

# GOVERNORS HILL

## CLASS A OFFICE SPACE FOR LEASE

8805 & 8845 GOVERNORS HILL DRIVE  
MASON, OH 45249

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Governors Hill offers two Class A office buildings in a uniquely designed corporate campus setting in the suburban market of Symmes 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.

**260,000**  
SQ FT

**\$11.50**  
P/SF NNN

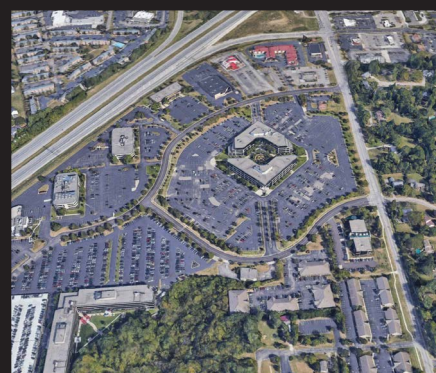
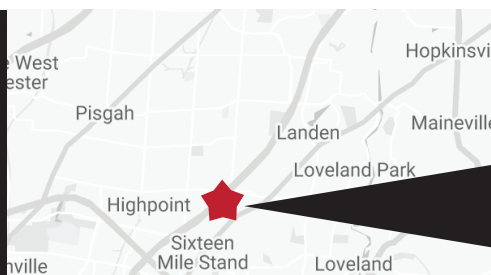
**0%**  
EARNINGS TAX

**5:1000**  
PARKING RATIO

## KEY HIGHLIGHTS

- ✓ Two Class A - Office Buildings Totaling 260,000 Sq. Ft.
- ✓ Max Contiguous SF available - 48,768
- ✓ Located in Symmes Township
- ✓ 0% Earnings Tax
- ✓ Common Conference Facility
- ✓ 5:1000 Parking Ratio
- ✓ Amenity Rich Surroundings
- ✓ Building and Monument Signage Available
- ✓ High Traffic Volume
- ✓ Easy Access to I-71/I-275

- ✓ Corporate Campus Setting
- ✓ On-site Management & Conference Center
- ✓ Lush Courtyard Setting
- ✓ Mason was named one of Money's Best Places to Live 2020
- ✓ Large employers in Mason include: Luxottica USA, Cintas, Proctor & Gamble, GE, Vantiv and Macy's (Call Center)



Ideally located minutes from I-71 and I-275, and located just 20 minutes from downtown Cincinnati.







## 8805 AVAILABLE SPACE

SUITE	SQ. FT.	AVAILABILITY
105	3,091	Leased
108	1,429	Leased
164	3,387	Leased
200	4,262	Leased
220	7,886	Immediate
320	11,340	Immediate

