

450,676 RSF 4-STORY OFFICE BUILDING
UP TO 251,821 RSF AVAILABLE FOR LEASE
AND IS DIVISIBLE

Mason Luxottica

4000 LUXOTTICA PLACE, MASON, OHIO 45040

Highlights

- Beautiful 40-acre campus with green space and walking paths
- Ability to lease own "wing" with a designated lobby and exterior signage
- Divisible to approximately 123,000 RSF
- Large outdoor plaza with seating for approximately 200 people
- Cafeteria with seating for 350 people, and fully operational kitchen
- Existing furniture and equipment available to user
- The building was constructed in 2000. East wing was added in 2005. Upgrades and renovations have been completed since that time, with the most recent being the main lobby upgrades in 2021.
- HVAC System – VAV System. Each floor has its own designated roof top unit (20 total roof top units)
- Abundant parking with ability to add more if needed

Luxottica



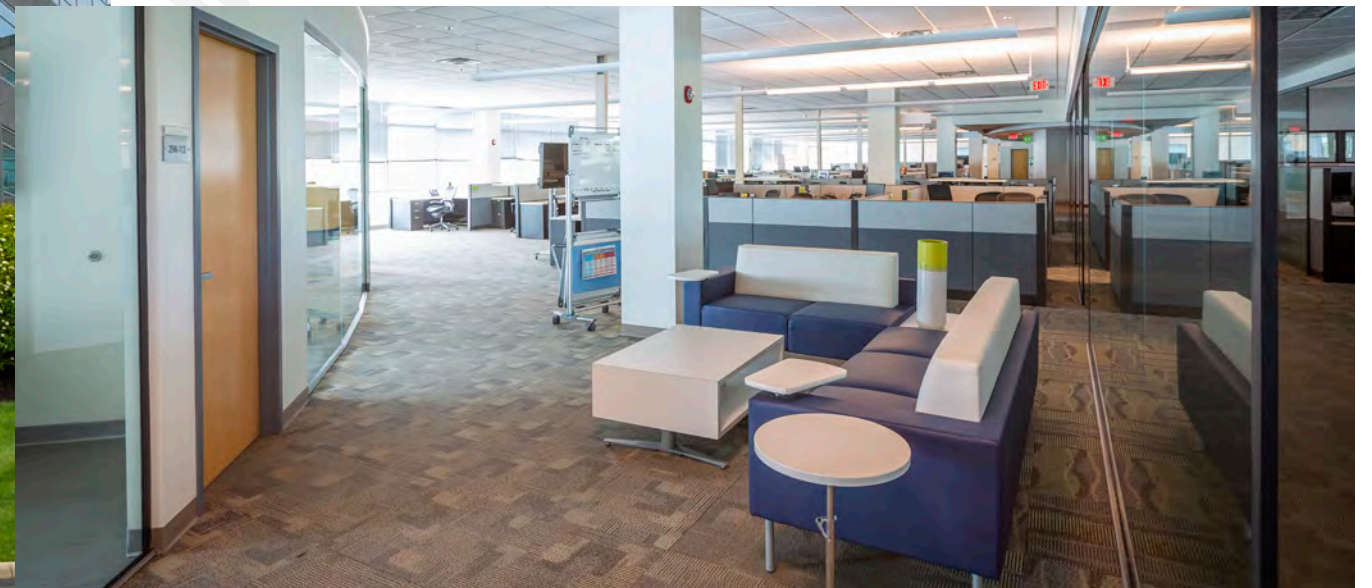
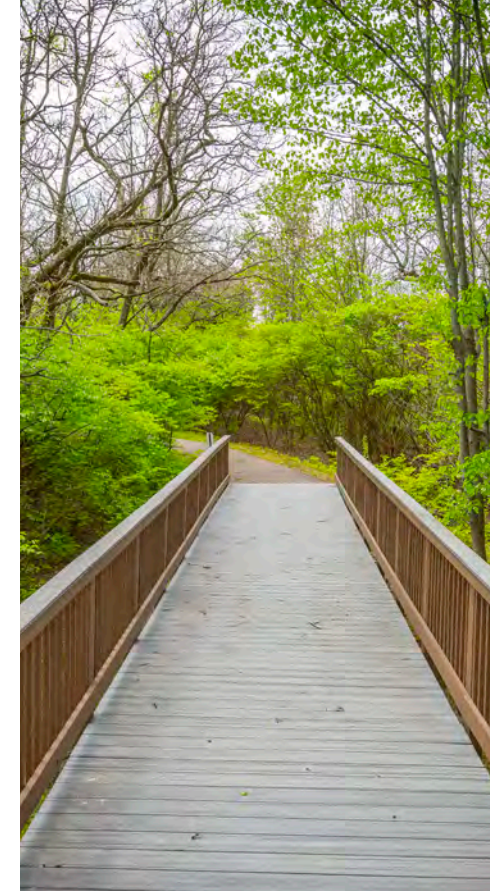
FULL-SERVICE
FITNESS CENTER



