

4680 PARKWAY



4660 DUKE



CAMPUS HIGHLIGHTS

- Two excellent Class A office buildings available for lease at Governor's Pointe
- Easy access from the I-71 exit
- 0% local earnings tax
- NEW common conference center at 4660 Duke – free to tenants in both buildings
- Tenant Café at 4660 Duke
- Park-like setting located in the fast growing Deerfield / Mason market

4680 PARKWAY

BUILDING INFORMATION & RATES

STORIES	PROPERTY SIZE	NET RATE	OPEX
4	128,490 SF	\$13.25 /SF	\$10.25 /SF

AVAILABILITY

AVAILABLE	MIN SPACE	MAX CONTIGUOUS
34,709 SF	1,833 SF	24,537 SF

4660 DUKE

BUILDING INFORMATION & RATES

STORIES	PROPERTY SIZE	NET RATE	OPEX
3	78,253 SF	\$13.25 /SF	\$10.34 /SF

AVAILABILITY

AVAILABLE	MIN SPACE	MAX CONTIGUOUS
25,310 SF	10,364 SF	14,910 SF

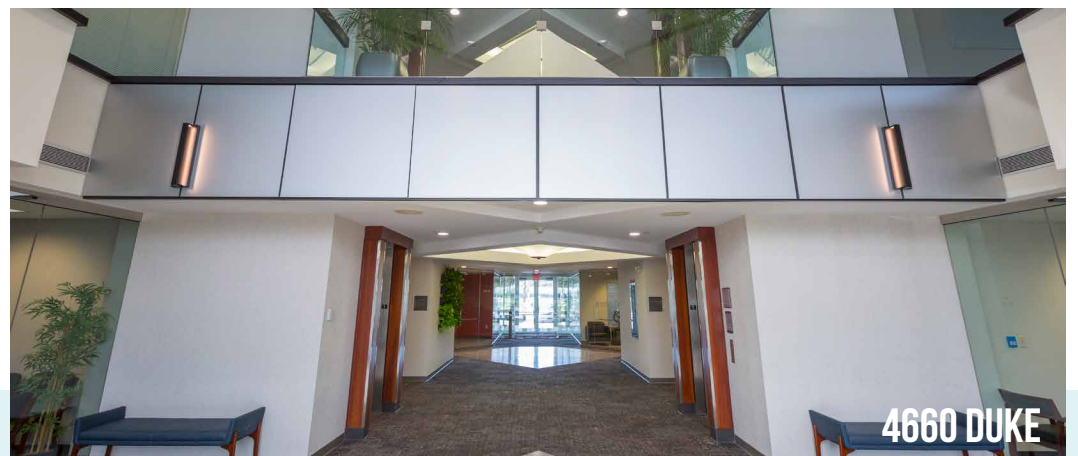
4680 PARKWAY



4660 DUKE

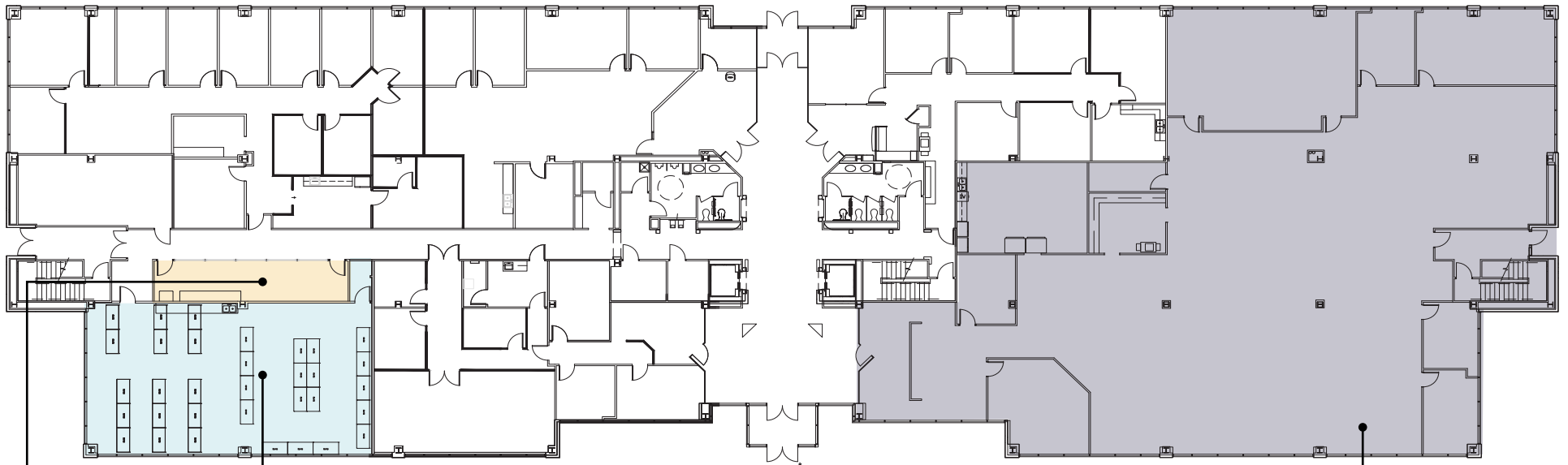


MAIN LOBBY



4660 DUKE

FLOOR 1



NEW COMMON CONFERENCE CENTER!

