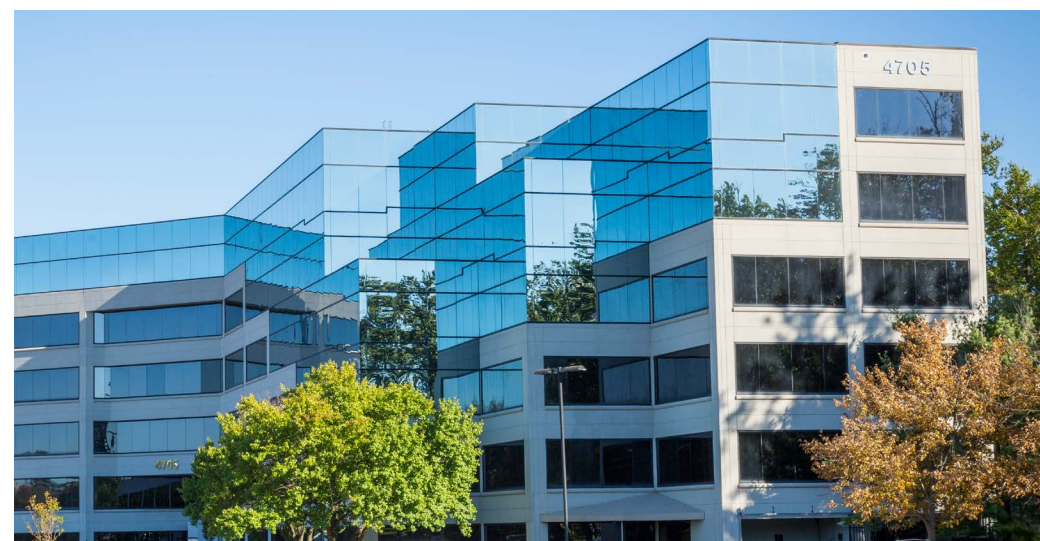
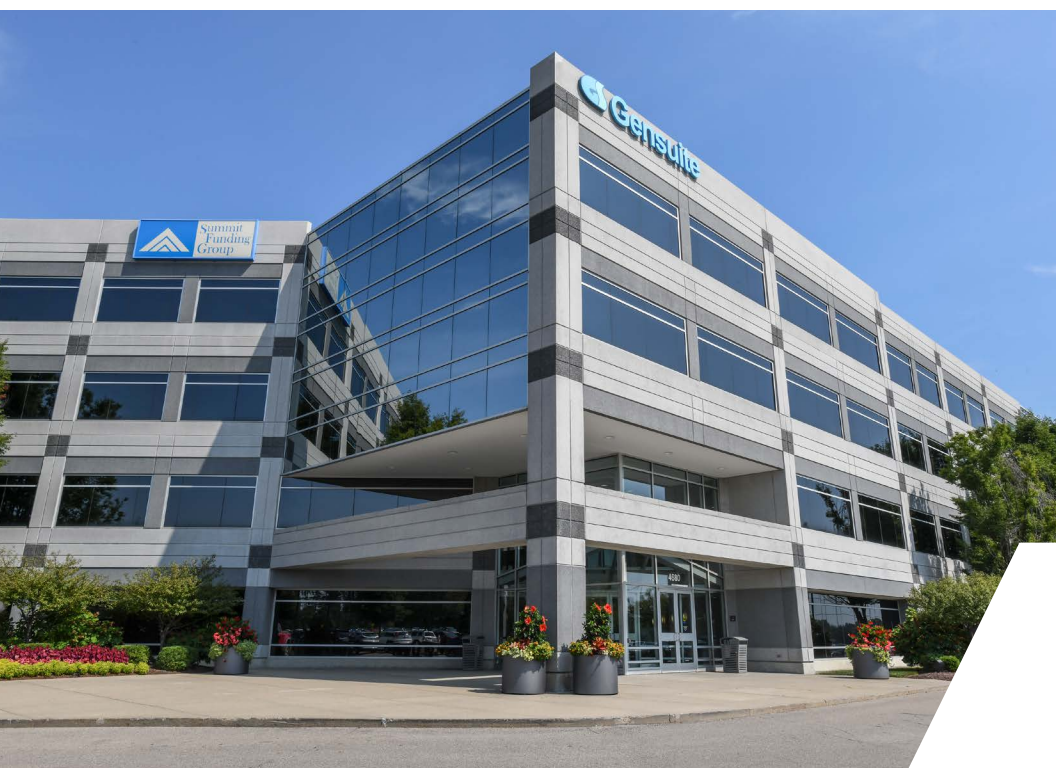


