

# 8790 GOVERNORS HILL DRIVE

8790 Governors Hill Drive  
Cincinnati, Ohio 45249

\$9.50/SF + \$7.00\* in OpEx  
3,902 to 59,616 SF Available



## Property Lease Highlights

- 59,616 SF 3-story office building
- Convenient access to the Fields Ertel & 71 exit
- 19,872 SF typical floor size with tremendous light
- Building signage & pylon sign with visibility on I-71
- Located in Symmes Township, no local earnings tax
- Abundant parking with over 260 spaces (4.43 ratio)

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation. \*This is an estimate subject to change. Agent Hari Pisati is the owner of this property.

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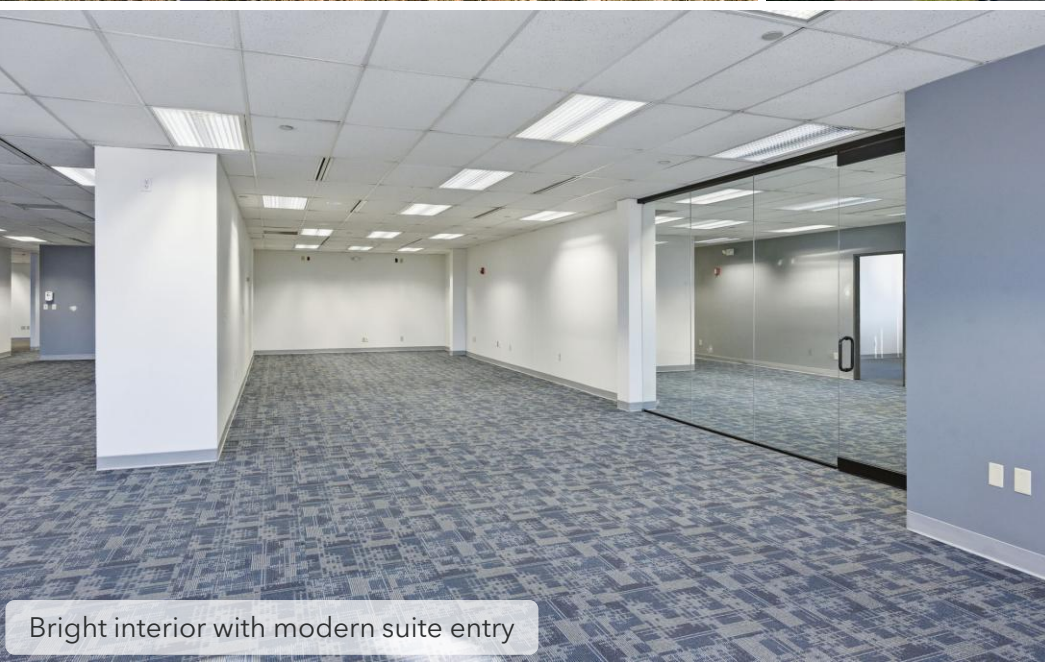
# ADDITIONAL PHOTOS