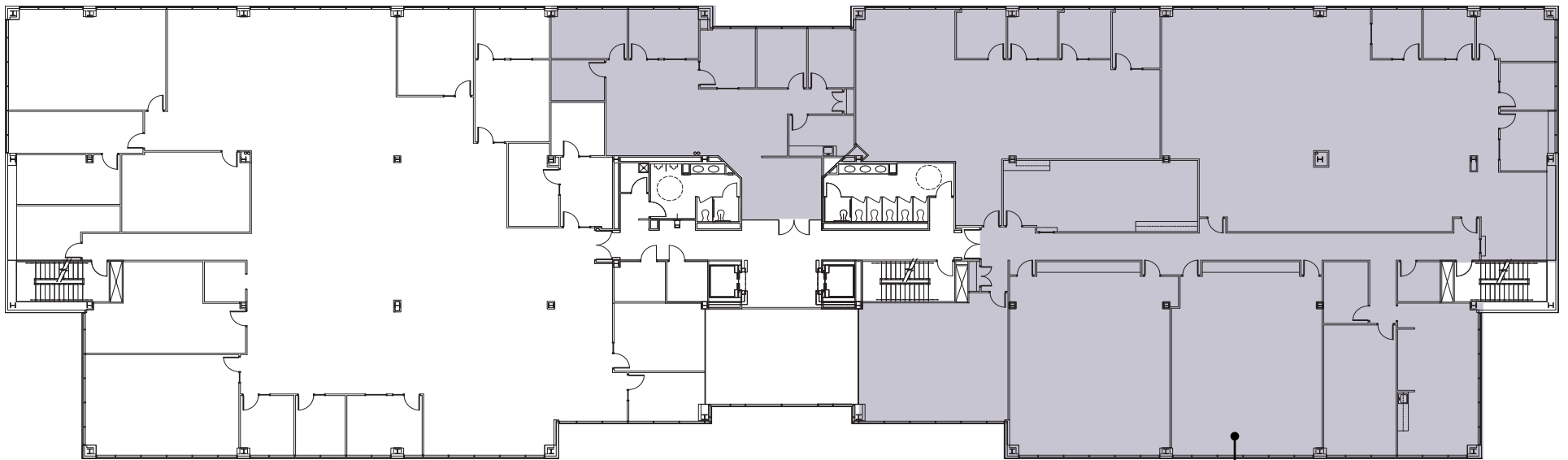
*TENANT CAFE
& VENDING*



SUITE 100
10,400 RSF

4660 DUKE

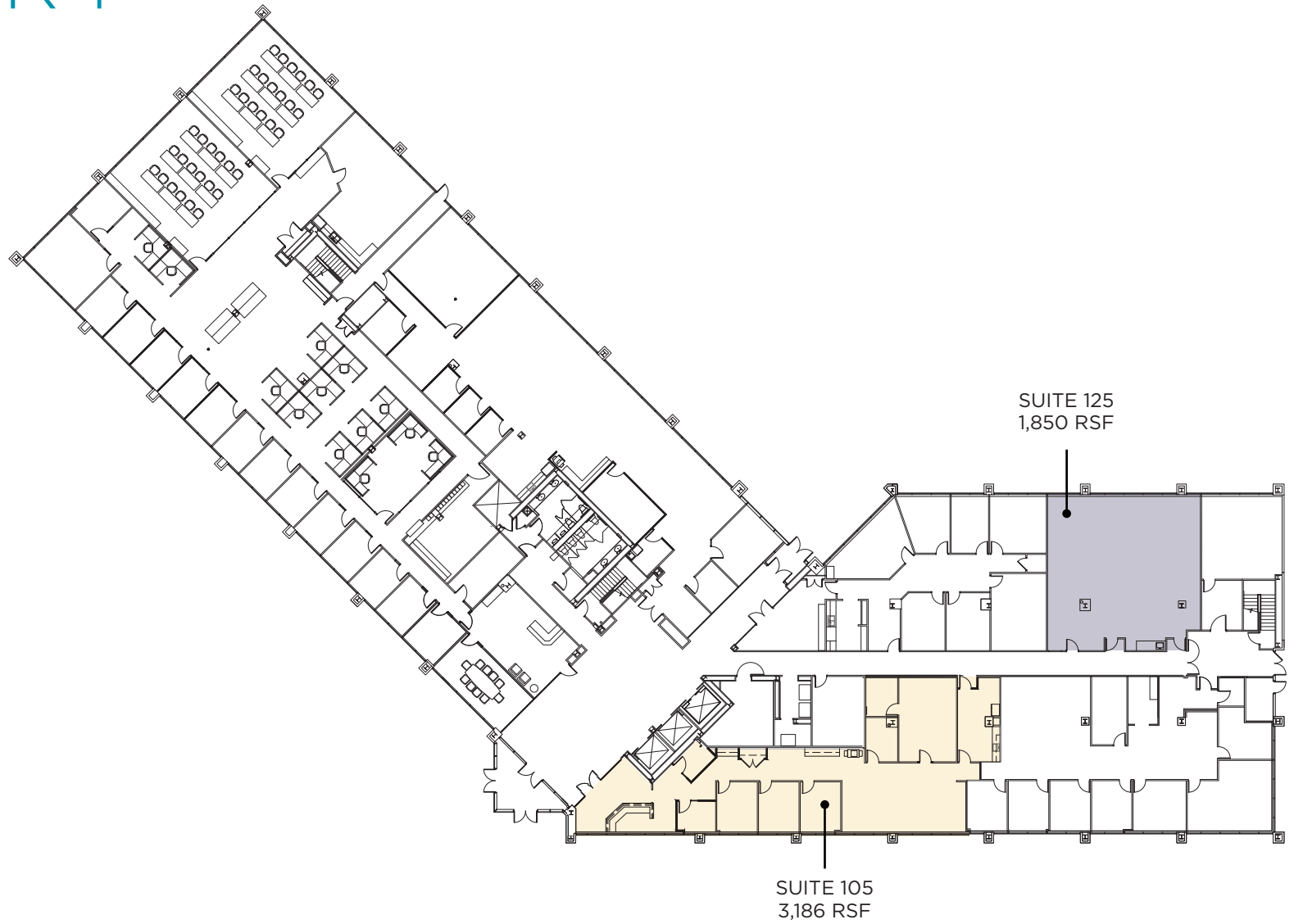
FLOOR 2



SUITE 230
14,910 RSF

4680 PARKWAY

FLOOR 1



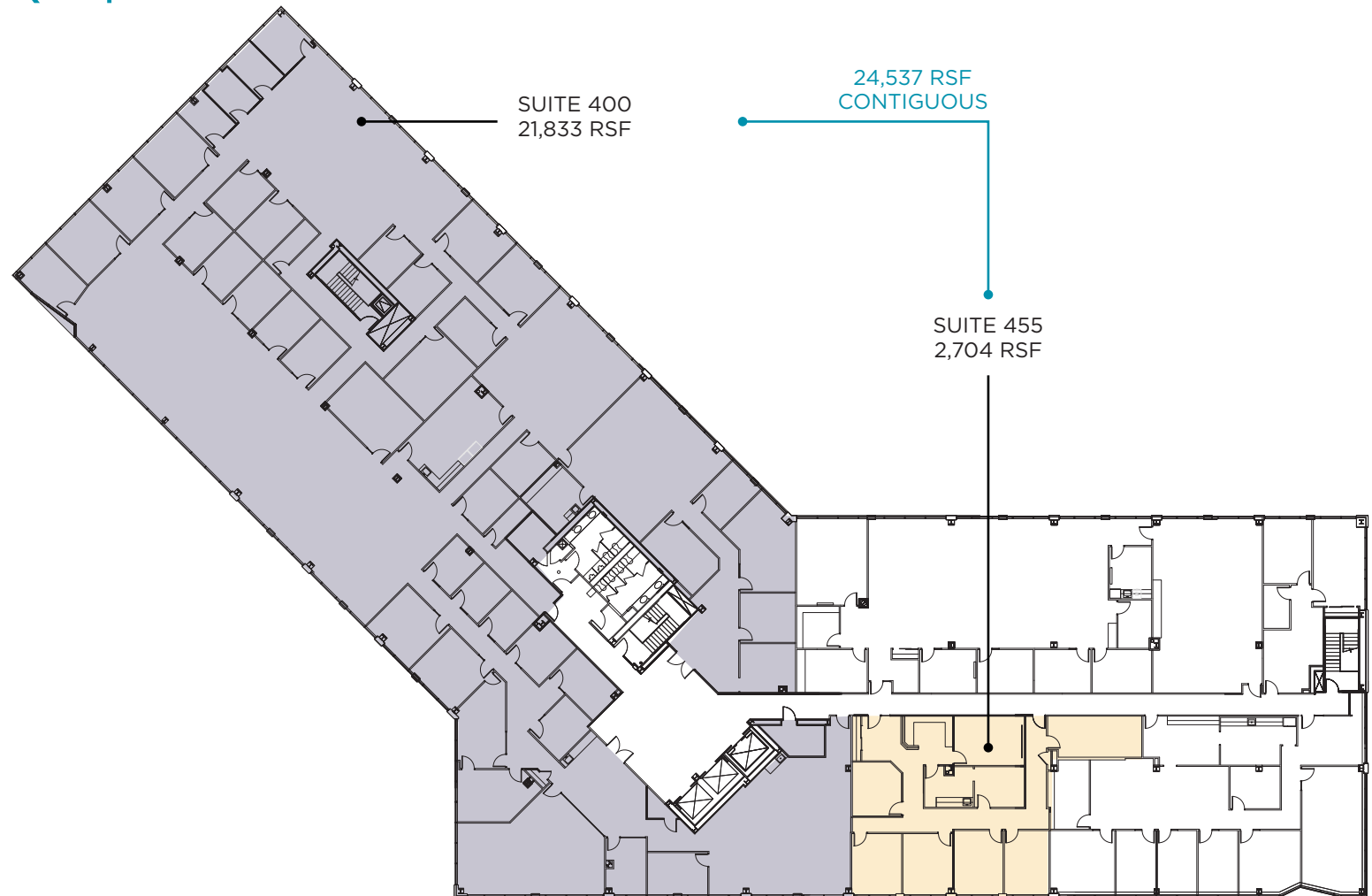
4680 PARKWAY

FLOOR 2



4680 PARKWAY

FLOOR 4



LOCAL AMENITIES

The map shows a suburban area with a red location pin and numerous colored circles (green, yellow, blue, purple) indicating various local amenities. To the right of the map is a collage of logos for various businesses, categorized by type.

Logos included in the collage:

- Hotels:** Marriott, Hilton, Hyatt
- Restaurants:** Taziki's, Graciera's, Frenchie, Mission BBQ, Cracker Barrel, Firebirds, Olive Garden, Carrabba's, deSha's, Plada, Maplewood
- Shopping:** Old Navy, Regal, Target, Whole Foods, Yagoot, Dick's Sporting Goods, Kroger, Panera, Me Massage Envy, Dewey's Pizza, Cushman & Wakefield, Neyer Properties
- Fitness:** Orangetheory Fitness, Pure Barre, Esporta Fitness, Crunch, Planet Fitness, Starbucks

Category Legend:

- hotels (bed icon)
- restaurants (fork and knife icon)
- shopping (shopping bag icon)
- fitness (heart with pulse line icon)

DEERFIELD TOWNSHIP

4660 Duke Drive & 4680 Parkway Drive are located on a corporate campus setting in the suburban market of Deerfield Township. A perfect environment for businesses with a walk-on-in type feel.

