OFFICE FOR LEASE



5939-5955 DEERFIELD BLVD. | MASON, OHIO 45040

DEERFIELD VILLAGE SQUARE

Walkable office space at the heart of Deerfield Towne Center, one mile from I-71.

1,419 - 39,100 SF	$14.95 /SF NET	3 BUILDINGS
SF available, from single suites up to the full building	Plus $9.40/SF est. operating expenses, not including electric & janitorial	Mixed-use office and retail setting.

Second-generation office space: move-in ready, or customizable to fit your needs

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CUSHMAN & WAKEFIELD

THE LOCATION

EVERYTHING WITHIN WALKING DISTANCE

Village Square connects directly to Deerfield Towne Center, a lifestyle center anchored by Whole Foods Market. Client lunches, a midday workout and everyday errands are a short walk from the office door.



DINING

1. Condado Tacos, First Watch
2. McAlister's Deli, QDOBA Mexican Eats, Shake Shack
3. Bravo! Italian Kitchen, Rusty Bucket, Genki Ramen, Creators Kitchen, Milk Jar
4. Firebirds, Jimmy John's, Truva Turkish Kitchen
5. Panera Bread
6. Crumbl Cookies, Yagööt
7. Frutta Bowls, Hocco The Indian Kitchen, TOURS les JOURS Bakery & Cafe

SHOPPING

1. Morris Home
2. Dick's Sporting Goods
3. Nordstrom Rack
4. Whole Foods
5. Talbots, Chico's, Lovesac, Hollywood Feed
6. EVEREVE, LOFT, J. Crew Factory, Jos. A. Bank, James Wolf Jewelers
7. Ashley Furniture, Soma, Barnes & Noble, Ulta Beauty, Five Below

WELLNESS

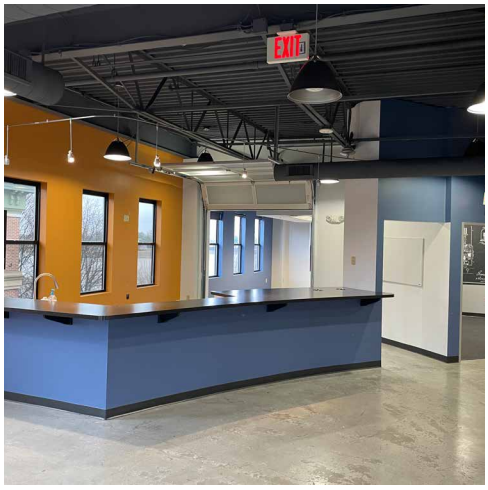
1. StretchLab, Roosters Men's Grooming Center
2. Crunch Fitness
3. Ambiance Nail Spa, European Wax Center
4. Prime IV Hydration & Wellness
5. Massage Envy, Glo Tanning, Aveda by Pure Concept Salon + Spa

THE SPACE

SECOND-GENERATION OFFICE SPACE, READY FOR YOUR TEAM

Existing private offices, open workstations and break areas support an efficient occupancy with reduced build-out costs, while the floor plates can be reconfigured to fit your operation.









- Glass-front private offices & open work areas
- Kitchen and break areas in place
- Exposed ceilings and large windows
- Flexible footprints from 1,419 SF to 39,100 SF
- Building and monument signage available
- 0% earnings tax

