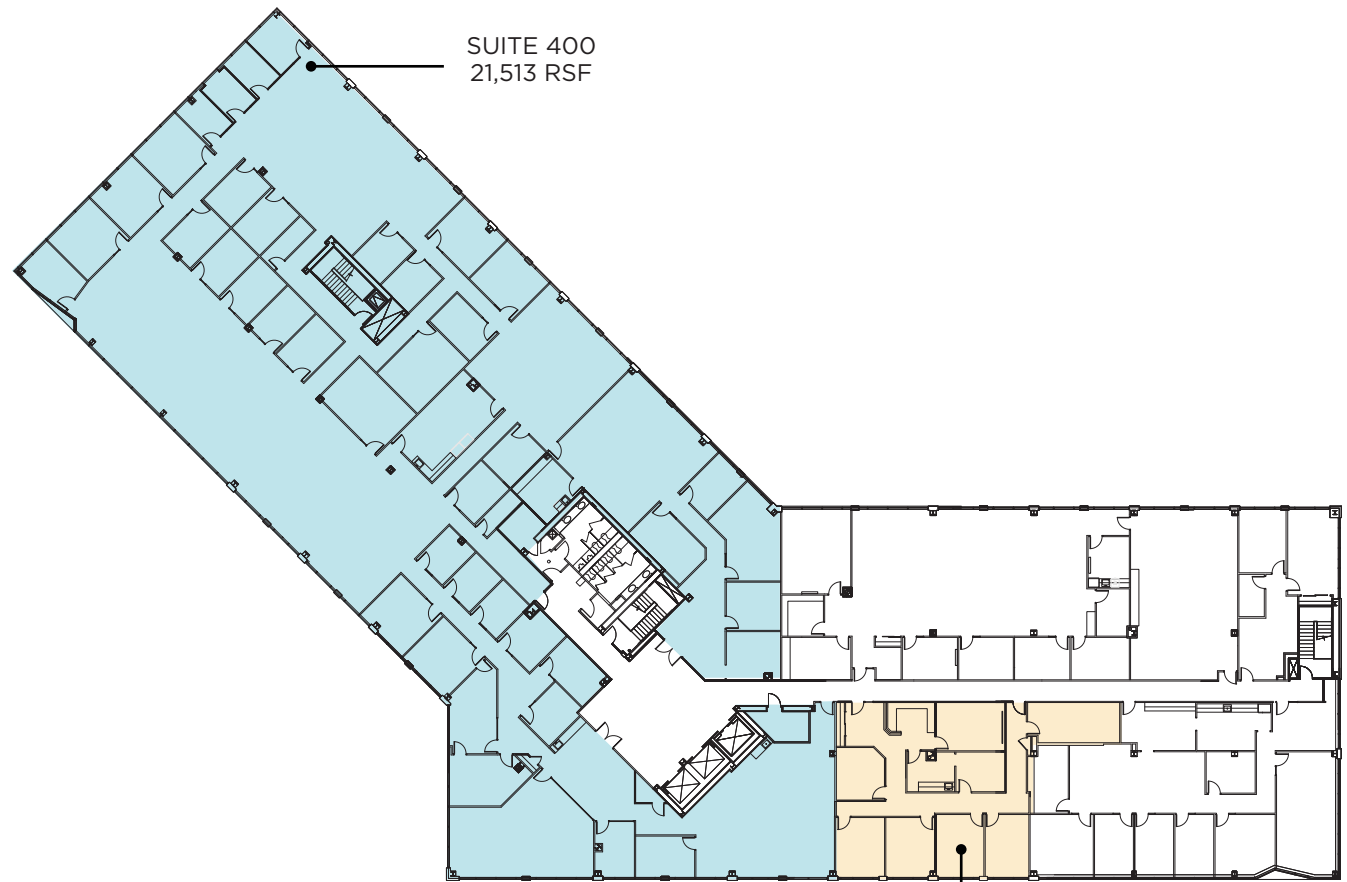




# AVAILABLE SUITES

## 4680 floor 4

24,194 RSF CONTIGUOUS	• Suite 400	21,513 rsf	\$13.00 Net / \$10.25 OpEx
	• Suite 455	2,681 rsf	\$13.00 Net / \$10.25 OpEx