GOVERNOR'S POINTE



SMITH
HALLEMANN
PARTNERS

CUSHMAN &
WAKEFIELD

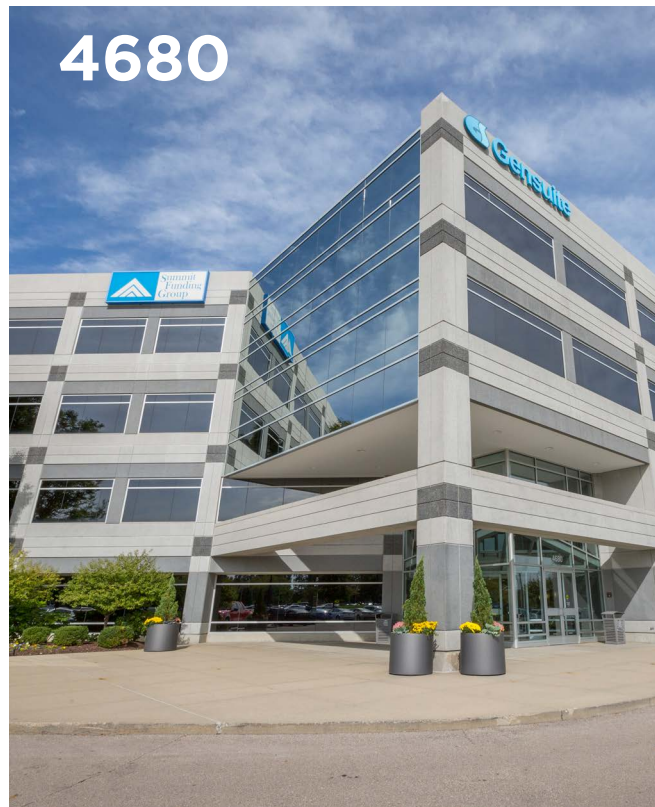
PROPERTY HIGHLIGHTS

529,653 TOTAL SF

191,536 AVAILABLE SF





105,736 MAX CONTIGUOUS SF

- Four excellent Class A office buildings on 34.84 acres
- New I-71 exit ramp offering easy access to Governor's Pointe's front door
- 56 Person Common Conference Center free to tenants of all Governor's Pointe properties and reservable through property management office
- Park-like setting located in the fast growing Deerfield/Mason market
- Landscaped patio areas overlooking courtyards with lakes and fountains
- Beautiful multi-story glass walled lobbies with high profile features
- Outstanding highway visibility, including potential building signage



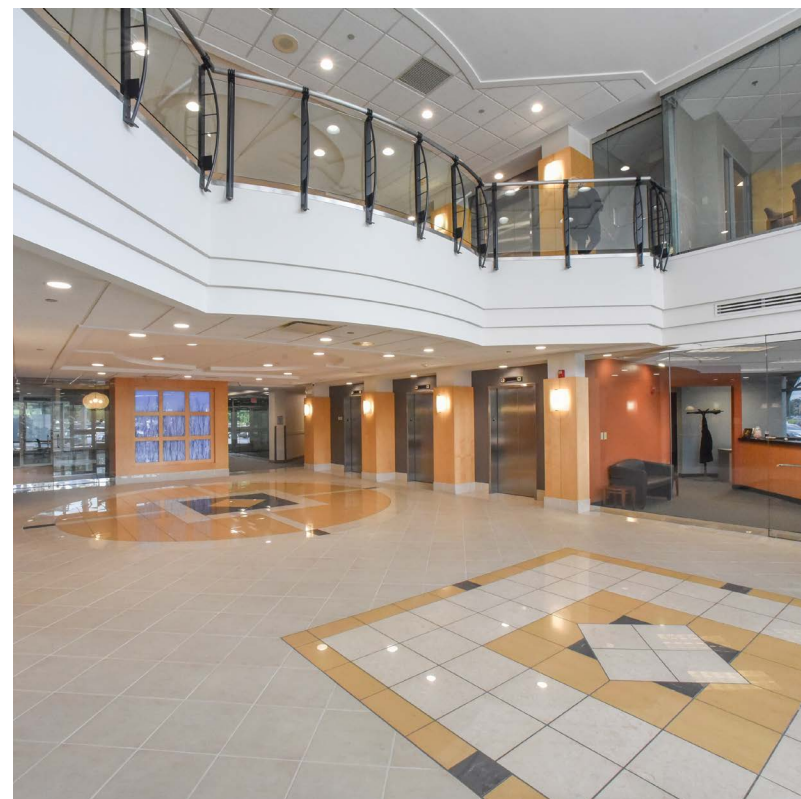
BUILDING OVERVIEW



Building	Stories	Net Rate	OPEX	Property Size	Vacancy	Max Contiguous
 <p>4605 4605 Duke Drive Mason, OH 45040</p>	8	\$13.00	\$9.28	181,009 SF	108,264 SF	105,736 SF
 <p>4660 4660 Duke Drive Mason, OH 45040</p>	3	\$13.00	\$10.34	78,253 SF	25,274 SF	14,910 SF
 <p>4680 4680 Parkway Drive Mason, OH 45040</p>	4	\$13.00	\$10.25	128,490 SF	38,435 SF	27,066 SF
 <p>4705 4705 Duke Drive Mason, OH 45040</p>	6	\$13.00	\$10.18	141,901 SF	20,802 SF	14,014 SF