OPEN,
COLLABORATIVE SPACE



LARGE BUILDING
CONFERENCE CENTRE



Flexible Floorplans

Lease the East wing with the option to add Downtown.

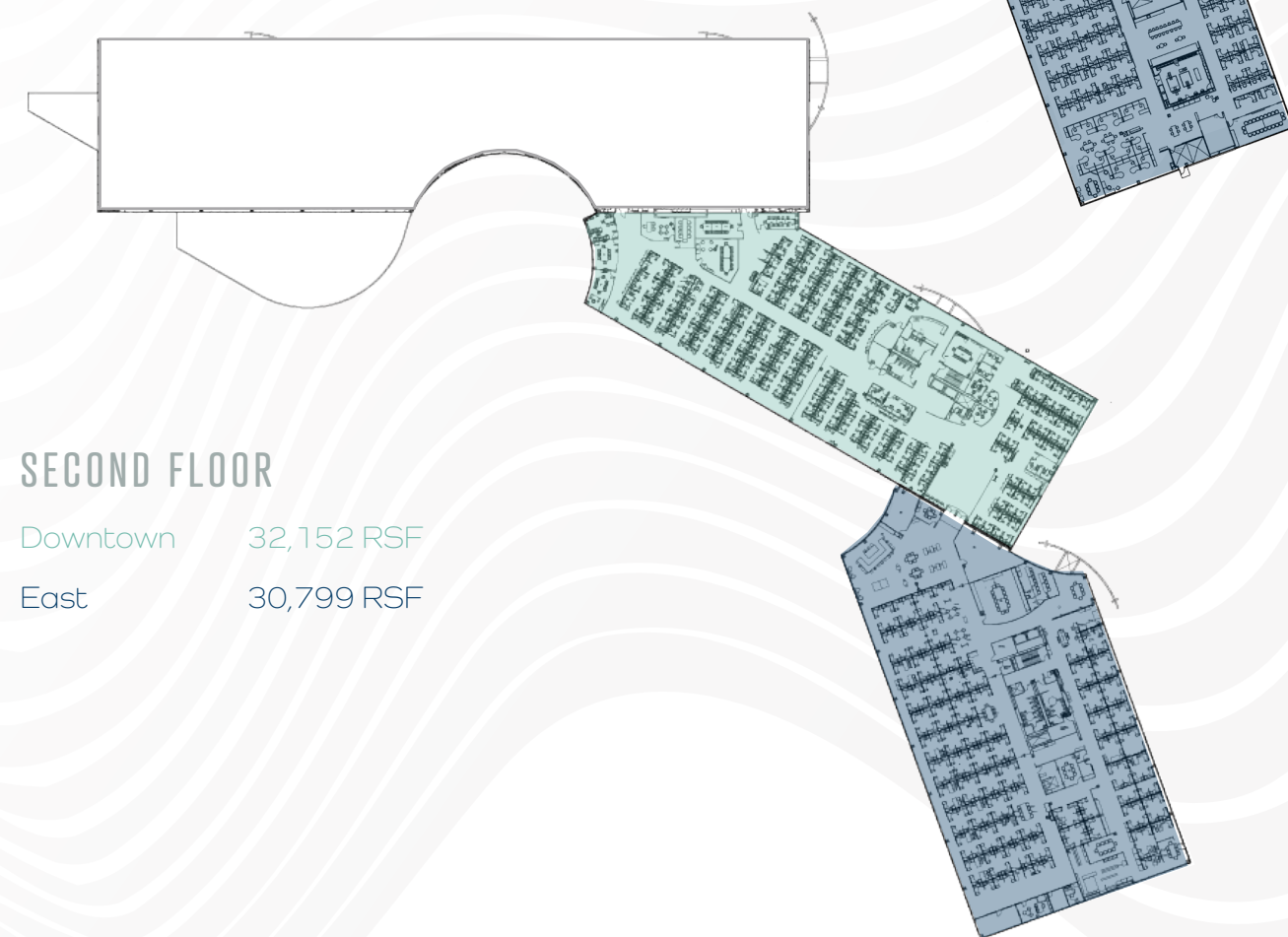
Total Available RSF Per Wing

Downtown 128,543 RSF | East 123,278 RSF

FLOOR PLANS

