

# GOVERNOR'S POINTE

## FOR LEASE | 1,932 & 1,350 SF

4770 Duke Drive | Mason, OH 45040



LEASE RATE:

**\$11.95/SF/yr (NNN)**



### LOCATION DETAILS

- ✓ Surrounded by restaurants, retail, hotels and banking
- ✓ Easy Access to I-71 and I-275



### PROPERTY FEATURES

- ✓ 1,932 & 1,350 SF Available
- ✓ Earnings Tax
- ✓ On-Site Conference Room
- ✓ Two-Story Atrium
- ✓ Newly Renovated Common Areas
- ✓ Abundant Parking

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**RE**  
RATH EQUITY, LTD.



## PROPERTY OVERVIEW

Governor's Pointe is a highly recognizable, Class-A office development in Deerfield Township. The striking reflective facade and the three-story design offers a total of 76,591 SF of space. With ideal features like a two-story atrium, 0% earnings tax, flexible space options, abundant parking, and easy access, 4770 Duke Drive is a great solution for northern Cincinnati businesses.

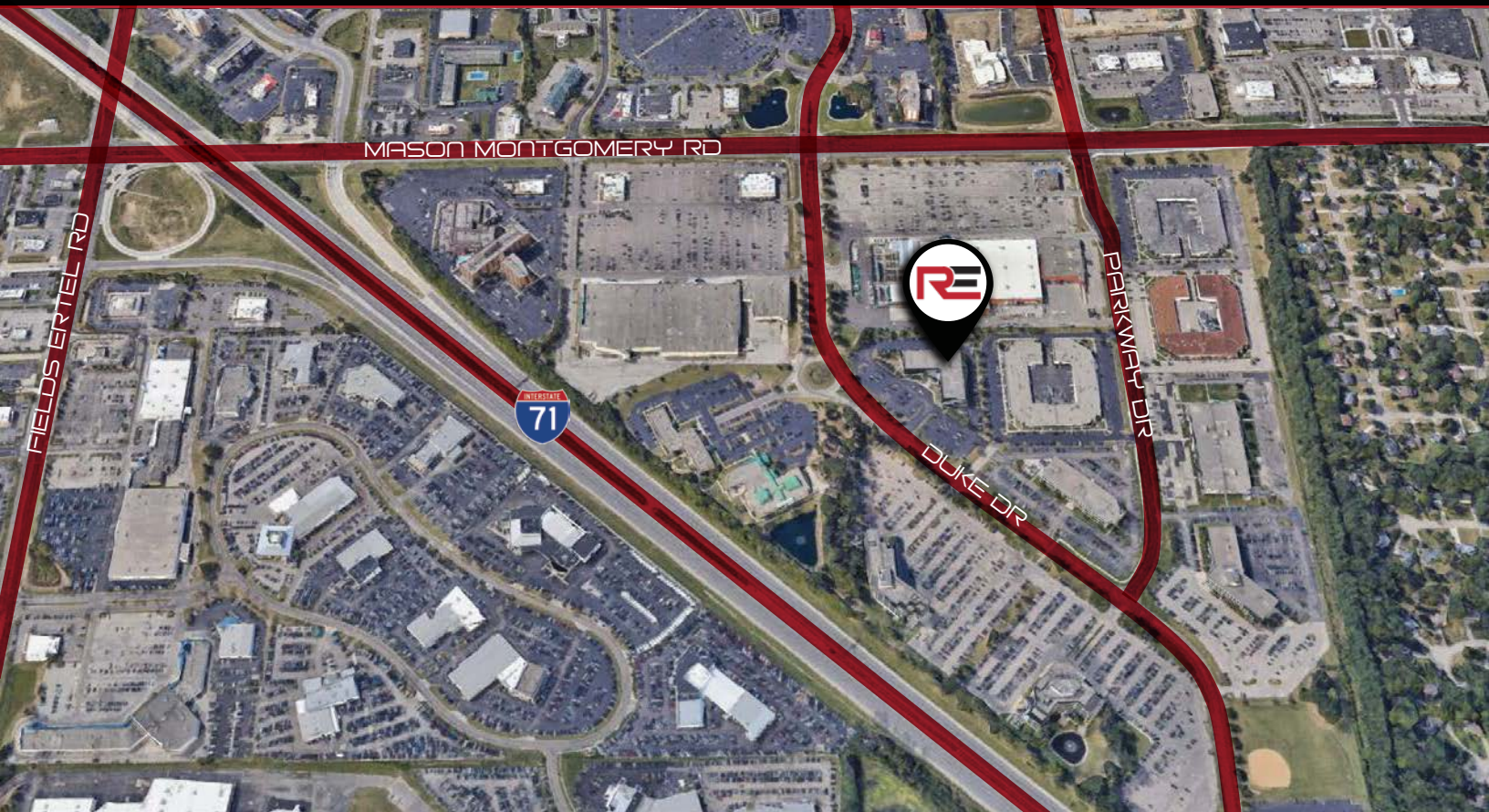
## LOCATION OVERVIEW

Governor's Pointe is just minutes away from two major area highways: I-71 and I-275 in the northern Cincinnati community of Mason. The Mason community is best known for its education system, vibrant economy, and for being the largest city within Warren County. According to the Mason city website, the city is home to more than 31,000 residents and is located 22 miles northeast of downtown Cincinnati and 30 miles south of Dayton.

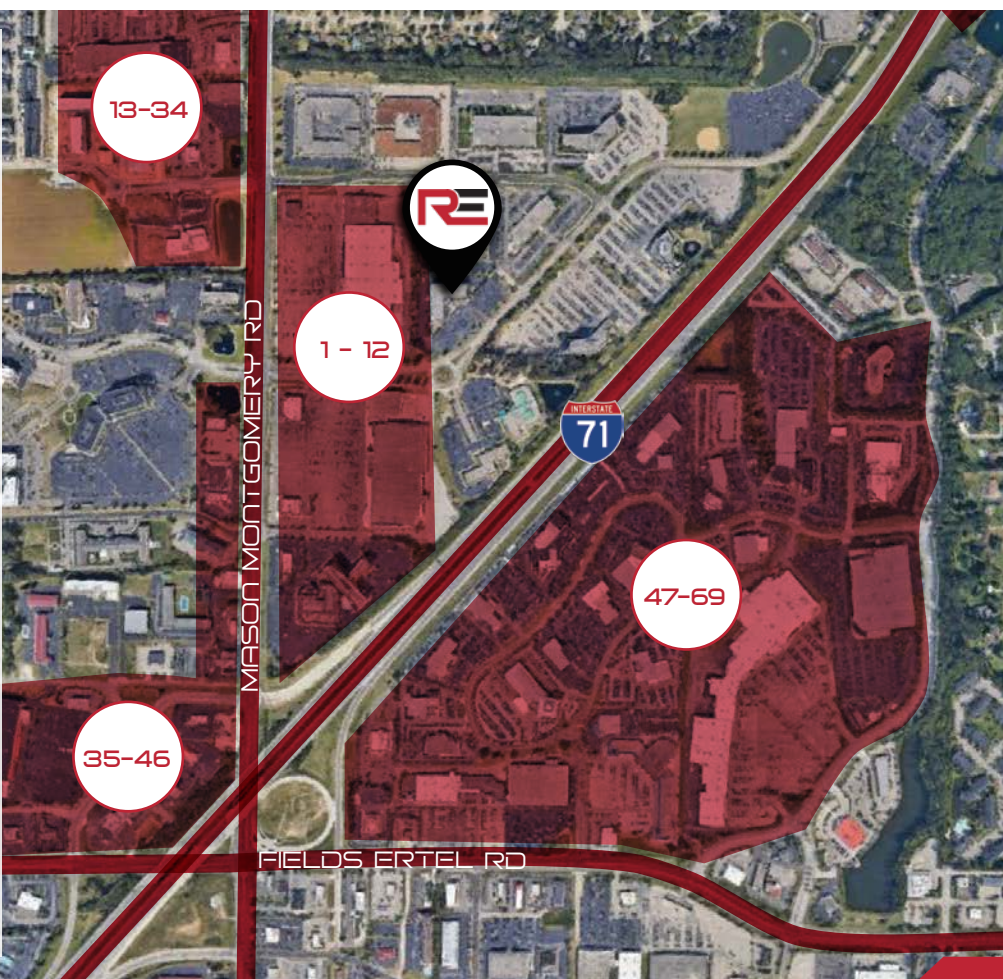
Businesses are vibrant in Mason. More than 500 businesses are located within 19 square miles and range from high-tech companies to light industrial companies. Governor's Pointe is part of more than 24 commerce parks, all contributing to a growing business community. Make your next business move be a move to Mason!