Monument sign facing Governors Hill



Highway visibility on I-71



Bright interior with modern suite entry



Pylon signage facing I-71



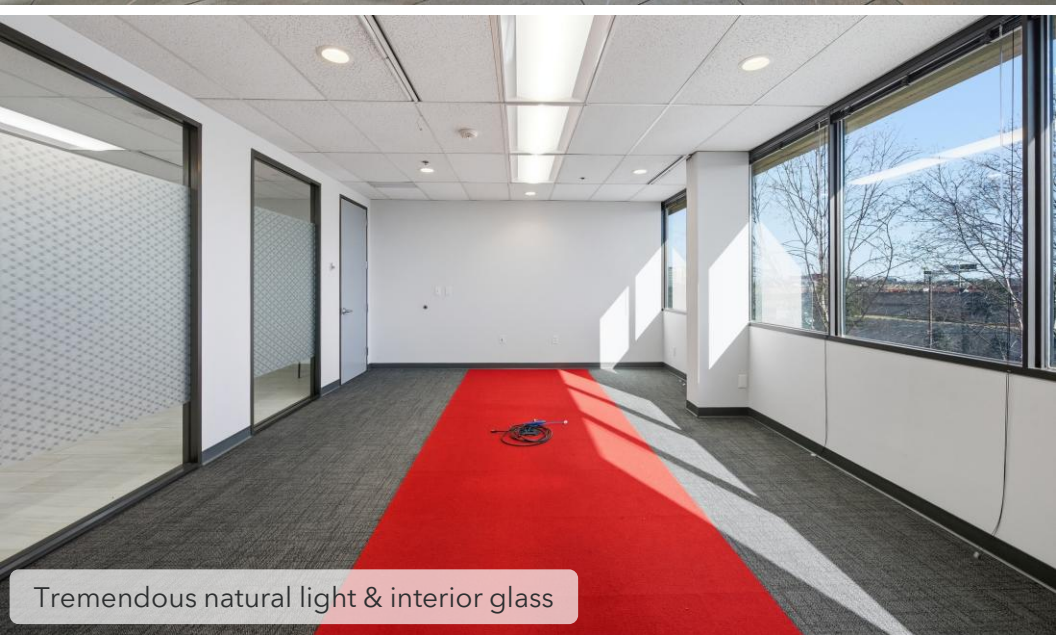
