

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



4660 DUKE

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
38,044 SF	1,833 SF	24,537 SF

4660 DUKE

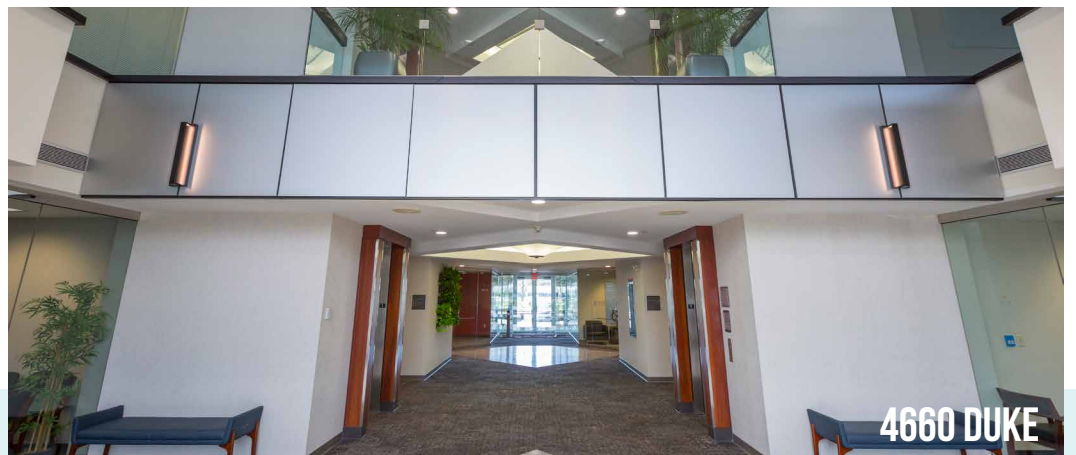
BUILDING INFORMATION & RATES

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