## 8845 AVAILABLE SPACE

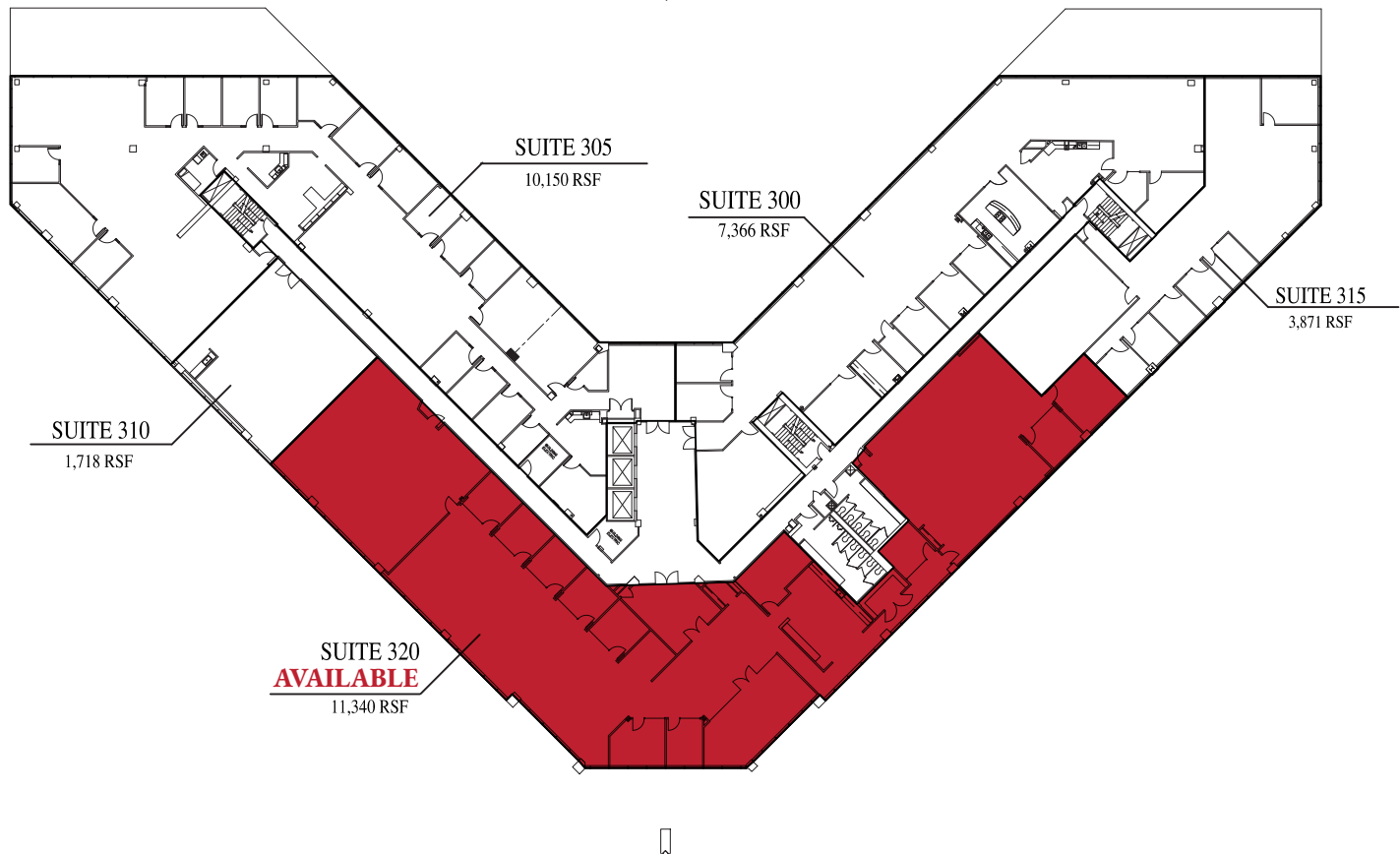
SUITE	SQ. FT.	AVAILABILITY
220	16,254	Immediate
240	1,057	Leased
300	32,514	Immediate
430	6,108	Immediate
440	2,292	Leased
450	3,741	Leased