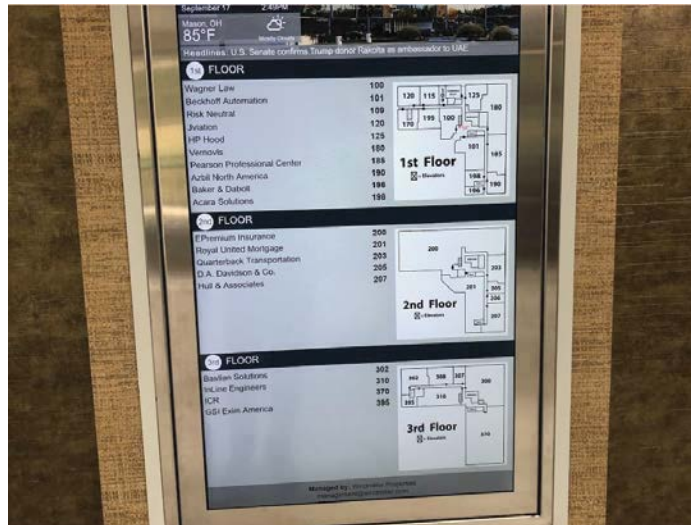
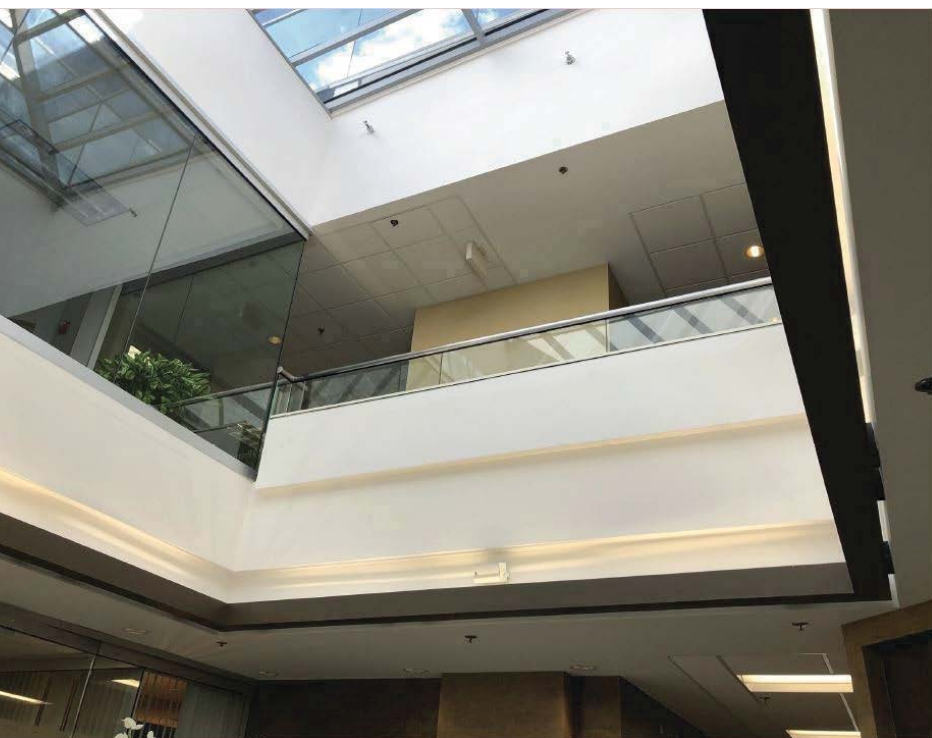