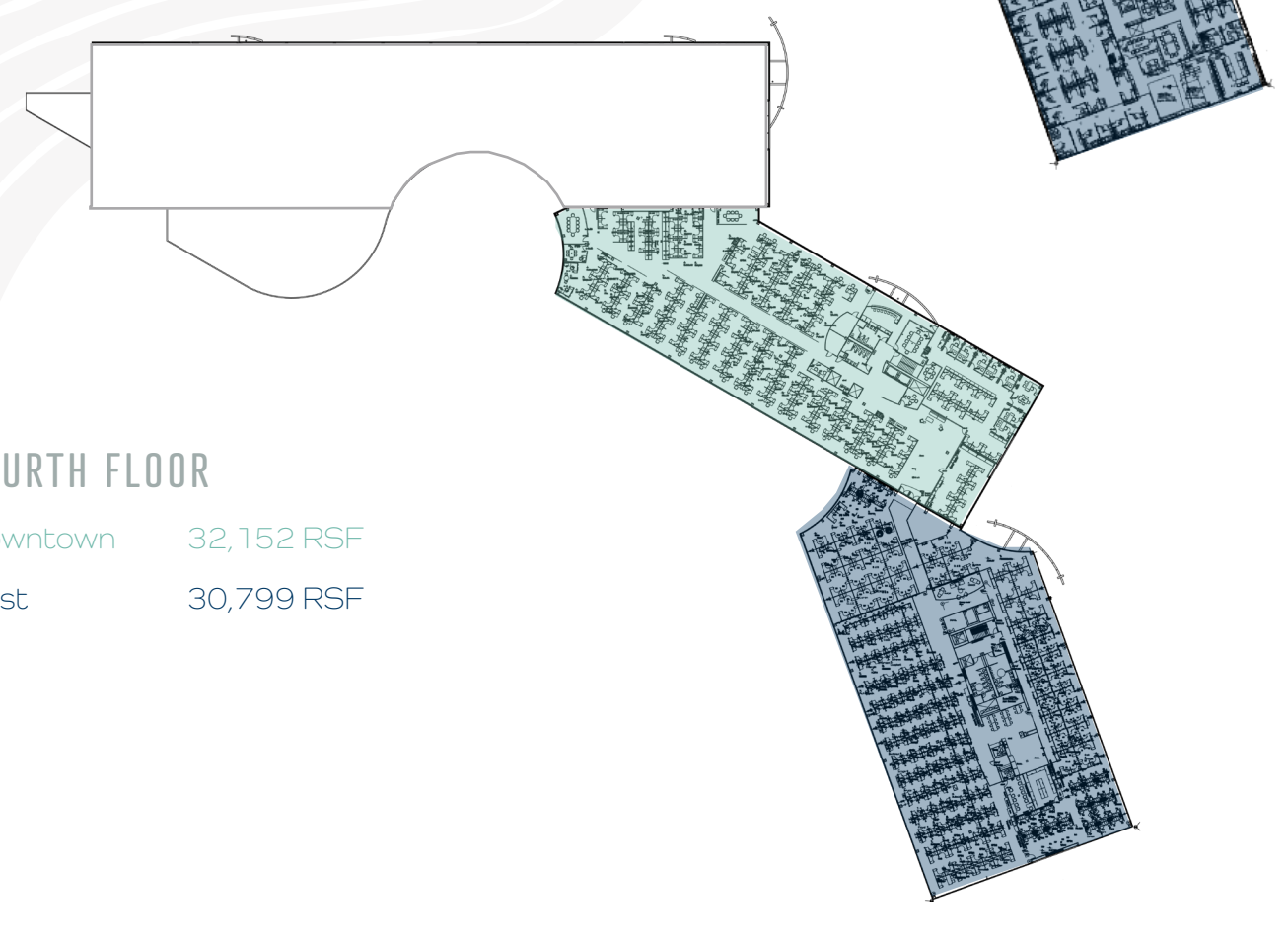
FIRST FLOOR

Downtown 32,087 RSF
East 30,881 RSF



THIRD FLOOR

Downtown 32,152 RSF
East 30,799 RSF