# INTERIOR PHOTOS



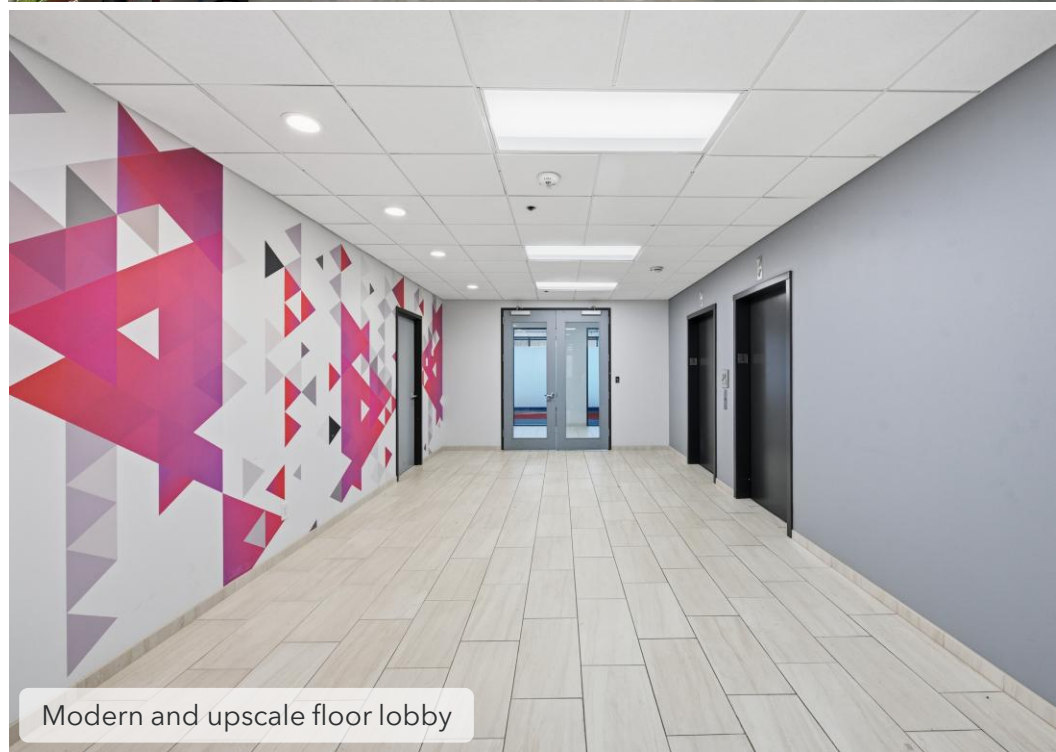
Beautiful & efficiently sized lobby



Attractive 2-story atrium

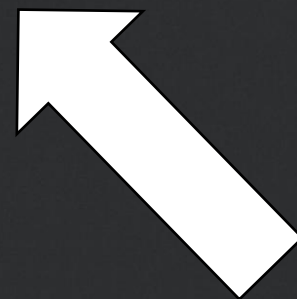


Tremendous natural light & interior glass