GRAB-N-GO BREAK AREA





COMMON COURTYARD

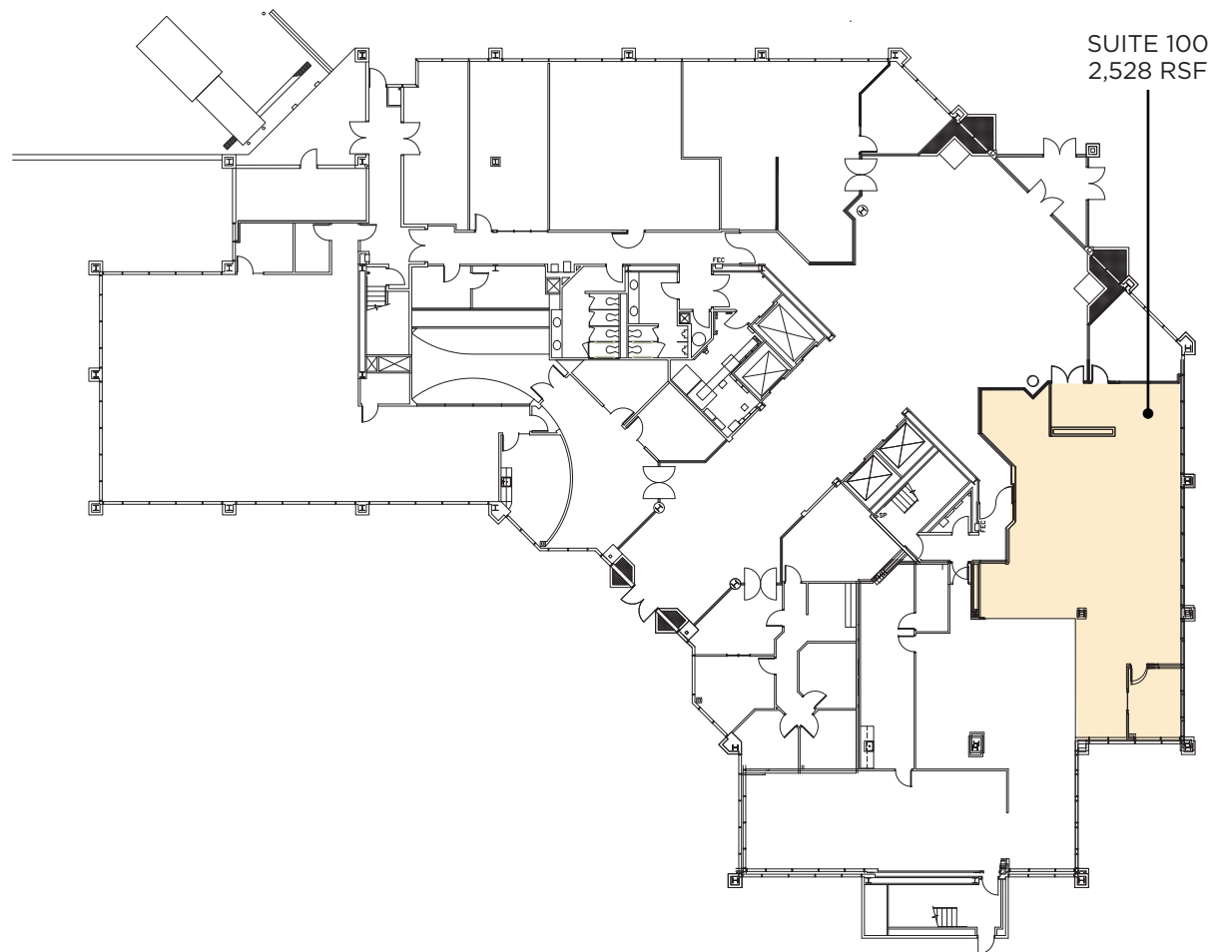
*With outdoor seating
and water feature*