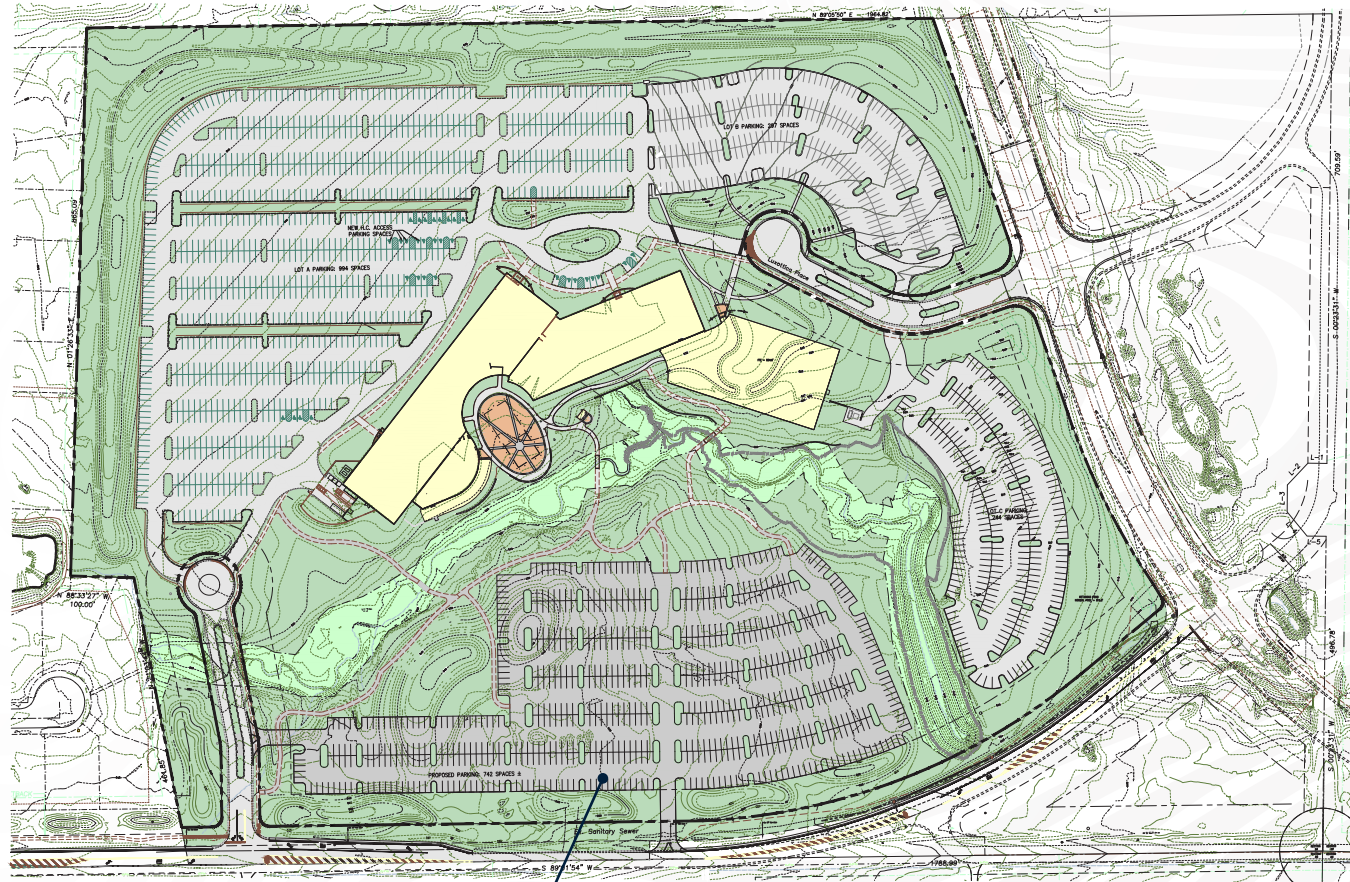
SECOND FLOOR

Downtown 32,152 RSF
East 30,799 RSF

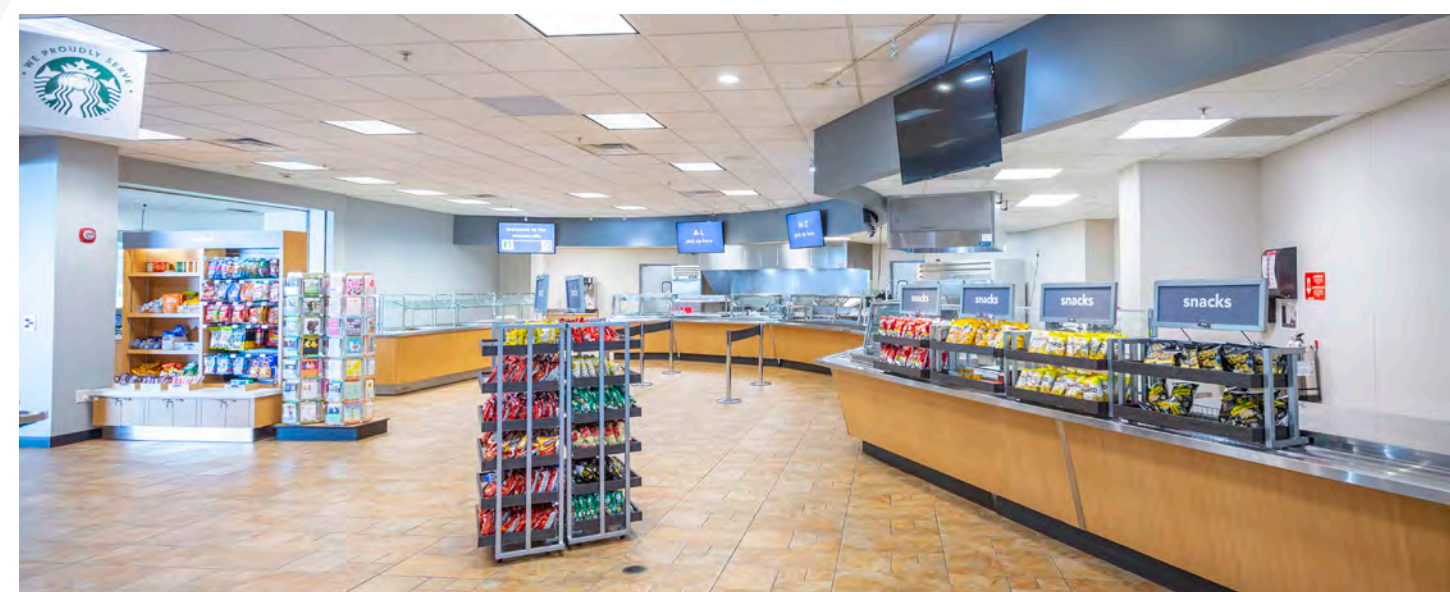