1. Lowe's
2. The UPS Store
3. Chipotle
4. Staples
5. Marshalls
6. Hobby Lobby
7. Burlington
8. Party City
9. Taziki's Cafe
10. Nothing Bundt Cakes
11. Jason's Deli
12. Marriott
13. Regal Deerfield
14. Bed Bath & Beyond
15. Ashley HoeStore
16. Dick's Sporting Goods
17. Dick's
18. McAlister's Deli
19. Joella's Hot Chicken
20. Whole Foods Market
21. Talbots
22. Chico's
23. LOFT
24. Altar'd State
25. Jos A. Bank
26. BuyBuy Baby
27. Ulta
28. Five Below
29. Panera Bread
30. Firebirds
31. Rusty Bucket
32. Panda Express
33. Blaze Pizza
34. DiBella's Subs



35. Carrabba's Italian Grill
36. Chick-fil-A
37. Waffle House
38. Popeyes
39. Dunkin'
40. Skyline Chili
41. Wendy's
42. Hooters
43. Gordan Food Service
44. Home Depot
45. NAPA Auto Parts
46. O'Charleys
47. Performance Lexus
48. McCluskey Chevrolet
49. Costco
50. Target
51. Bath & Body Works
52. Best Buy
53. Old Navy
54. Barnes & Noble
55. Play it Again Sports
56. Planet Fitness
57. Penn Station
58. Kings Toyota
59. Olive Garden
60. Cracker Barrel
61. Subura of Kings
62. Kings Nissan
63. Porsche of Kings
64. Kings Ford
65. Kings Volkswagen
66. Kings Kia
68. Kings Buick
69. Mazda









## LOCATION

Address	4770 Duke Drive
Building Size	76,591 SF
Parking	3.13/1,000
Access	Mason Montgomery Rd.

## FEATURES

Ceiling Heights	9 ft.
Flooring	Carpet
Year Build	1987
Number of Floors	3
Elevators	2

## UTILITIES

Phone/Data	Spectrum/Cincinnati Bell
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## ZONING