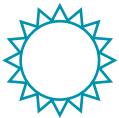
The large open concept office floor plans feature large windows with plenty of surrounding greenery. Located right off of Interstate 71, with great visibility and high traffic volume.



30 minute drive to
Downtown Cincinnati



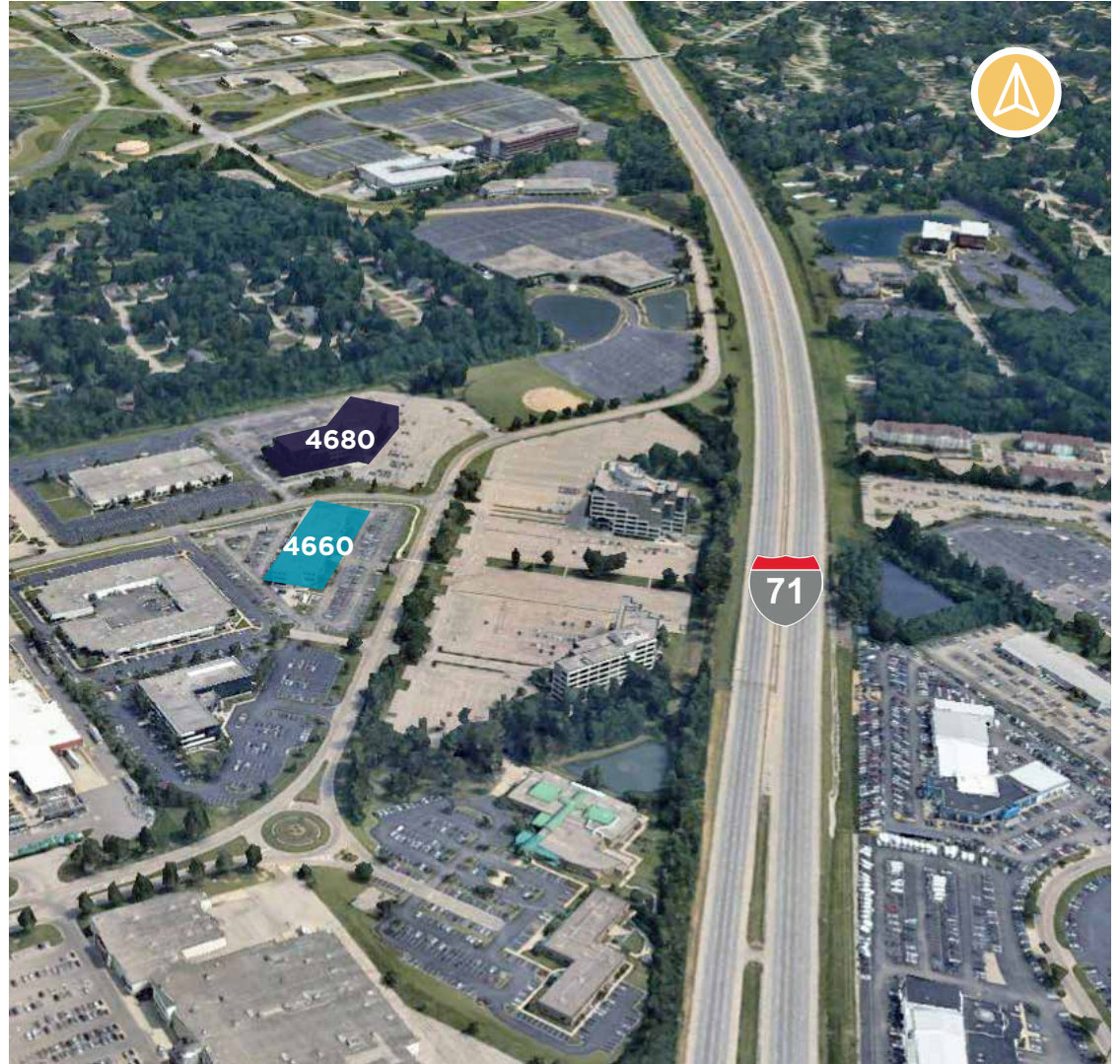
Immediate interstate
access



Outdoor seating & amenity
space at both buildings



Abundance of
surface parking



CONTACT INFORMATION



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