SUITE 400  
21,513 RSF

SUITE 455  
2,681 RSF

*128,490 TOTAL SF*  
*37,614 AVAILABLE SF*  
*21,513 MAX CONTIGUOUS SF*

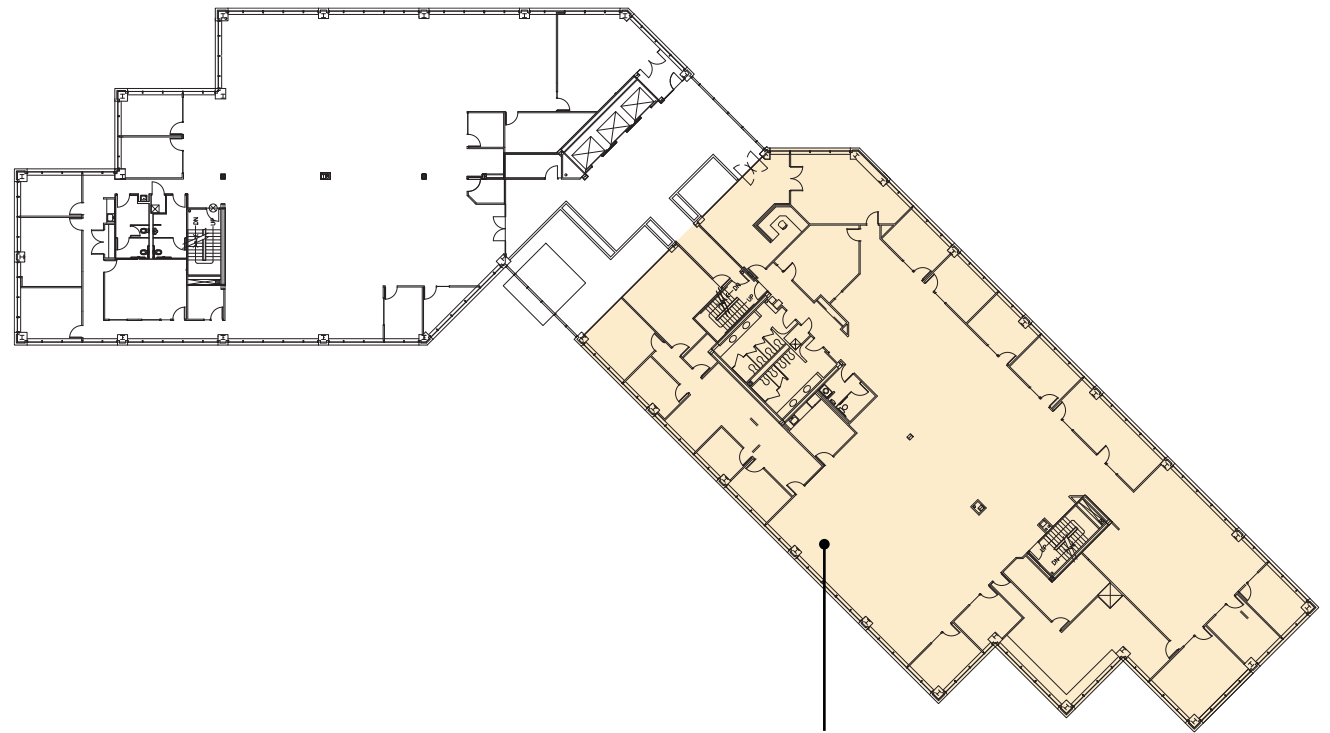




# AVAILABLE SUITES

## 4705 floor 2

Suite 200 14,014 rsf \$13.00 Net / \$10.18 OpEx



SUITE 200  
14,014 RSF

*141,901 TOTAL SF*

*19,553 AVAILABLE SF*

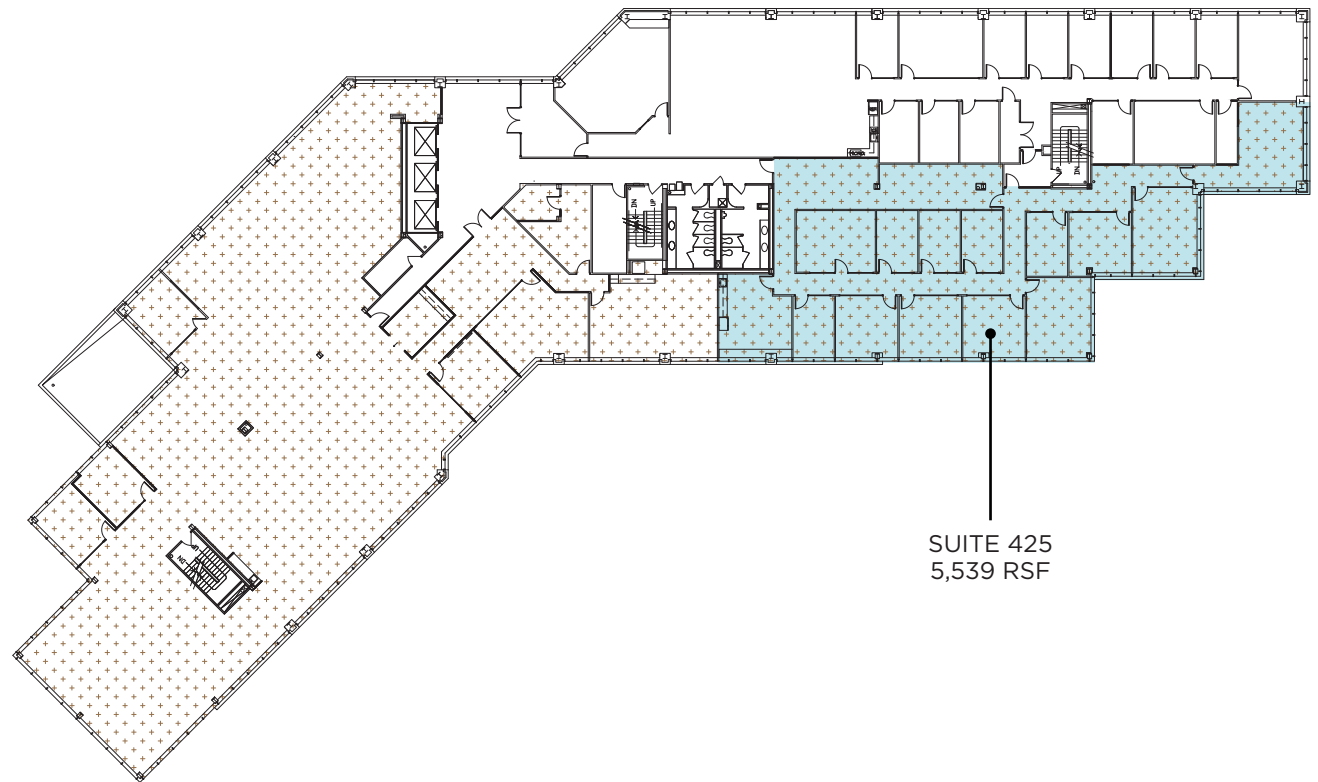
*14,014 MAX CONTIGUOUS SF*



# AVAILABLE SUITES

## 4705 floor 4

Suite 425    5,539 rsf    \$13.00 Net / \$10.18 OpEx

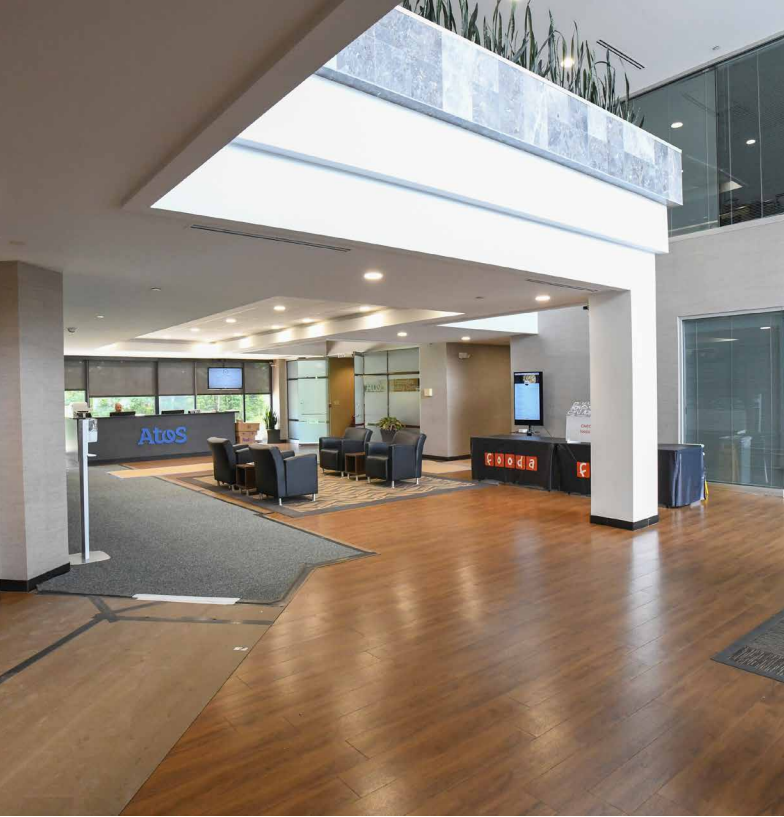


141,901 TOTAL SF

19,553 AVAILABLE SF

14,014 MAX CONTIGUOUS SF











# LOCATION

## Deerfield Township

Governor's Pointe is a portfolio of Class A office buildings with a corporate campus setting in the suburban market of Deerfield Township. A perfect environment for businesses with a walk-on-in type feel. The large open concept office floor plans feature large windows with plenty of surrounding greenery. Located right off of Interstate 71, with great visibility and high traffic volume.