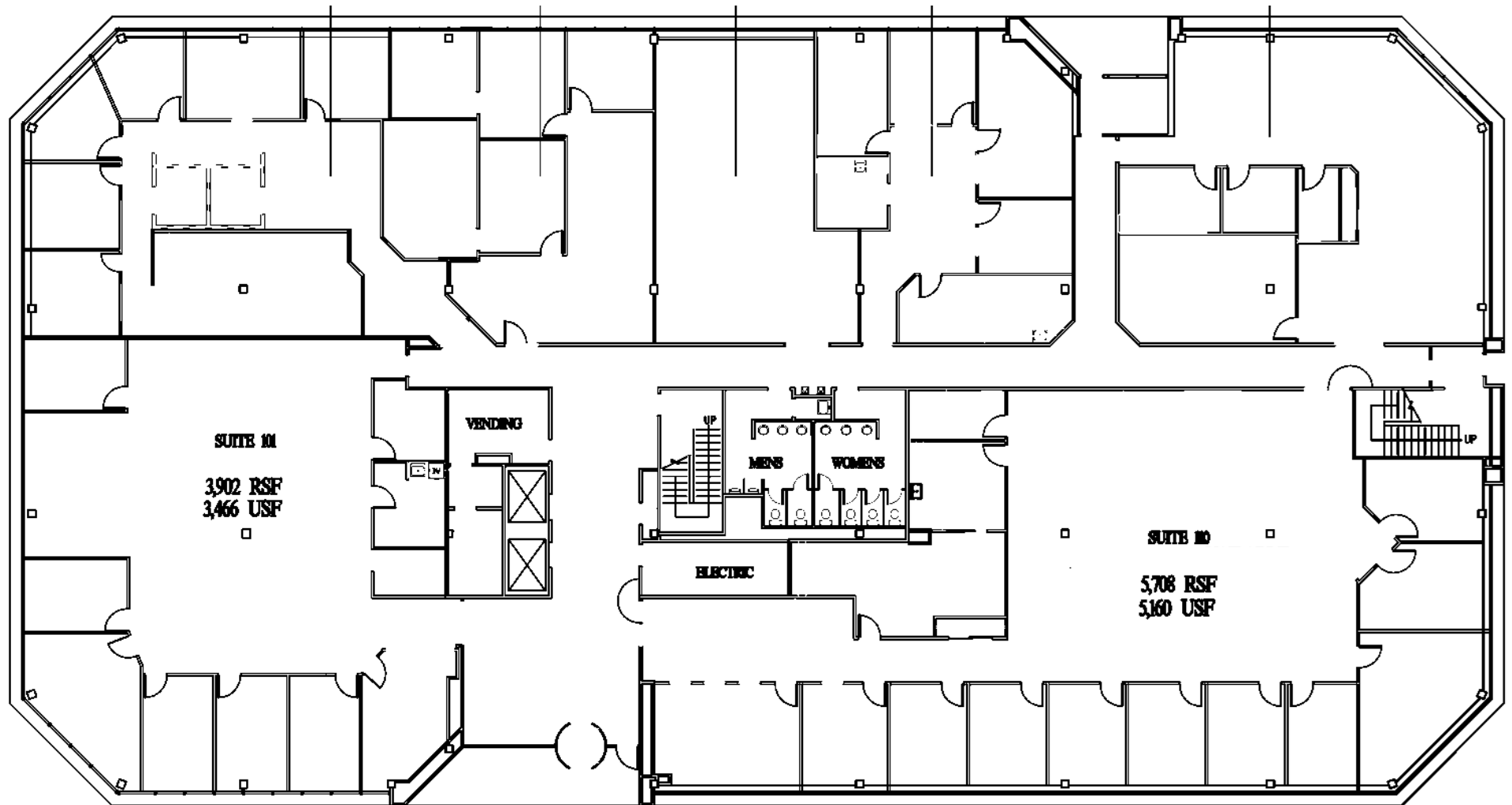
Modern and upscale floor lobby





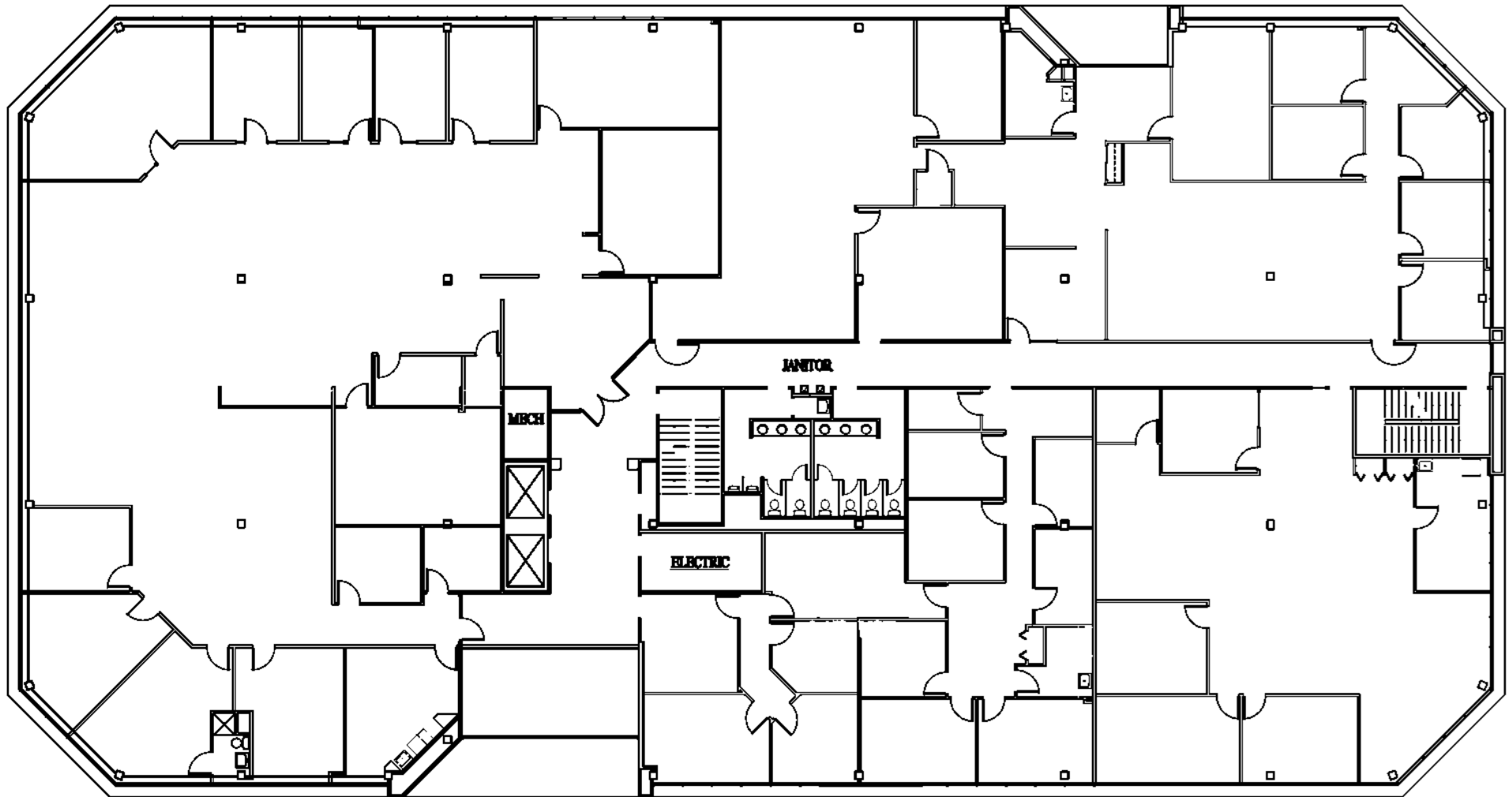
WANT MORE PHOTOS?  
FULL RESOLUTION PHOTOS ARE  
AVAILABLE. CLICK THE IMAGE ABOVE.

