



Colliers



OFFICE SPACE AVAILABLE

Deerfield Crossing

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Mason, Ohio 45040

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Deerfield Crossing

2,000 SF – 173,000 SF Available

Introducing a prime leasing opportunity in Deerfield Township, Ohio, at Deerfield Crossing: an exceptional office building poised to elevate your business presence. Nestled in the heart of Deerfield Township's thriving business district, this strategically located property offers unparalleled visibility and accessibility. Boasting modern architecture and sleek design, the building presents a professional image that will impress clients and employees alike.

The building offers ample parking and convenient access to major transportation routes, including highways and airports, facilitating seamless connectivity with clients and partners. Surrounding amenities, including restaurants, hotels, shops, and recreational facilities, further enhance the appeal of this location, providing convenience and accessibility for employees and visitors.



Property Highlights

- Enjoy abundant natural light with a stunning [six-story](#) glass atrium and full-height glass on all floors.
- Prioritize employee wellness with a state-of-the-art 6,000 square foot [fitness center](#), accessible and complimentary to all occupants.
- Host seamless meetings and events in the 100-person [conference center](#).
- Enhance collaboration and relaxation in the building lounge, featuring [café seating](#) and convenient [Fooda lunch service](#).
- Situated within a vibrant 16-acre [mixed-use campus](#), fostering a dynamic work environment.
- Maximize visibility with [prominent signage](#) opportunities along Mason-Montgomery Rd.
- Commuting made effortless with [immediate access](#) to and from I-71.
- Benefit from the Deerfield Township submarket's [0% earnings tax](#), offering a favorable financial environment for businesses.
- Embrace convenience with numerous [on-campus amenities](#) within walking distance.
- Close proximity to up-and-coming [walkable retail and restaurant](#) development, The District at Deerfield.
- Ample parking with a ratio of 4:1



Availabilities to Suit Your Needs

TOWER A*

Suite 200	4,539 SF
Suite 300	29,240 SF
Suite 425	14,609 SF
Suite 520	5,659 SF
Suite 530	3,360 SF
Suite 600	5,056 SF
Suite 620	6,462 SF

TOWER B*

Suite 100	9,260 SF
Suite 200	27,331 SF
Suite 300	27,645 SF
Suite 400	3,688 SF
Suite 400	10,257 SF
Suite 420	8,516 SF
Suite 450	5,000 SF
Suite 550	11,335 SF