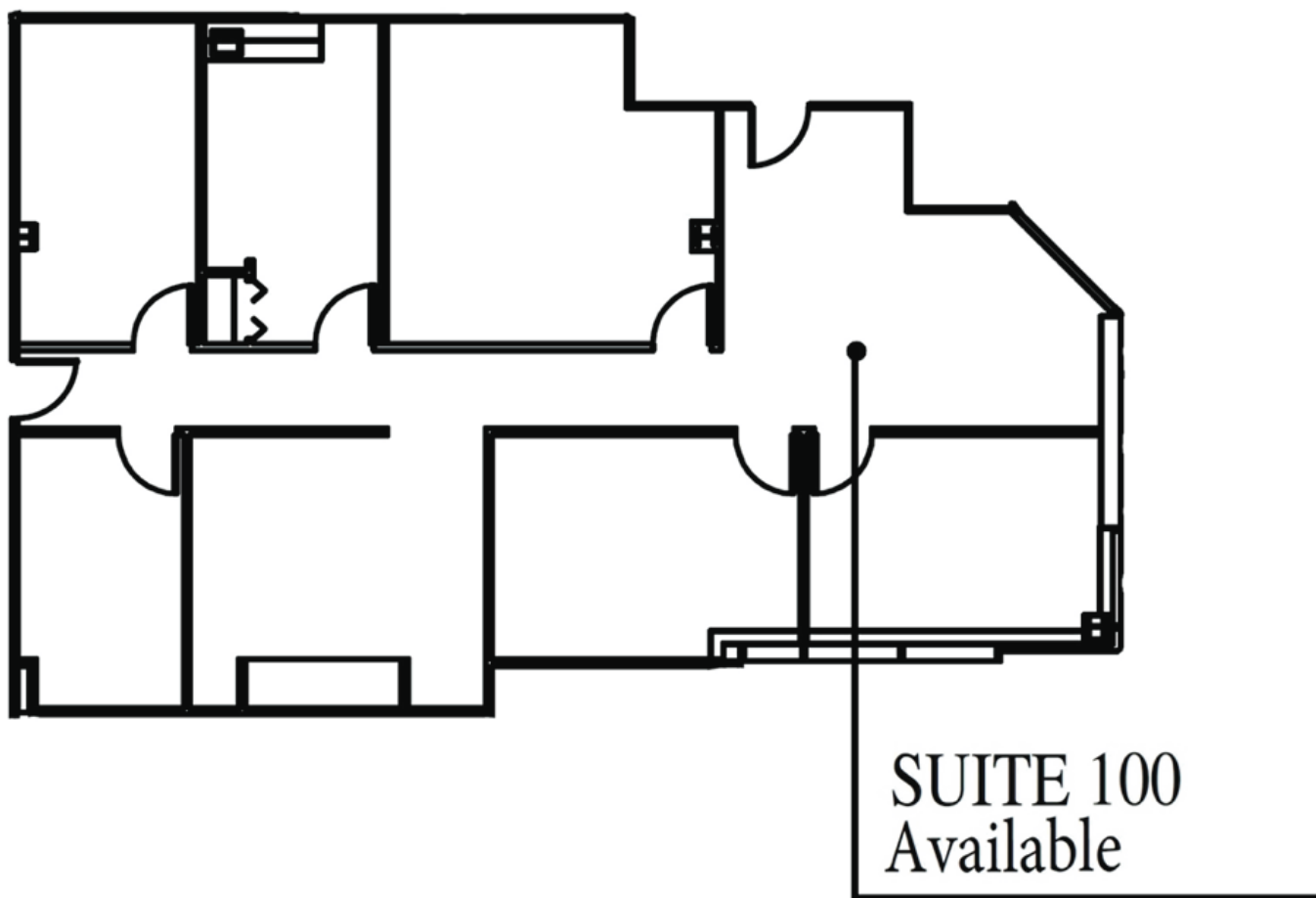
Municipality	Mason/Montgomery
Income Tax Rate	0%