AVAILABILITY & PRICING

48,419 SF ACROSS THREE BUILDINGS

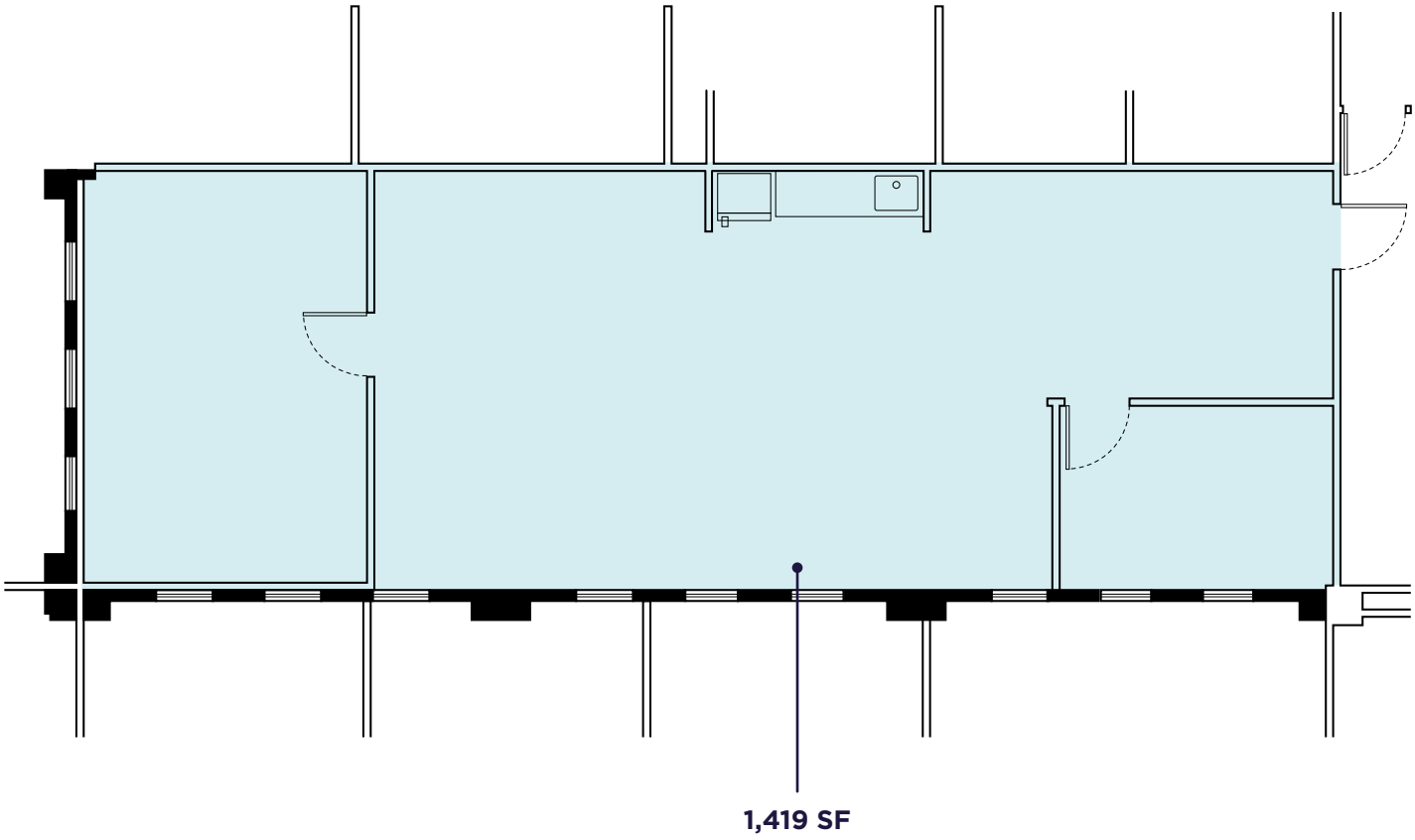
Asking Rate: $14.95 /SF Net + 9.40 /SF in est. operating expenses, not including electric & janitorial



	SUITE	FLOOR	SIZE
VILLAGE SQUARE I			
	SUITE	2ND FLOOR	1,419 SF
VILLAGE SQUARE II			
	SUITE	2ND FLOOR	2,200 SF
	SUITE	2ND FLOOR	5,700 SF
	COMBINED, WITH PRIVATE BALCONY	FULL 2ND FLOOR	7,900 SF
VILLAGE SQUARE III			
	SINGLE FLOOR	1ST OR 2ND FLOOR	19,550 SF
	FULL BUILDING, WITH SIGNAGE	1ST & 2ND FLOOR	39,100 SF