## 8805 - Floor 2

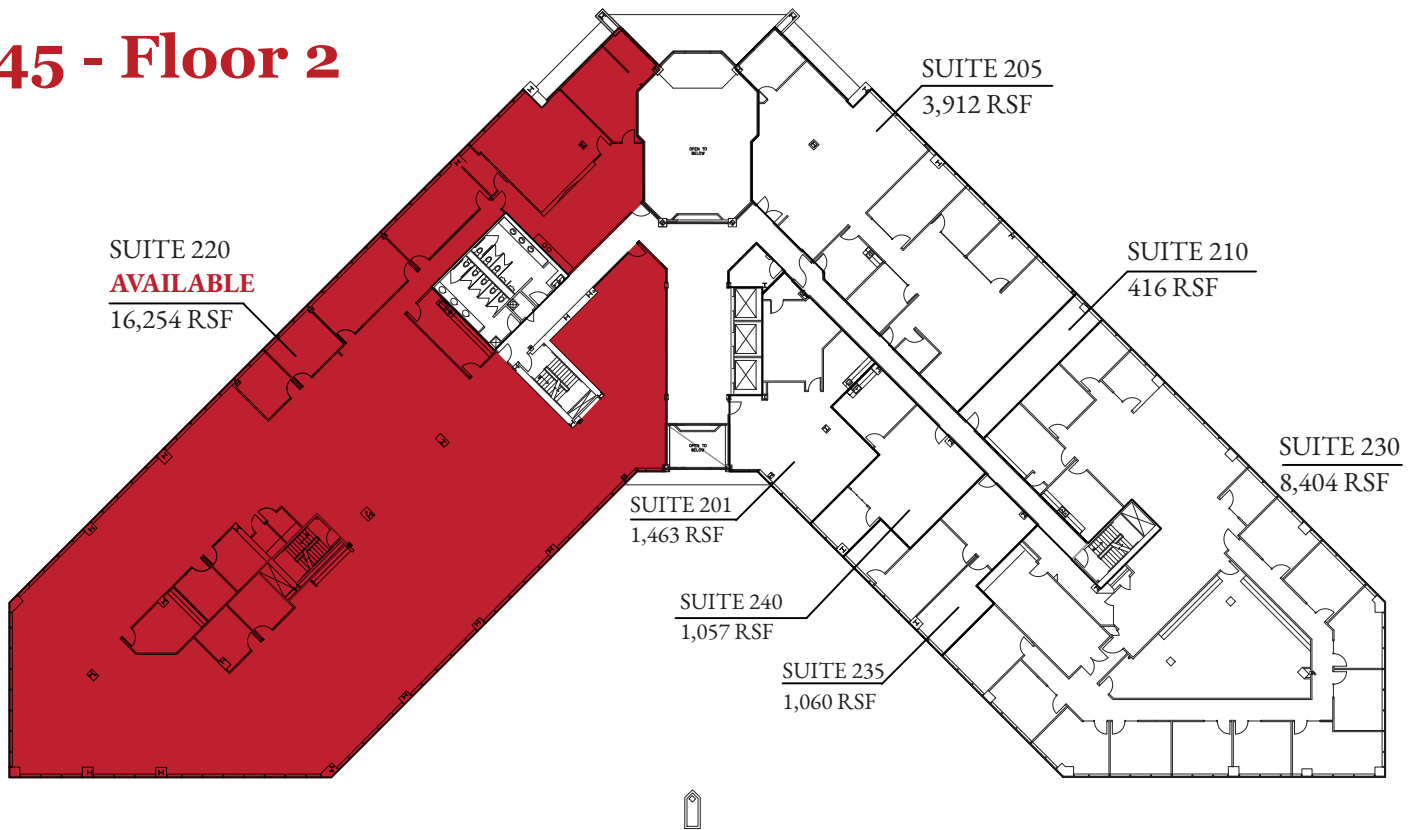


## 8805 - Floor 3

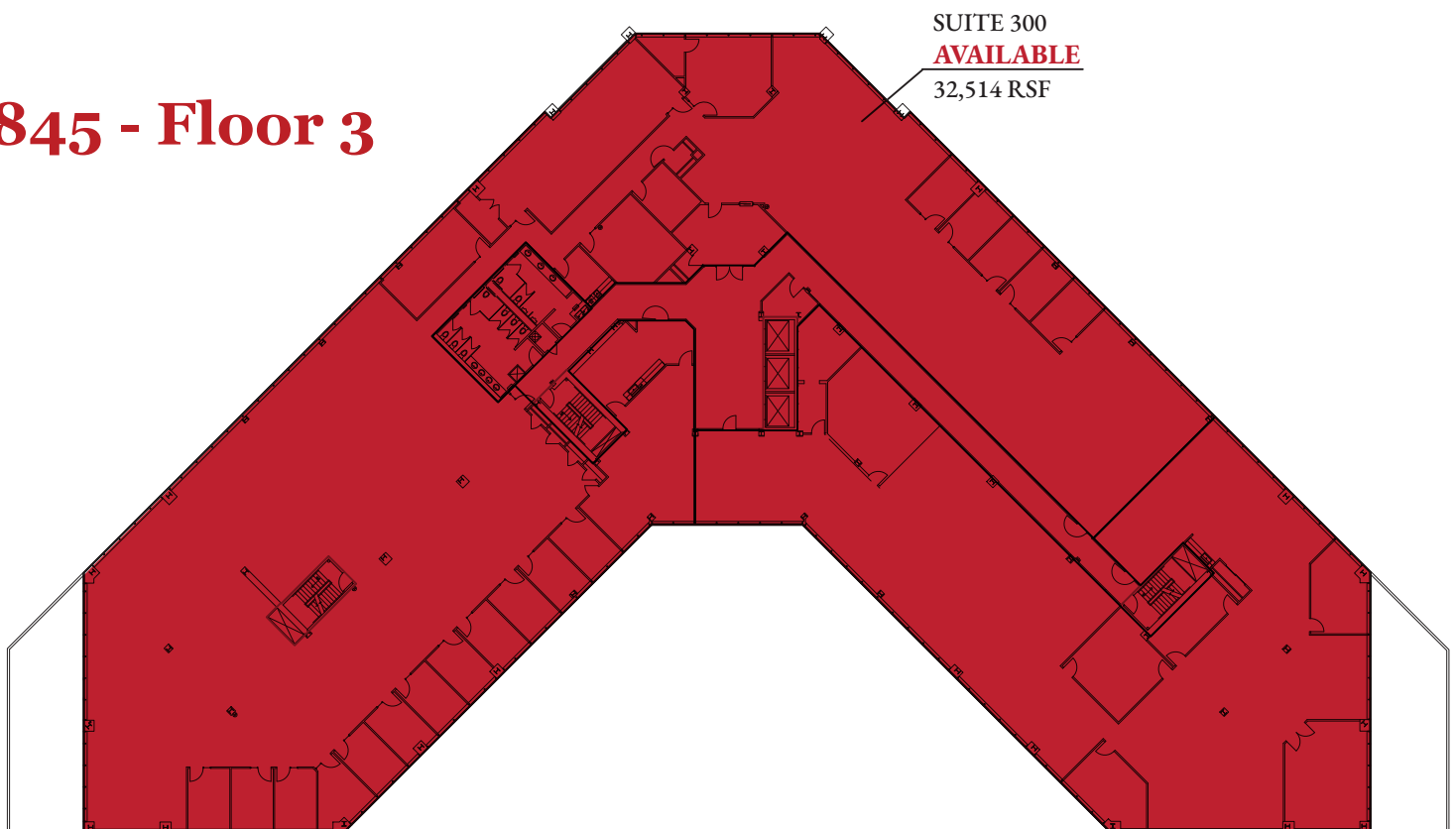




## 8845 - Floor 2

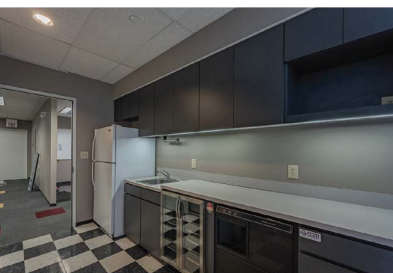