AVAILABLE SUITES

4605 floor 1

Suite 100 2,528 rsf \$13.00 Net / \$9.28 OpEx



181,009 TOTAL SF

108,264 AVAILABLE SF

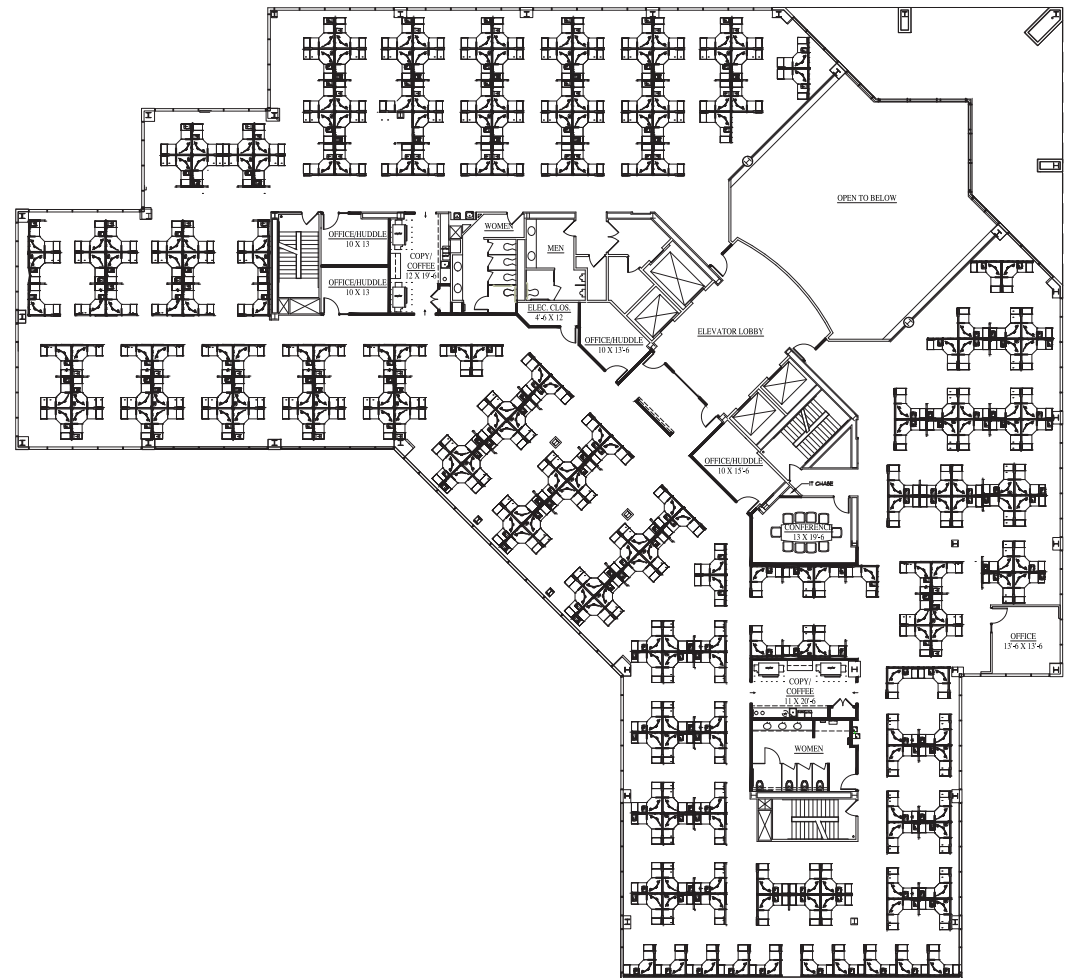
105,736 MAX CONTIGUOUS SF



AVAILABLE SUITES

4605 floor 3

Full Floor 24,463 rsf \$13.00 Net / \$9.28 OpEx



181,009 TOTAL SF
108,264 AVAILABLE SF
105,736 MAX CONTIGUOUS SF



AVAILABLE SUITES

4605 floor 5

Full Floor 27,249 rsf \$13.00 Net / \$9.28 OpEx



181,009 TOTAL SF
108,264 AVAILABLE SF
105,736 MAX CONTIGUOUS SF



181,009 TOTAL SF
108,264 AVAILABLE SF
105,736 MAX CONTIGUOUS SF

AVAILABLE SUITES

4605 floor 6

Full Floor 26,775 rsf \$13.00 Net / \$9.28 OpEx

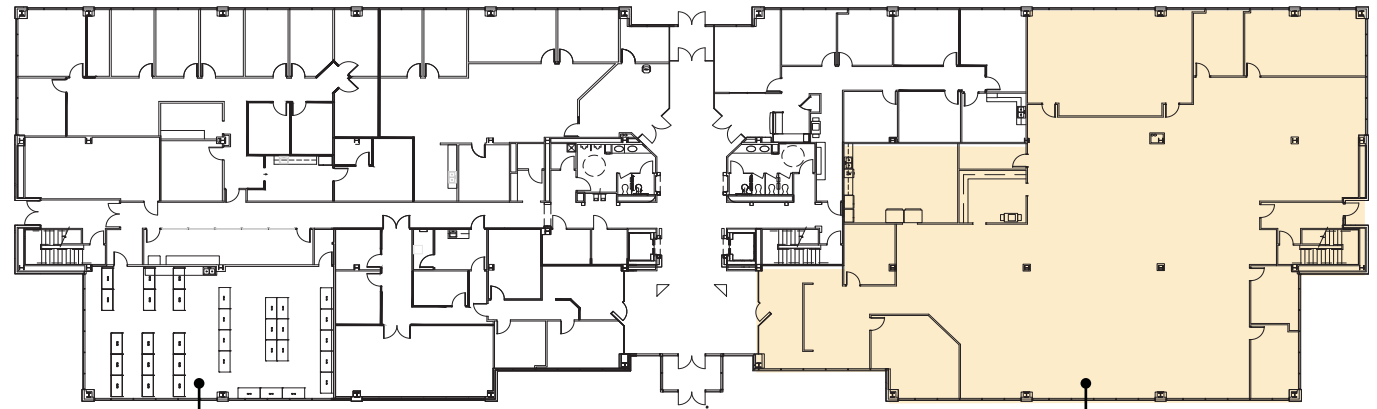




AVAILABLE SUITES

4660 floor 1

Suite 100 10,364 rsf \$13.00 Net / \$10.34 OpEx



NEW COMMON CONFERENCE CENTER!