VILLAGE SQUARE I

FLOOR 2



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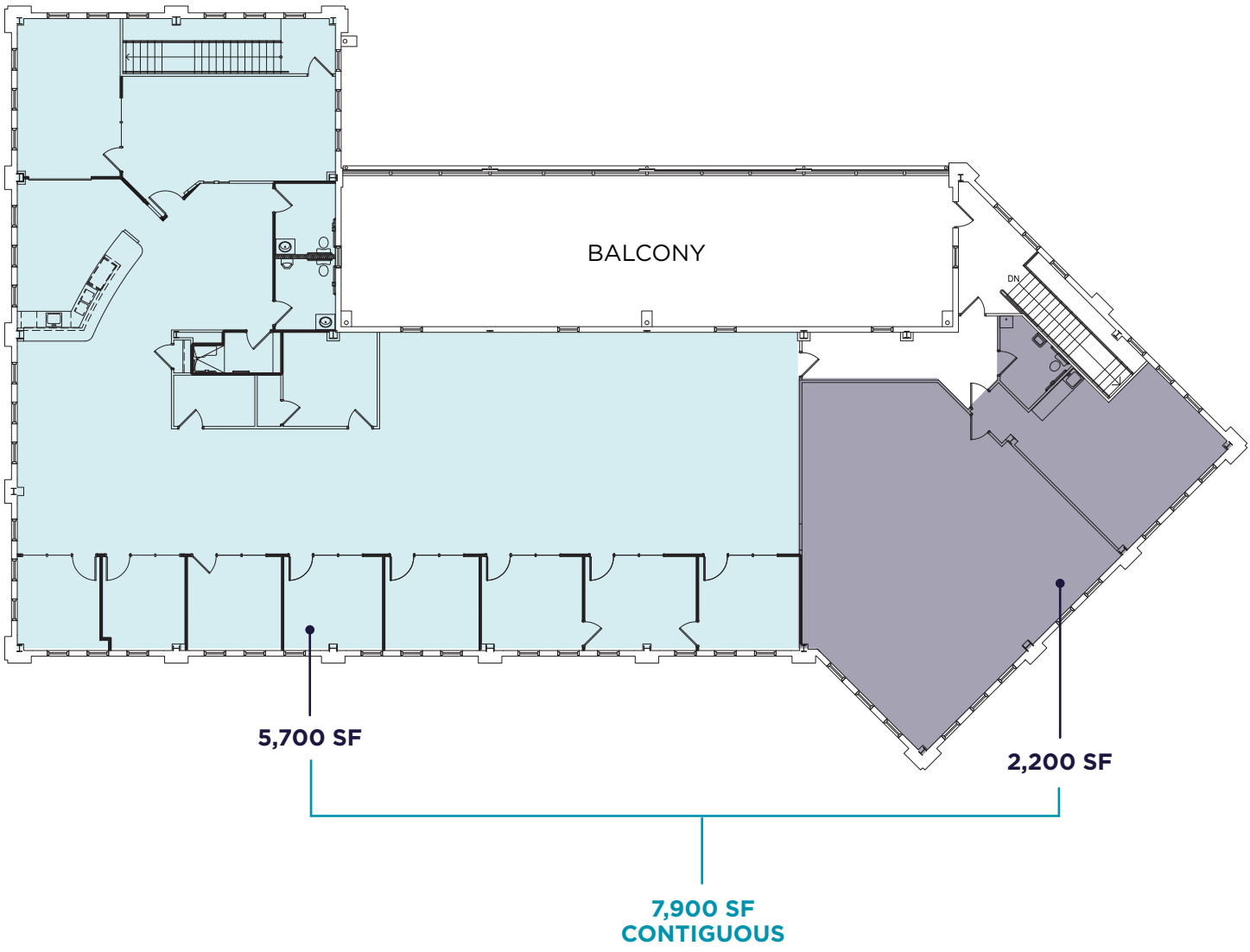
VILLAGE SQUARE II