30 minute drive to  
Downtown Cincinnati



Interstate Signage  
Opportunities



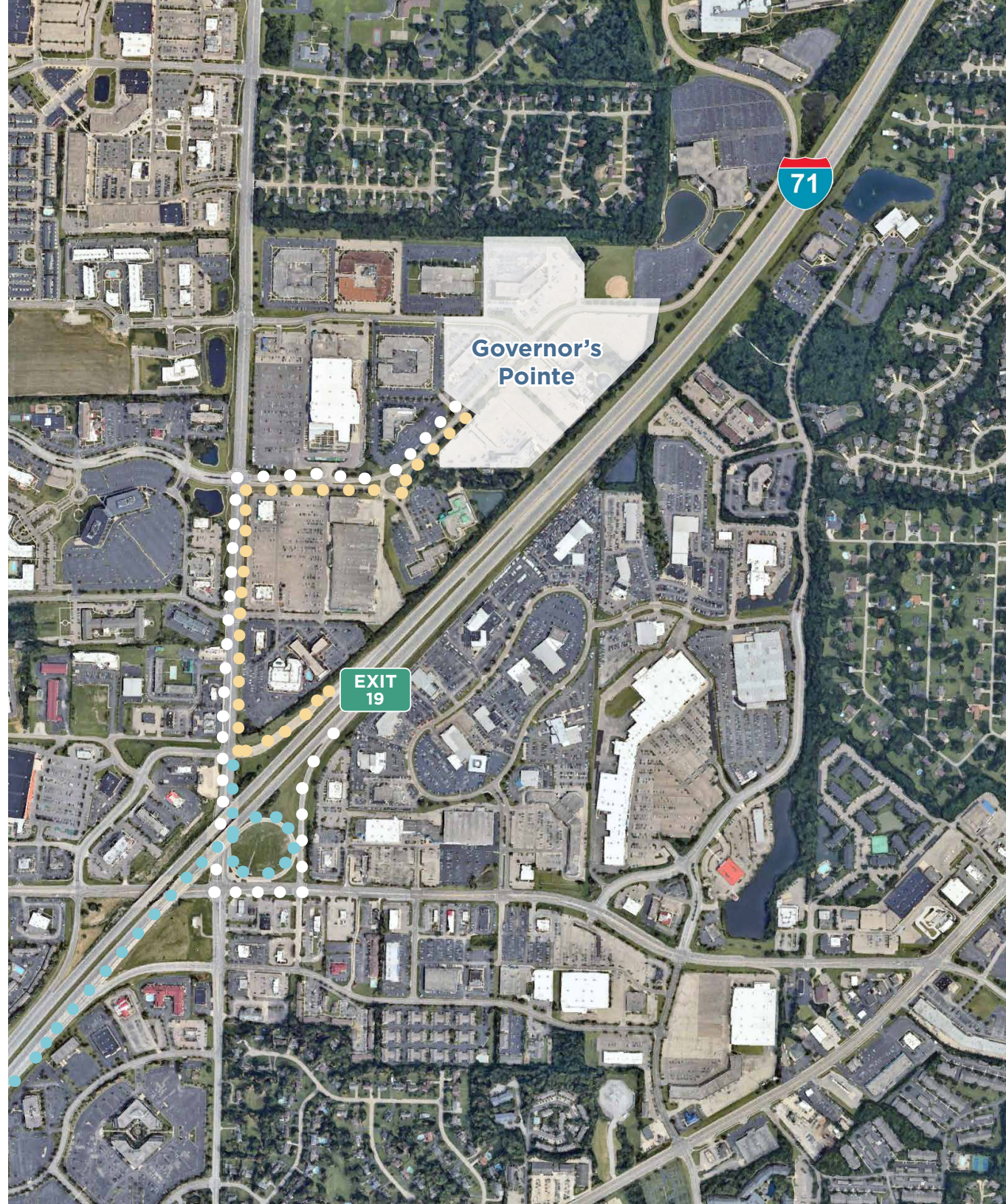
Immediate interstate  
access



Outdoor Courtyard  
with seating area



Abundance of  
surface parking







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PARTNERS

 **CUSHMAN & WAKEFIELD**