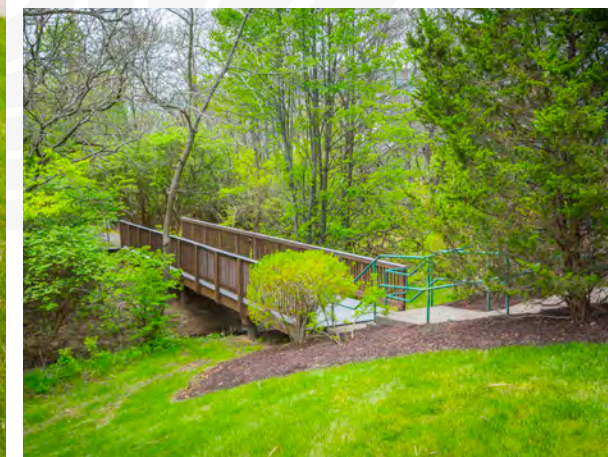
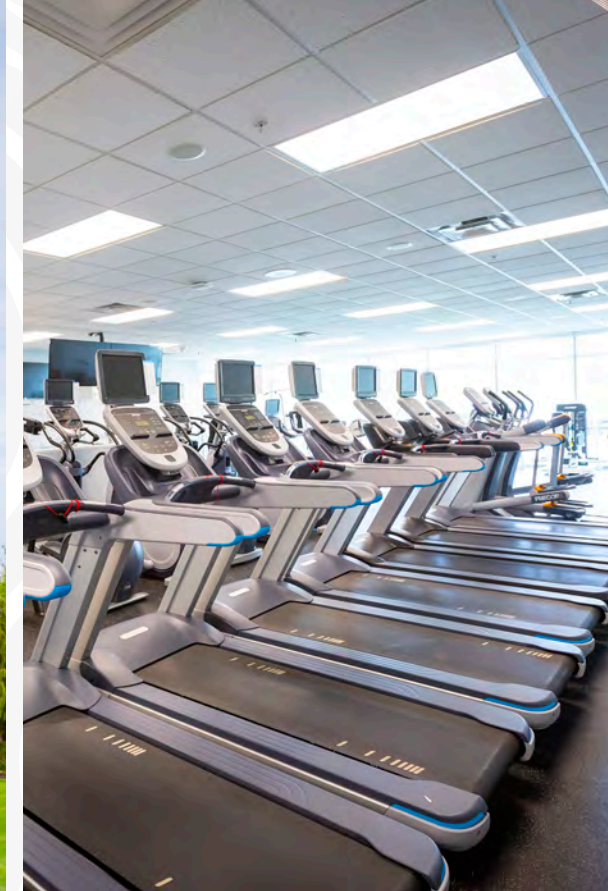
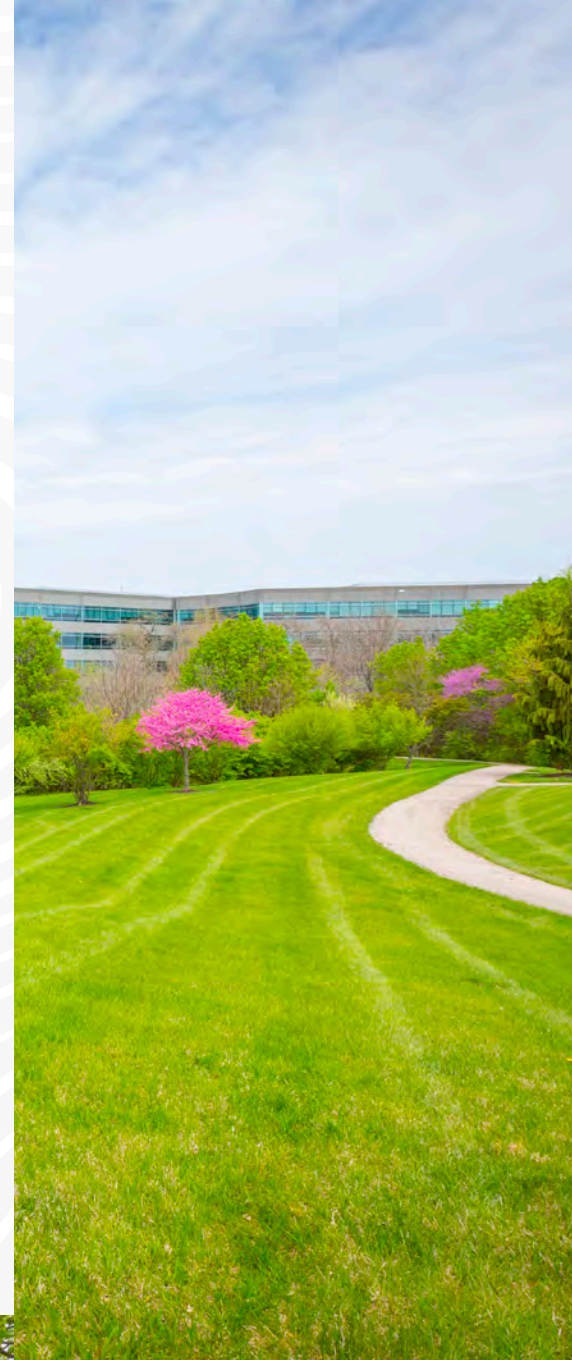
FOURTH FLOOR