FLOOR 2

Full Floor Available | 7,900 SF Contiguous



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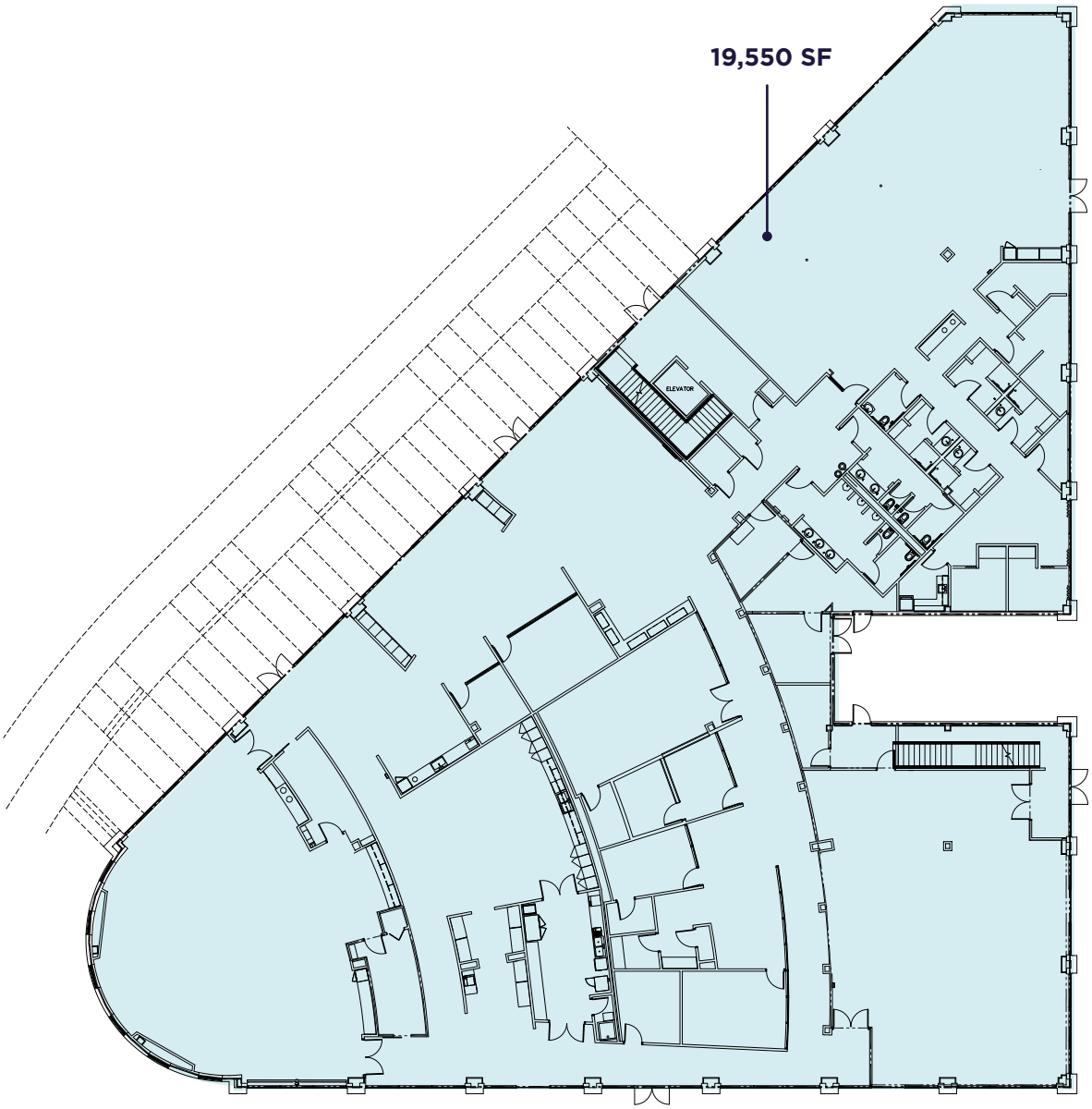
VILLAGE SQUARE III