*171,957 SF total available from Tower A and Tower B combined



Gym Facilities



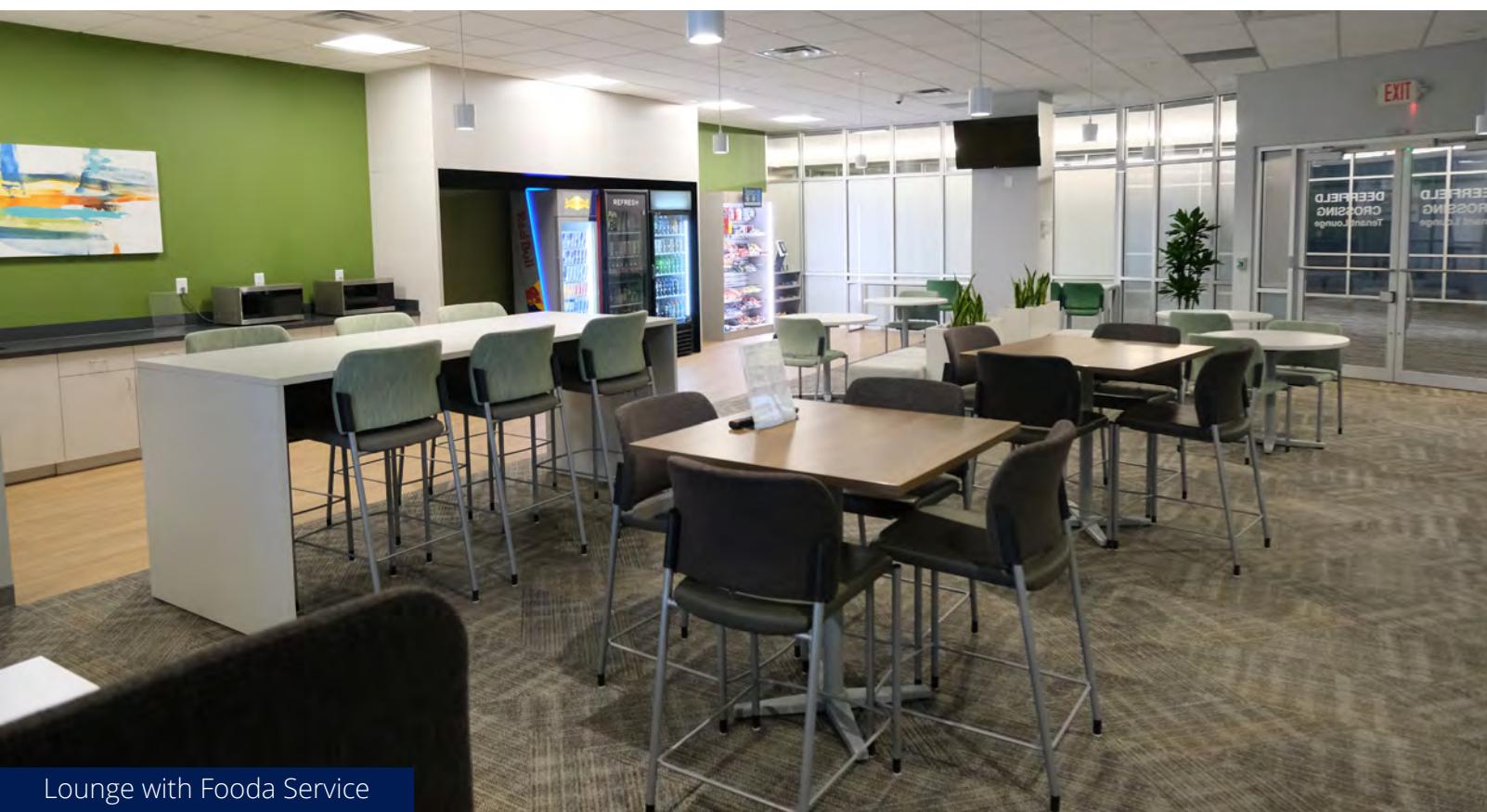
Conference Center



Collaboration Spaces



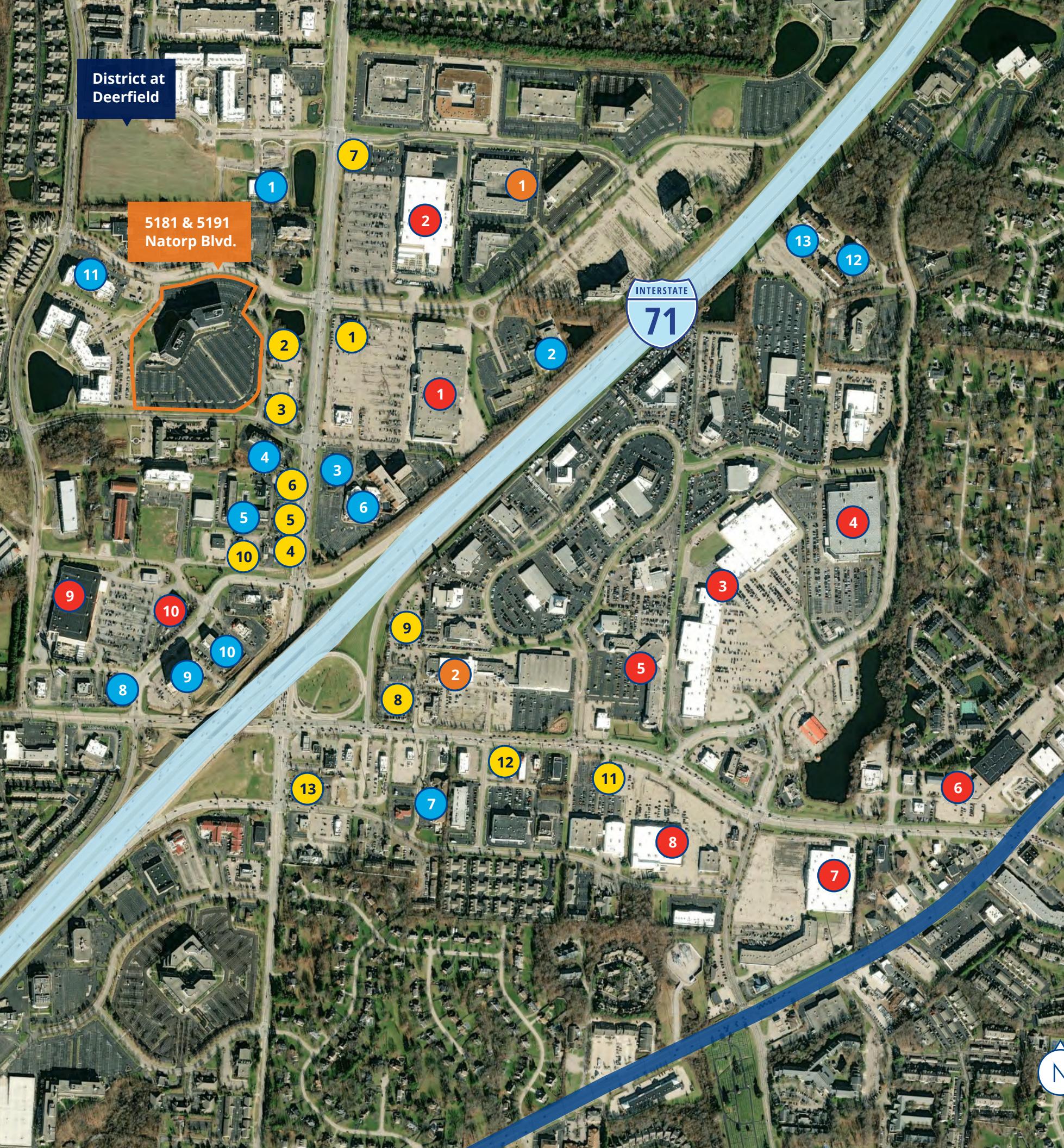
Kitchenettes



Lounge with Fooda Service



Floor to Ceiling Windows



Nearby Amenities

Restaurants/Café

1. Bibibop
2. Carraba's Italian Grill
3. Chick-fil-A
4. Dunkin/Shell Gas
5. Popeyes
6. Waffle House
7. Noodles & Company
8. Olive Garden
9. Cracker Barrell
10. Skyline
11. Longhorn Steakhouse
12. Taco Bell
13. Frisch's Big Boy

Retail

1. Governor's Pointe North
2. Lowe's
3. Waterstone Center
4. Costco Wholesale
5. King's Mall Shopping Center
6. ALDI
7. Governor's Plaza
8. Kohls
9. The Home Depot
10. Gordon Food Service Store

Services

1. Mercy Health-Deerfield Medical Center
2. Cincinnati Children's Mason Campus
3. First Financial Bank & ATM
4. Best Western
5. Mason Inn
6. Marriot Cincinnati
7. Comfort Inn
8. Fifth Third Bank & ATM
9. Drury Inn & Suites
10. La Quinta Inn & Suites
11. Homewood Suites by Hilton
12. Hawthorn Suites by Wyndham
13. King's Inn & Suites