SUITE 100
10,364 RSF



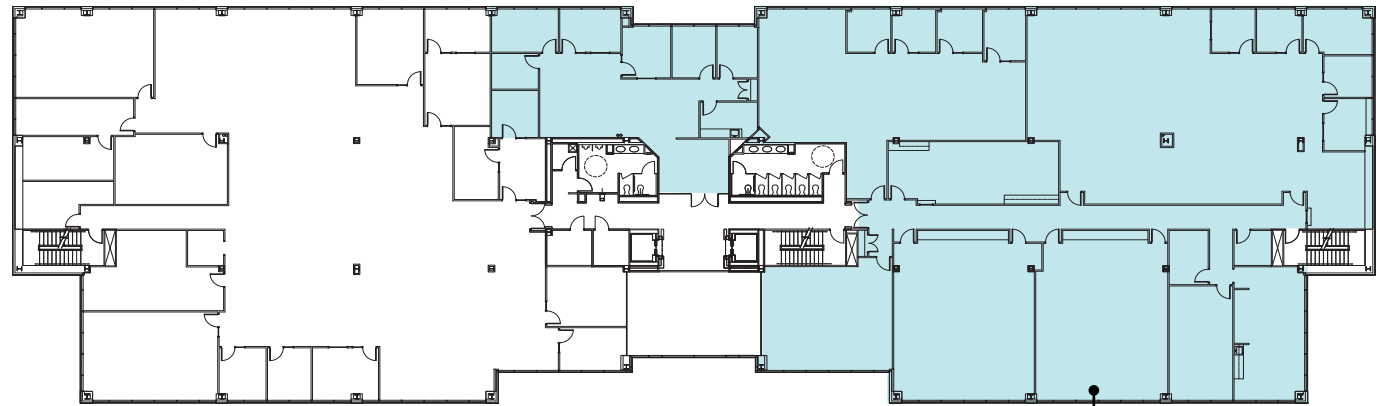
78,253 TOTAL SF
25,274 AVAILABLE SF
14,910 MAX CONTIGUOUS SF



AVAILABLE SUITES

4660 floor 2

Suite 230 14,910 rsf \$13.00 Net / \$10.34 OpEx

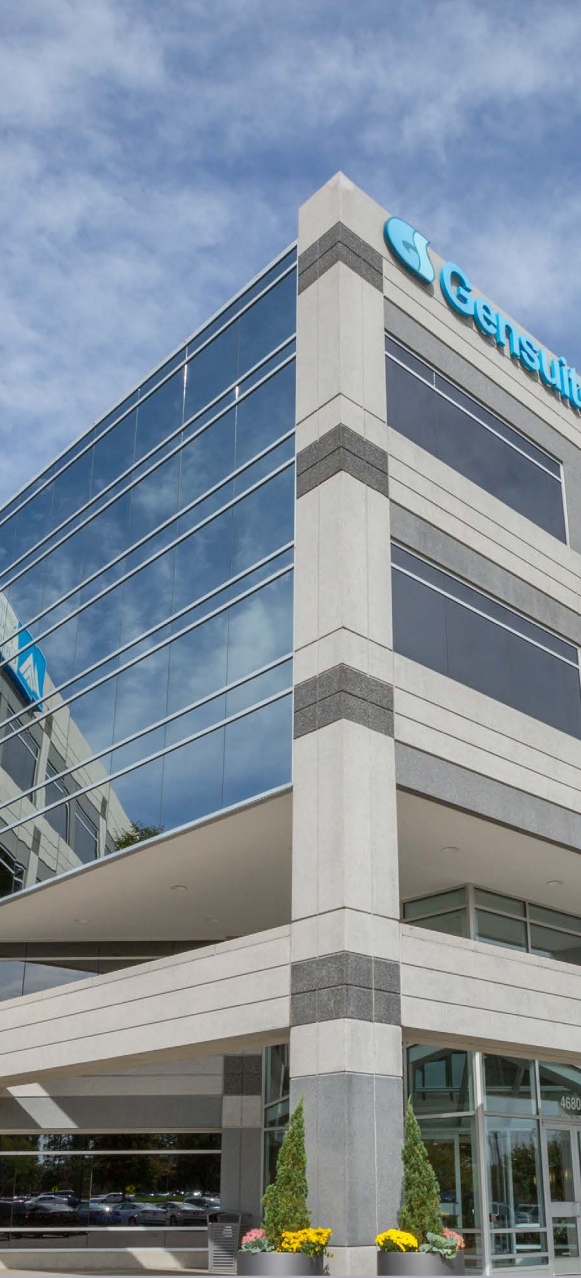


SUITE 230
14,910 RSF

78,253 TOTAL SF

25,274 AVAILABLE SF

14,910 MAX CONTIGUOUS SF



AVAILABLE SUITES

4680 floor 1

Suite 105	3,158 rsf	\$13.00 Net / \$10.25 OpEx
Suite 115	3,335 rsf	\$13.00 Net / \$10.25 OpEx
Suite 125	1,833 rsf	\$13.00 Net / \$10.25 OpEx