FLOOR 1

Full Building Available | 39,100 SF Contiguous



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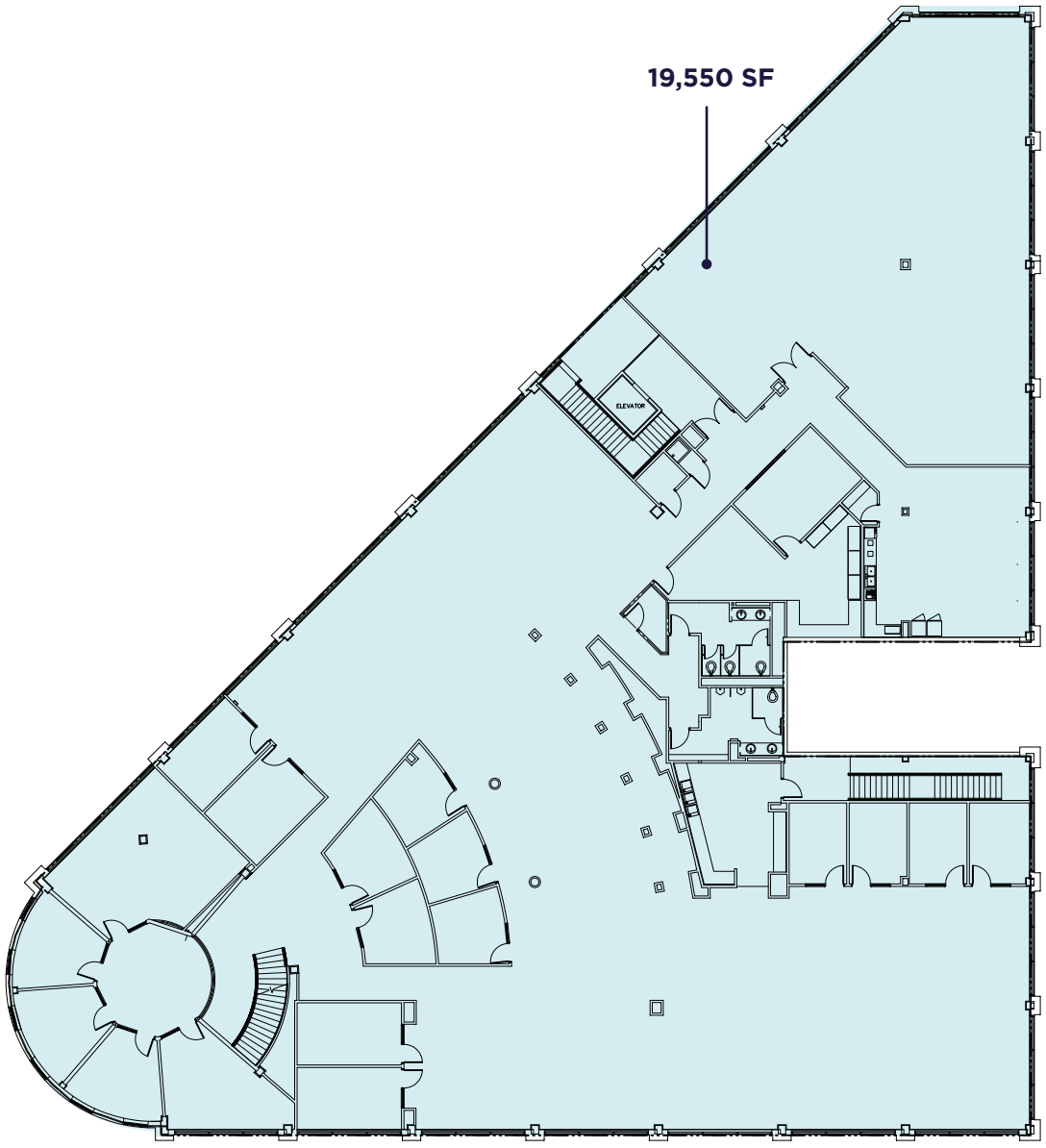
VILLAGE SQUARE III