# 1<sup>ST</sup> FLOOR PLAN



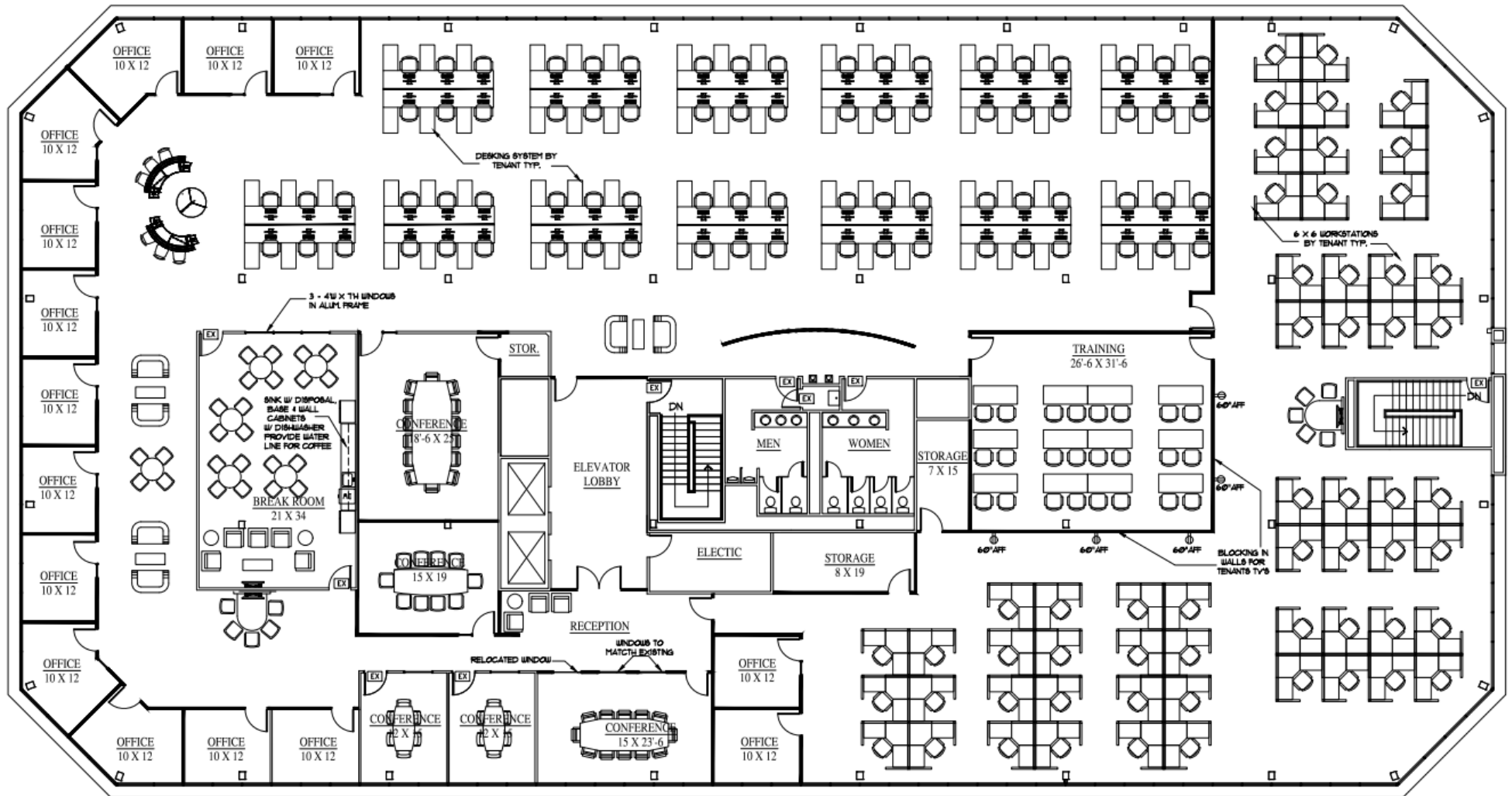
18,560 SF available on the 1<sup>st</sup> floor