128,490 TOTAL SF
38,435 AVAILABLE SF
27,066 MAX CONTIGUOUS SF



AVAILABLE SUITES

4680 floor 2

Suite 215 3,053 rsf \$13.00 Net / \$10.25 OpEx



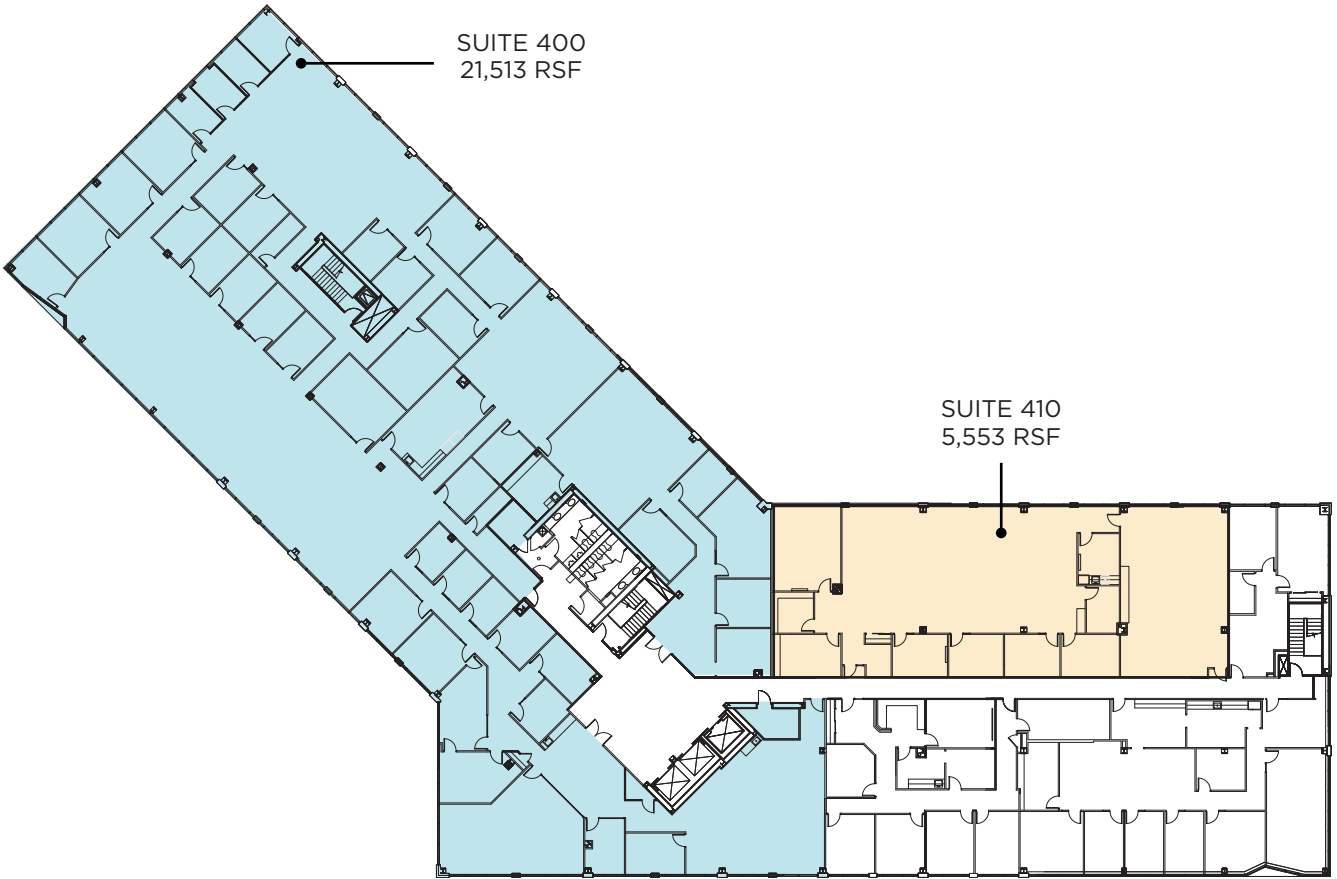
128,490 TOTAL SF
38,435 AVAILABLE SF
27,066 MAX CONTIGUOUS SF



AVAILABLE SUITES

4680 floor 4

27,066 RSF Contiguous	—	Suite 400	21,513 rsf	\$13.00 Net / \$10.25 OpEx
	—	Suite 410	5,553 rsf	\$13.00 Net / \$10.25 OpEx



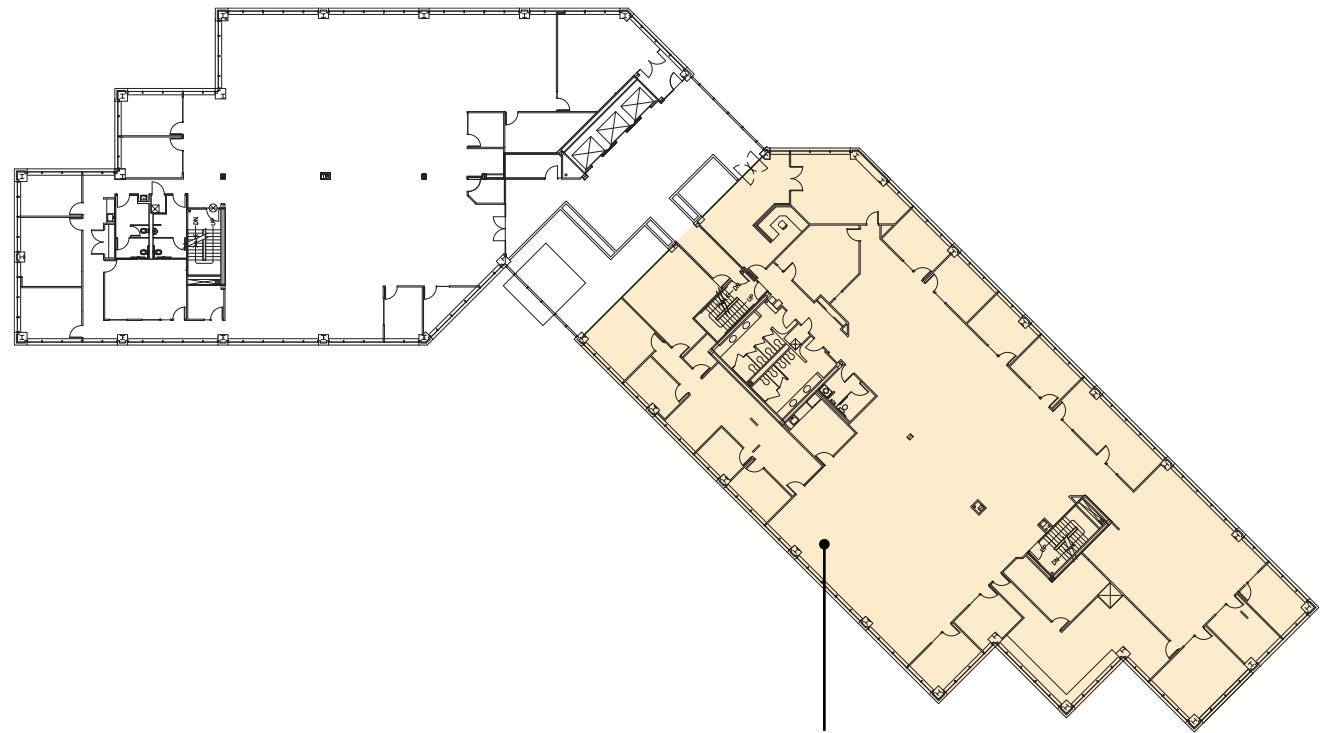
128,490 TOTAL SF
38,435 AVAILABLE SF
27,066 MAX CONTIGUOUS SF