FLOOR 2

Full Building Available | 39,100 SF Contiguous



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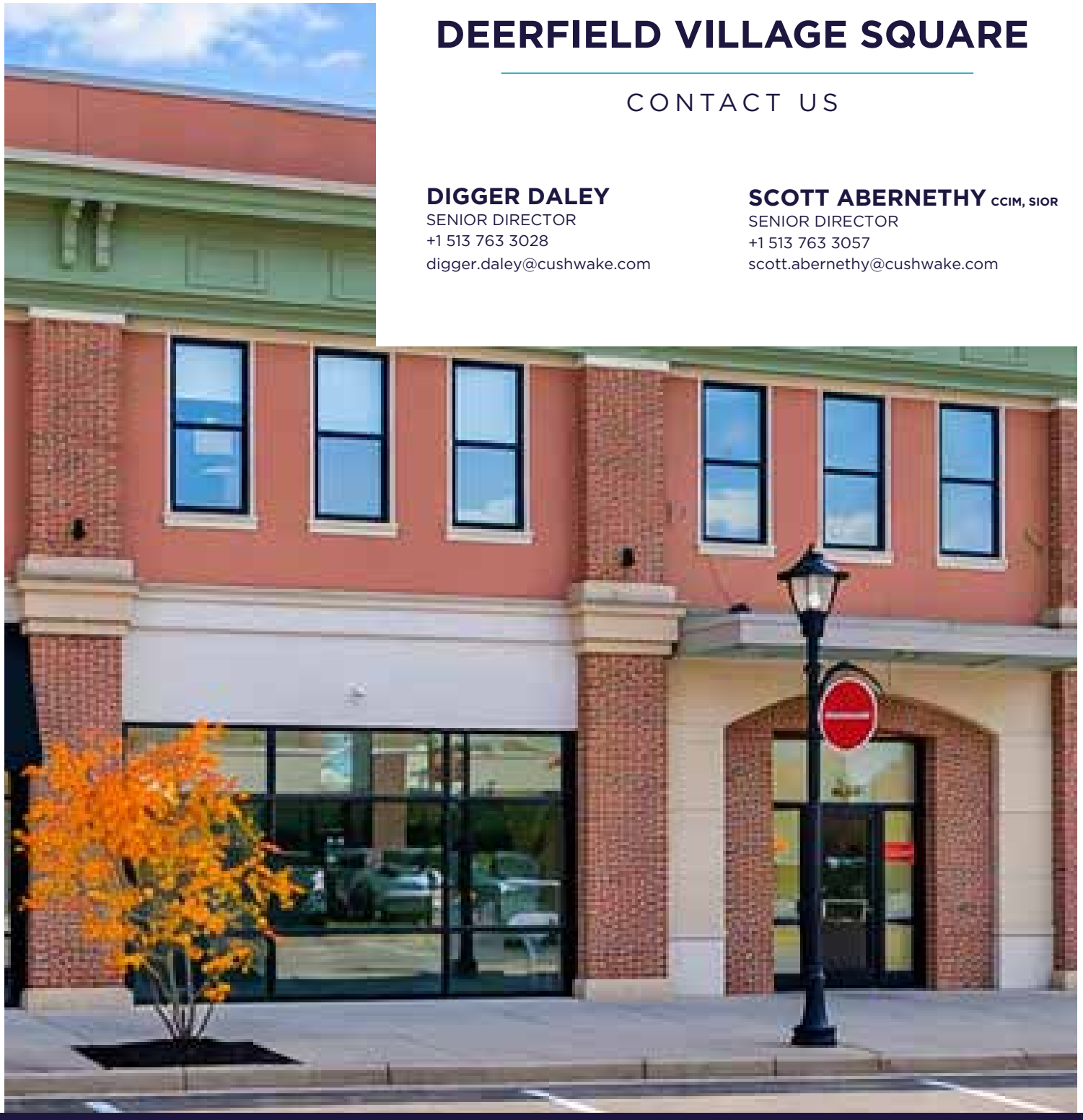

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