## BUILDING SYSTEMS

HVAC	In Suite / Single Unit
Fire Sprinklers	Building

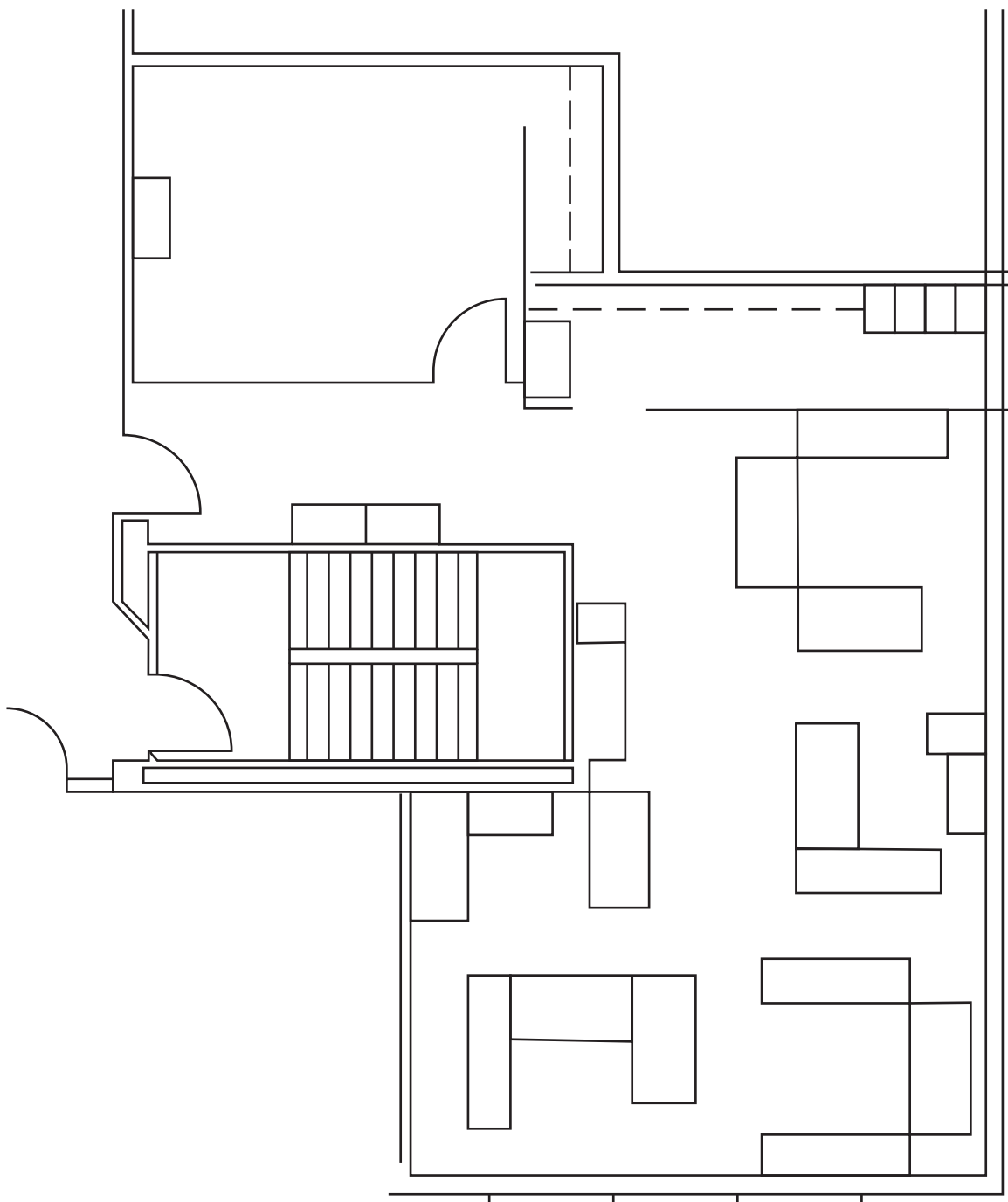
## SUITE FEATURES

- 1,932 R/SF
- Right of lobby

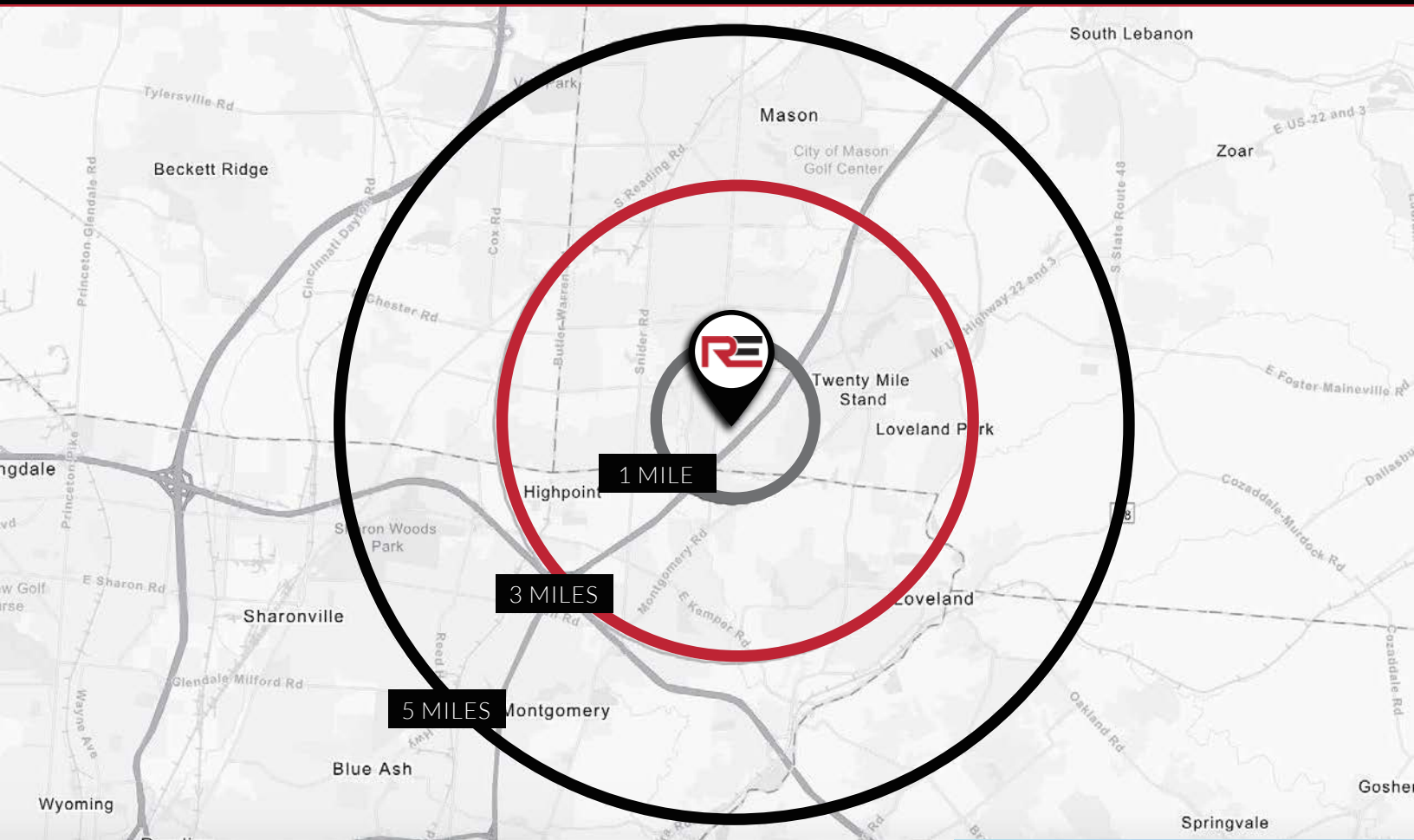


## SUITE FEATURES

- 1,350 R/SF







2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,508	65,992	147,779
Households	2,367	26,050	57,044
Families	1,418	17,800	40,341
Average Household Size	2.33	2.53	2.58
Owner Occupied Housing Units	1,210	17,962	42,084
Renter Occupied Housing Units	1,157	8,088	14,960
Median Age	36.6	39.7	40.8
Median Household Income	\$84,906	\$92,227	\$92,707
Average Household Income	\$120,668	\$122,866	\$124,583

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,934	68,045	152,698
Households	2,553	26,936	59,062
Families	1,520	18,264	41,488
Average Household Size	2.32	2.52	2.57
Owner Occupied Housing Units	1,243	18,408	43,299
Renter Occupied Housing Units	1,309	8,528	15,762
Median Age	36.8	40.5	41.6
Median Household Income	\$90,118	\$99,150	\$99,950
Average Household Income	\$132,838	\$134,341	\$136,460