Downtown 32,152 RSF
East 30,799 RSF

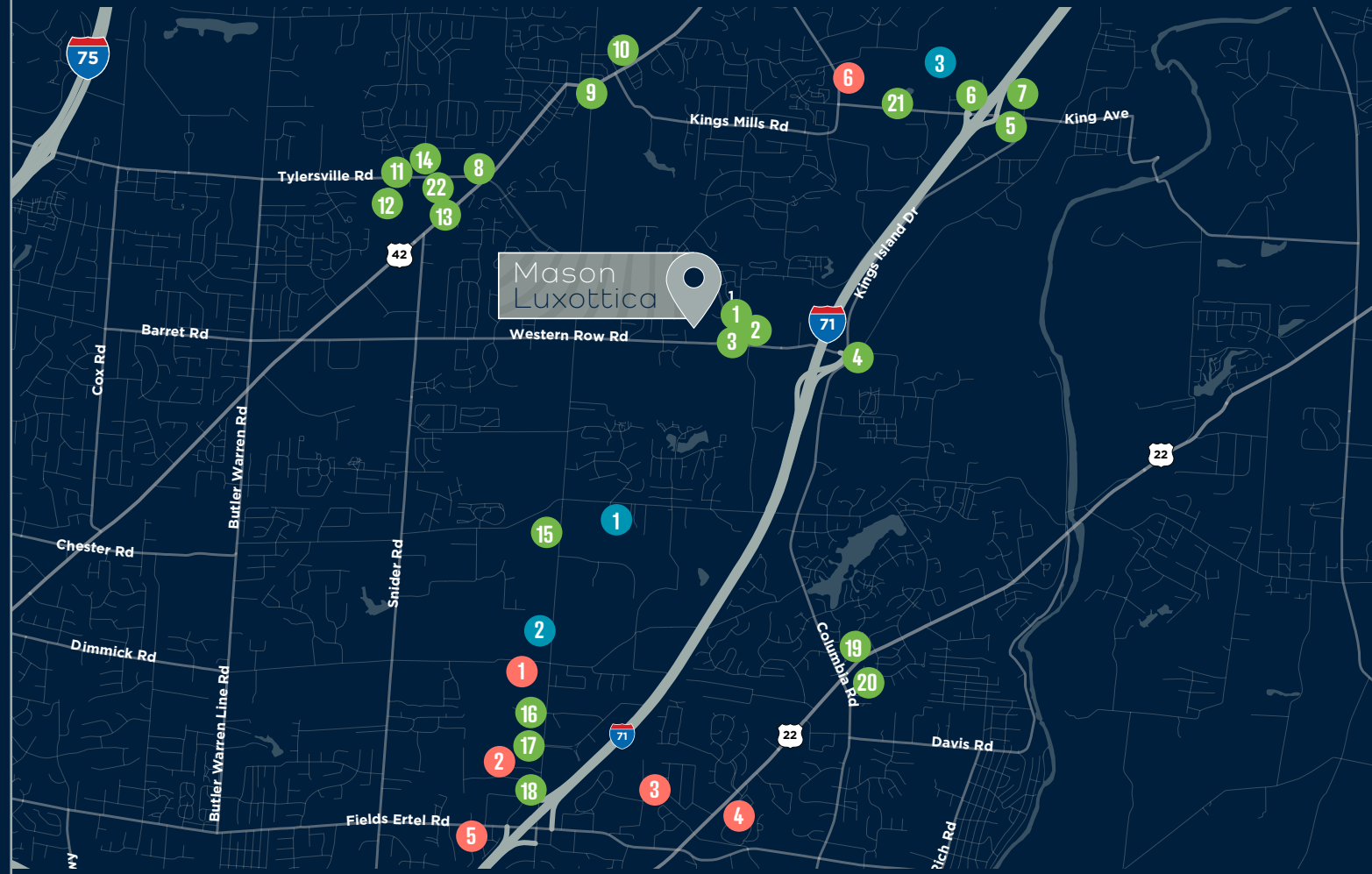
Site Plan



POTENTIAL FOR INCREASED PARKING



Nearby Amenities



DINING

- | | |
|---------------------------------|-------------------------------|
| 1. Penn Station East Coast Subs | 12. Chicken Salad Chick |
| 2. Tortilla Garcia | 13. Mad Monks Pizza |
| 3. Fastbreak Restaurant | 14. Raja Indian Grill |
| 4. Eli's Sports Bar & Grill | 15. Moe's Southwest Grill |
| 5. Chipotle | 16. Piada Italian Street Food |
| 6. Skyline Chili | 17. Blaze Pizza |
| 7. Popeyes | 18. Carraba's |
| 8. Culver's | 19. McDonald's |
| 9. Thai Terrace | 20. Sonic |
| 10. The Mason Grill | 21. Dunkin' |
| 11. Buffalo Wild Wings | 22. Kitty Brew Cat Cafe |

RETAIL

1. Walmart
2. Whole Foods
3. Costco
4. Menards
5. Kroger
6. Kohls

HOTEL

1. Courtyard Marriott
2. Hyatt Place
3. Hampton Inn

In Close Proximity



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FOR MORE INFORMATION, PLEASE CONTACT:

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