AVAILABLE SUITES

4705 floor 2

Suite 200 14,014 rsf \$13.00 Net / \$10.18 OpEx



SUITE 200
14,014 RSF

141,901 TOTAL SF

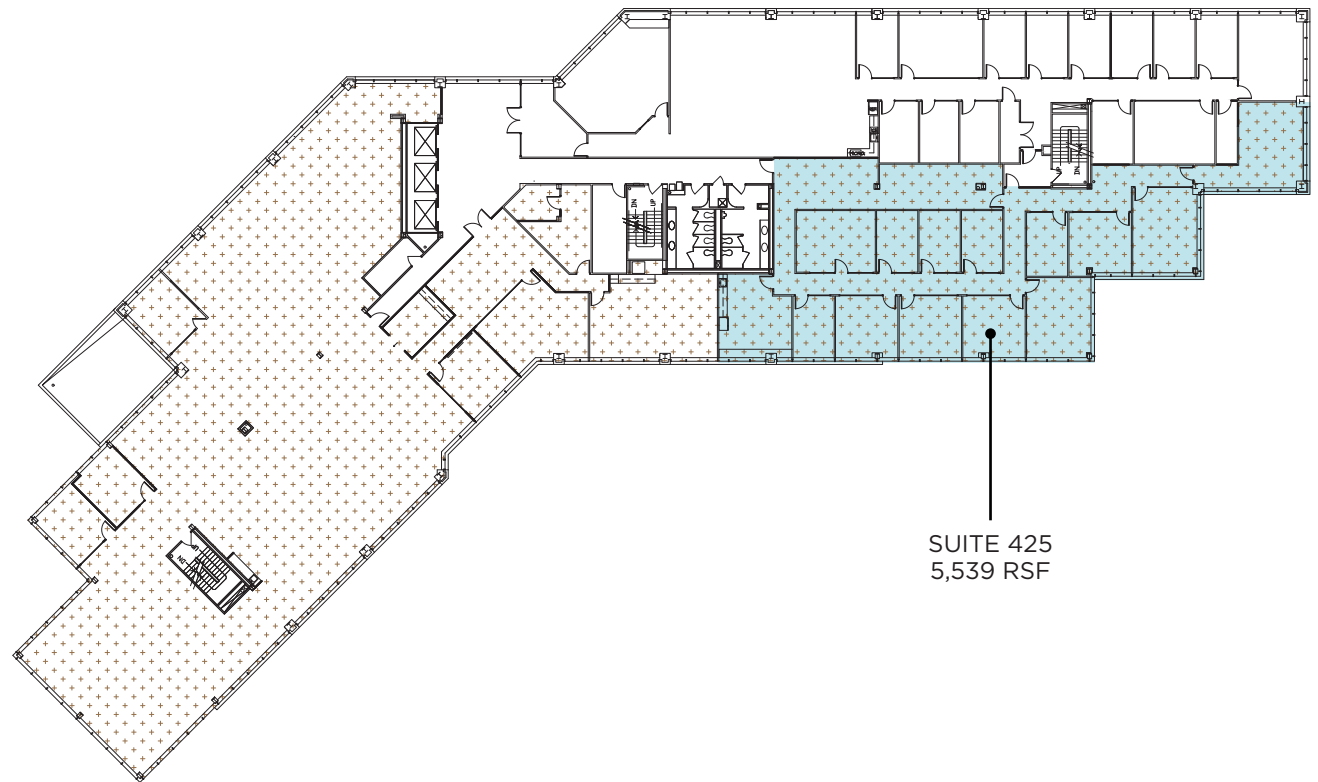
19,553 AVAILABLE SF

14,014 MAX CONTIGUOUS SF

AVAILABLE SUITES

4705 floor 4

Suite 425 5,539 rsf \$13.00 Net / \$10.18 OpEx



141,901 TOTAL SF

19,553 AVAILABLE SF

14,014 MAX CONTIGUOUS SF



NEARBY AMENITIES

Everything at your fingertips

Governor's Point

71

SMITH HALLEMANN PARTNERS

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

STARBUCKS

ESPORTA FITNESS

planet fitness

CRUNCH

DEERFIELD TOWNE CENTER

TJ-maxx

Marriott

HYATT

Hilton

deSha's AMERICAN TAVERN

CARRABBA'S ITALIAN GRILL

olive Garden ITALIAN KITCHEN

pure barre

Orangetheory FITNESS

PIADA ITALIAN STREET FOOD

MAPLEWOOD BUTCHERS AND SALES

OLD NAVY

FRENCHIE FRESH

Gracie's SINCE 1975 ICE CREAM