# 2<sup>ND</sup> FLOOR PLAN



19,560 SF available on the 2<sup>nd</sup> floor

# 3<sup>RD</sup> FLOOR PLAN



21,496 SF available on the 3<sup>rd</sup> floor



[illegible]



# DEMOGRAPHIC INFORMATION

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8800 Governors Hills Dr, Cincinnati, OH 45249



CITY, STATE

**Cincinnati, OH**

POPULATION

**55,495**

AVG. HH SIZE

**2.58**

MEDIAN HH INCOME

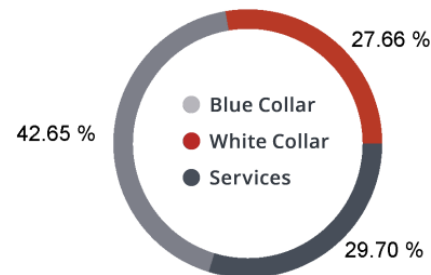
**\$88,745**

HOME OWNERSHIP

Renters: **6,418**

Owners: **15,838**

EMPLOYMENT



**51.94 %**

Employed

**0.90 %**

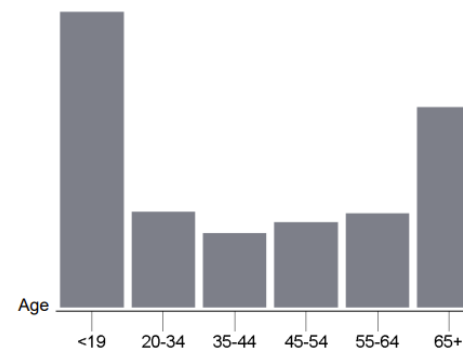
Unemployed

GENDER & AGE

**49.00 %**



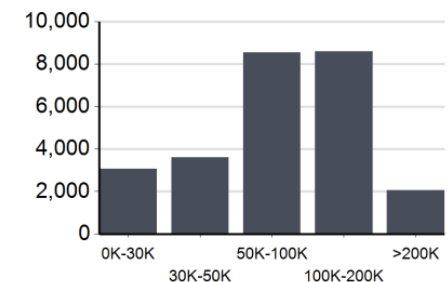
**51.00 %**



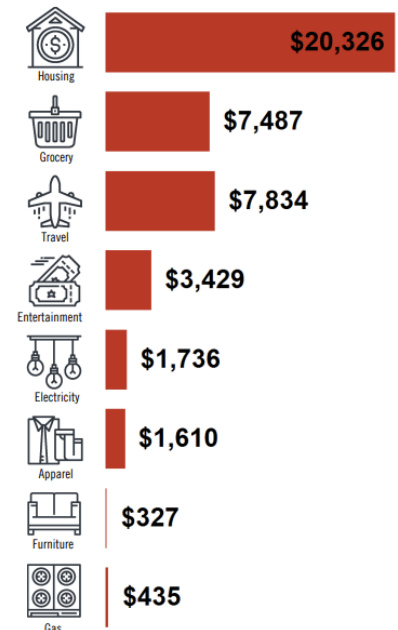
RACE & ETHNICITY

White:	69.07 %
Asian:	11.17 %
Native American:	0.04 %
Pacific Islanders:	0.05 %
African-American:	6.56 %
Hispanic:	7.11 %
Two or More Races:	6.01 %

INCOME BY HOUSEHOLD



HH SPENDING



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# Location Map



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