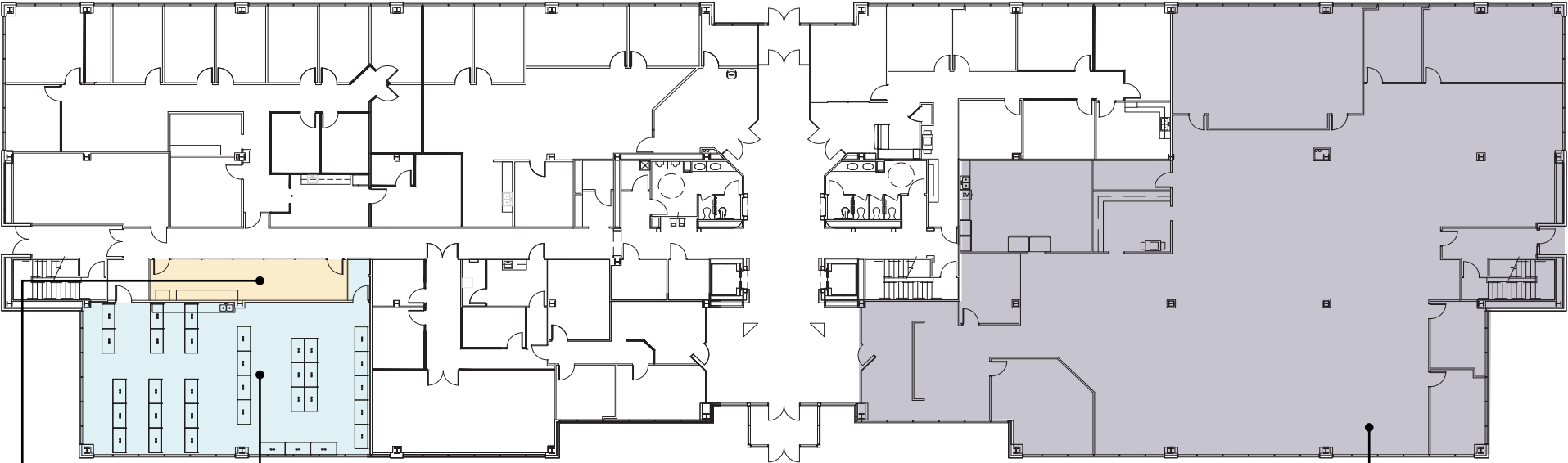
AVAILABILITY

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

MAIN LOBBY



4660 DUKE FLOOR 1



TENANT CAFE
& VENDING



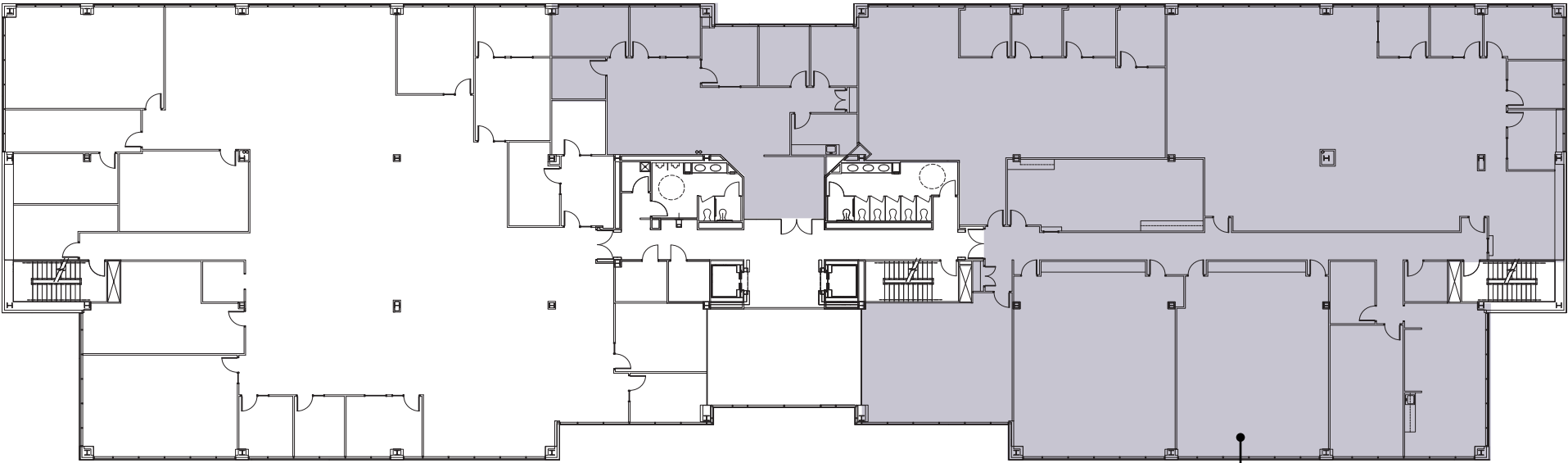
NEW COMMON CONFERENCE CENTER!