TAZIKI'S MEDITERRANEAN CAFE

hospitals

restaurants

shopping

fitness

LOCATION

Deerfield Township

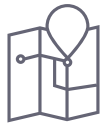
Governor's Pointe is a portfolio of Class A office buildings with a corporate campus setting in the suburban market of Deerfield Township. A perfect environment for businesses with a walk-on-in type feel. The large open concept office floor plans feature large windows with plenty of surrounding greenery. Located right off of Interstate 71, with great visibility and high traffic volume.



30 minute drive to
Downtown Cincinnati



Interstate Signage
Opportunities



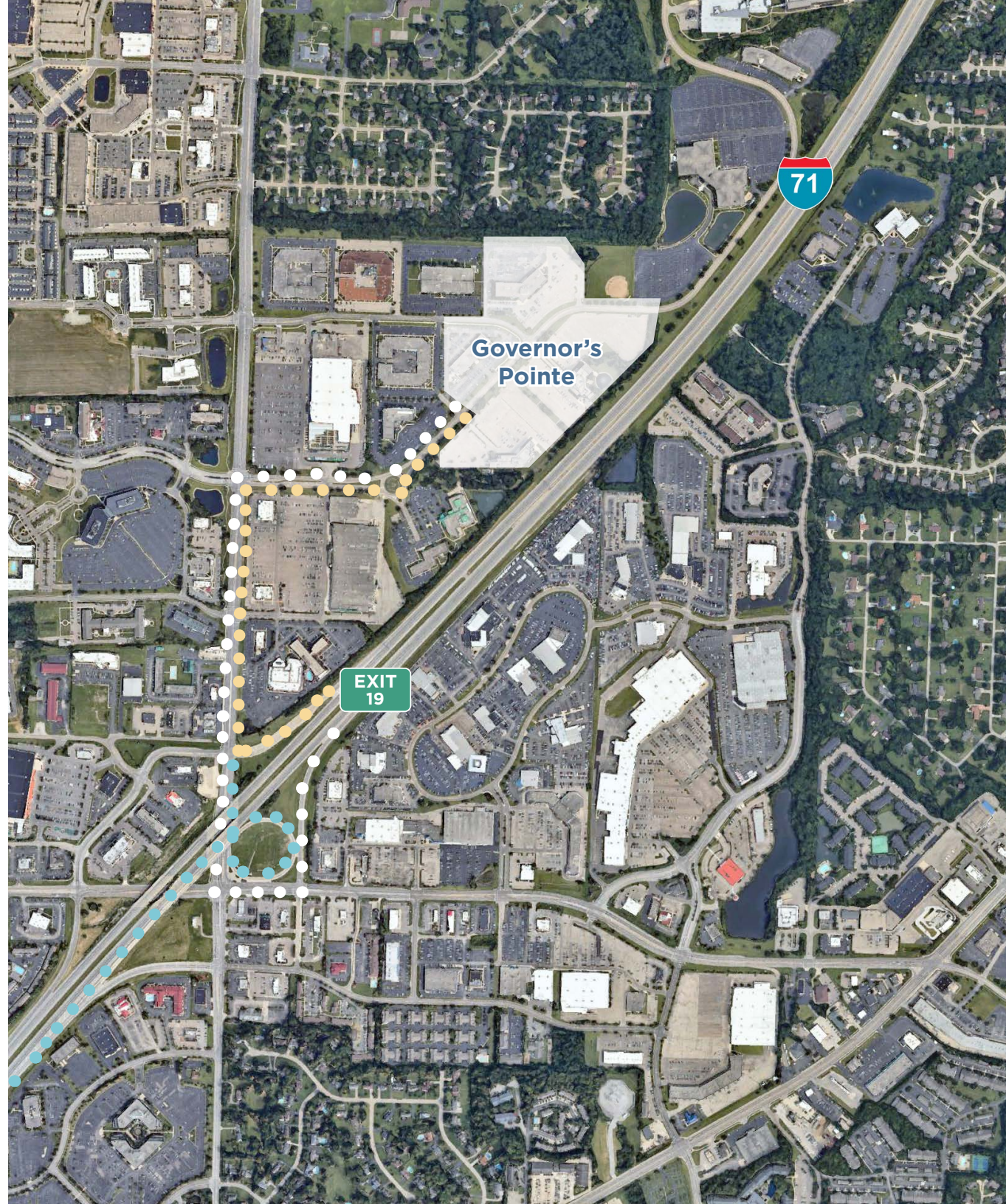
Immediate interstate
access



Outdoor Courtyard
with seating area



Abundance of
surface parking





Follow The Govs for
updates on news + events!

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