Recreation

1. SGN Golf
2. Altitude Trampoline Park

Interstate 71

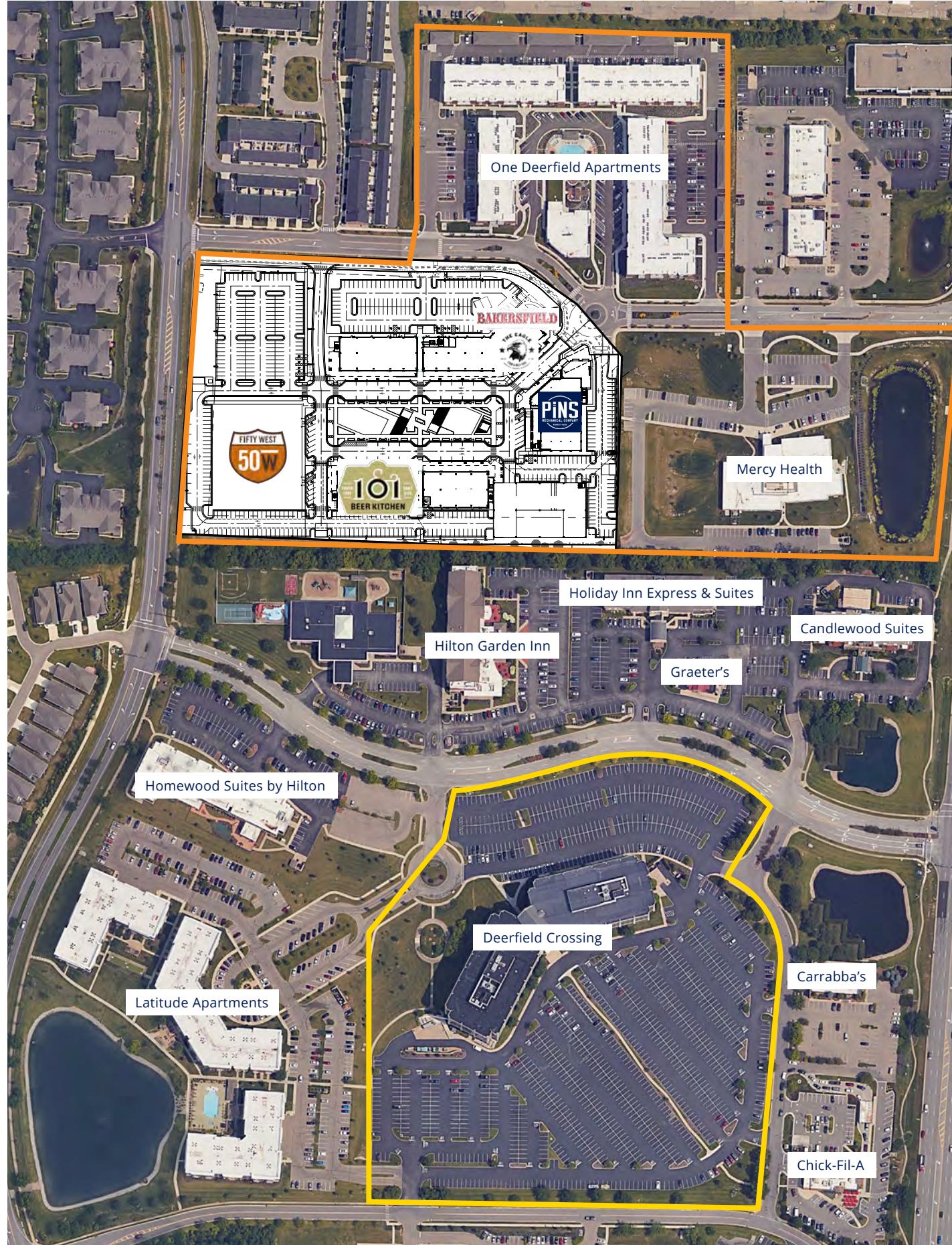
Downtown Cincinnati/NKY: 20.4 miles

Columbus State Capitol: 88.2 miles

Montgomery Rd.

The District at Deerfield Development

A GREAT amenity to Deerfield Crossing



Under Construction - The District at Deerfield

Live. Work. Play

The District at Deerfield is a development within walking distance to Deerfield Crossing that contains restaurants, shopping, entertainment, apartments, and even a medical facility.

- Gives an urban feel to a suburban location
- 85,000 SF of street level retail and restaurant space
- 362 elevated apartments
- Mercy Health medical office building
- Activated green space open to the public
- Pedestrian infrastructure providing walkability



The Location

Deerfield Township, Ohio

Deerfield Township and Mason, Ohio, are vibrant suburban areas located in the southwestern part of the state. Known for its family-friendly atmosphere, excellent schools, and strong sense of community, both offer residents a high quality of life. The city boasts a range of amenities, including parks, recreational facilities, shopping centers, and restaurants. One of the area's notable attractions is Kings Island, a renowned amusement park featuring thrilling rides and entertainment options.

Additionally, Deerfield and Mason are home to diverse neighborhoods, from established communities to newer developments, providing housing options for residents of all ages and backgrounds. With its convenient location near I-71, Mason offers unparalleled accessibility to both Columbus and Cincinnati, making it an ideal place to live, work, and play.

Demographics



2023
population

151,082

Projected 2028
population

153,022



2023 Average
Household Income

\$145,767

Join other companies

- Cengage Learning
- Procter & Gamble
- Luxottica Retail
- Cintas
- Harris Technologies
- Portion Pac, inc

Drone Images

[Click for Drone Video](#)



Current District at Deerfield Development



Attractive Pedestrian Spaces



Green Space and Outdoor Seating



Ample Parking Available



Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



Accelerating success.

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