SUITE 100
10,400 RSF

4660 DUKE

FLOOR 2



SUITE 230
14,910 RSF

4680 PARKWAY

FLOOR 1



4680 PARKWAY

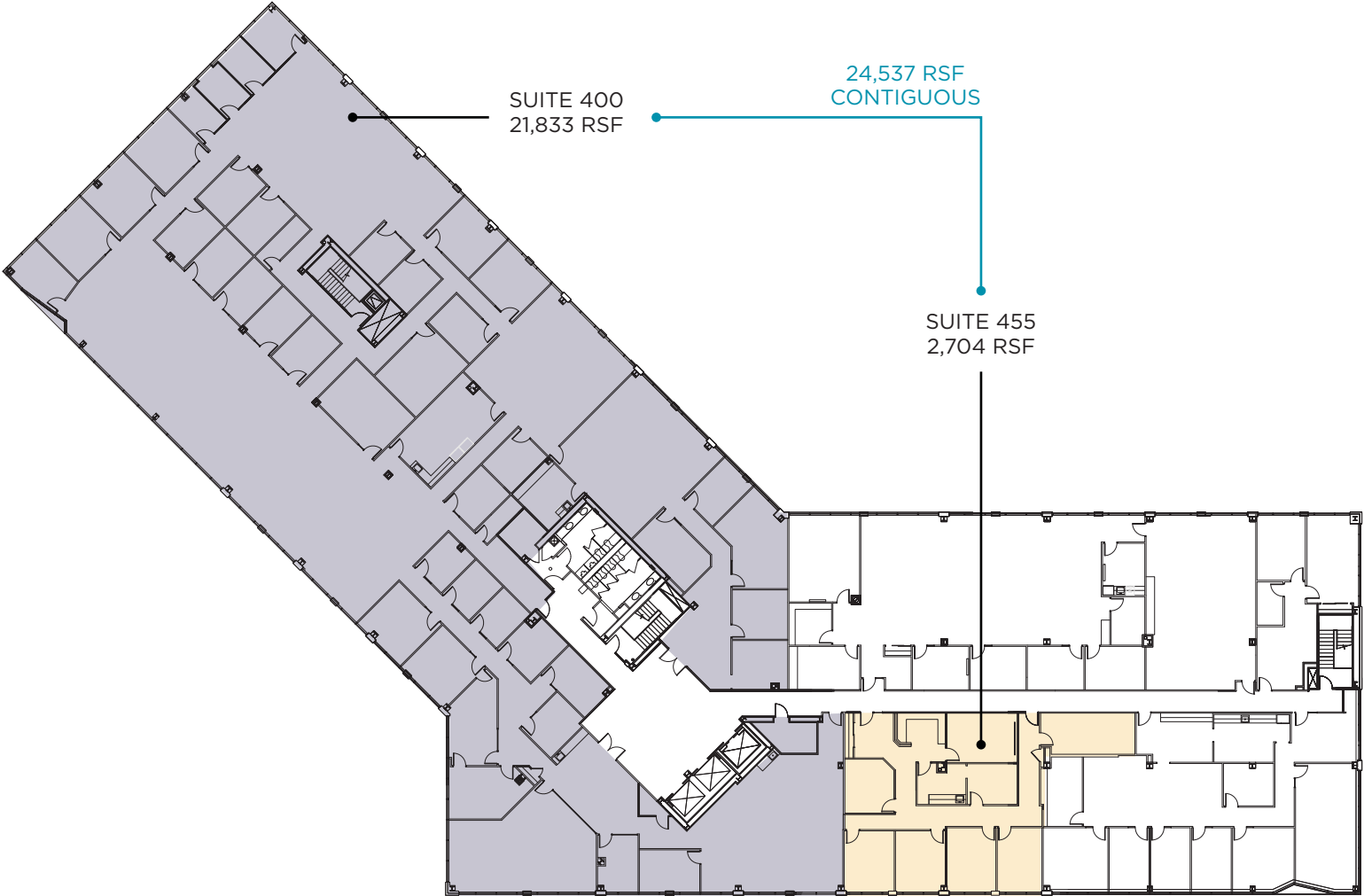
FLOOR 2



SUITE 205
5,138 RSF

4680 PARKWAY

FLOOR 4



LOCAL AMENITIES

71

NEYER PROPERTIES

CUSHMAN & WAKEFIELD

DEWEY'S PIZZA

ME Massage Envy

Kroger

Panera BREAD

DICK'S SPORTING GOODS

Cracker Barrel OLD COUNTRY STORE

yagoot

WHOLE FOODS MARKET

REGAL

MISSION BBQ

Cracker Barrel

Firebirds WOOD FIRED GRILL

planet fitness

ESPORTA FITNESS

CRUNCH

pure barre

Orangetheory FITNESS

Starbucks

DEERFIELD TOWNE CENTER

TJ-maxx

Marriott

HYATT

Hilton

deSha's AMERICAN TAVERN

CARRABBA'S ITALIAN GRILL

Olive Garden ITALIAN RESTAURANT

PIADA ITALIAN STREET FOOD

MAPLEWOOD

frenchie FRESH

RUSTY BUCKET

Graciers SINCE 1870 ICE CREAM

OLD NAVY

TAZIKIS MEDITERRANEAN CAFE

hotels

restaurants

shopping

fitness

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



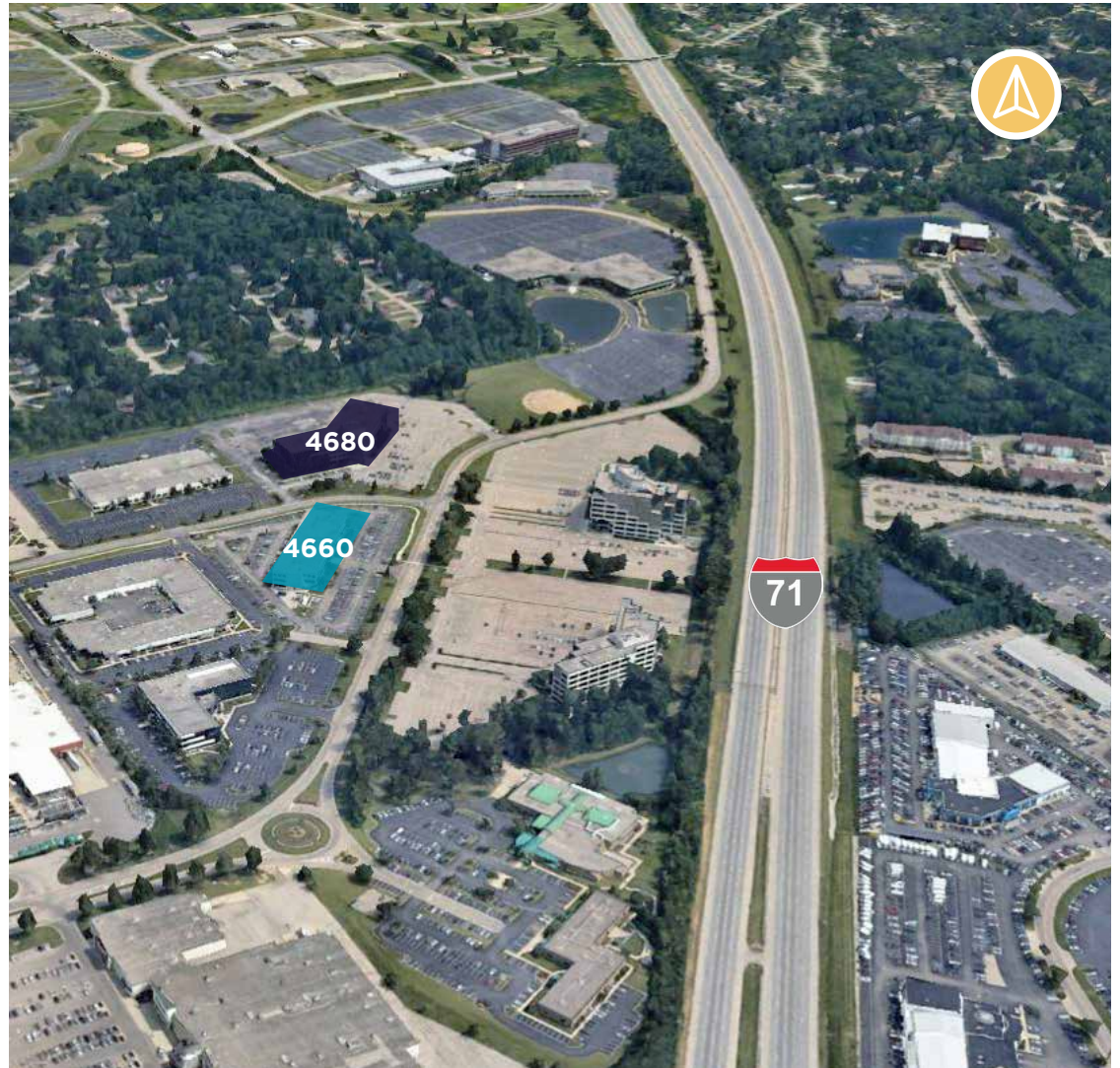
Immediate interstate
access



Outdoor seating & amenity
space at both buildings



Abundance of
surface parking



CONTACT INFORMATION



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