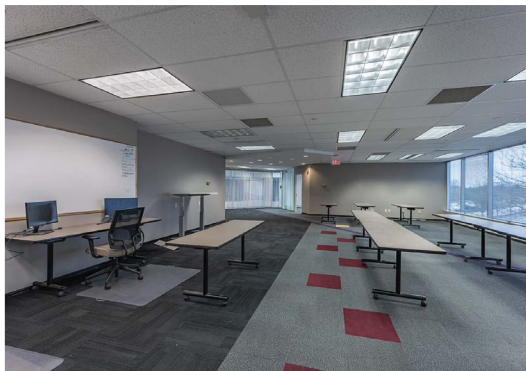
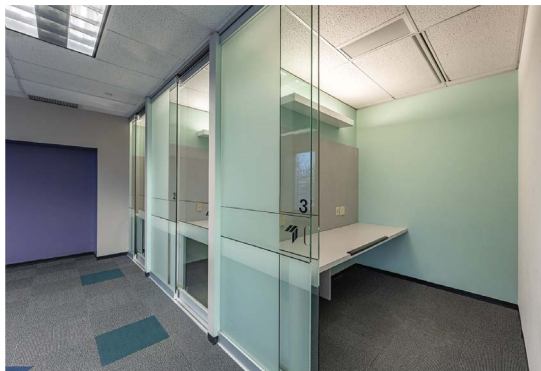
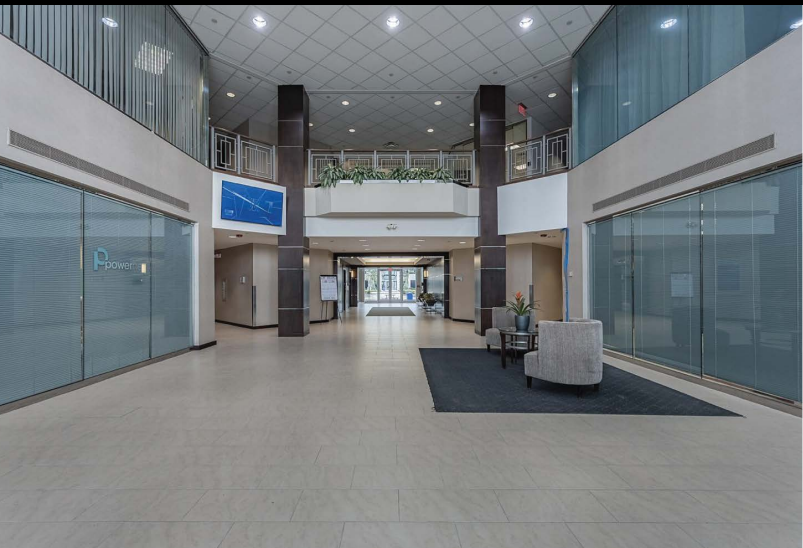


## 8845 - Floor 3



## 8845 - Floor 4











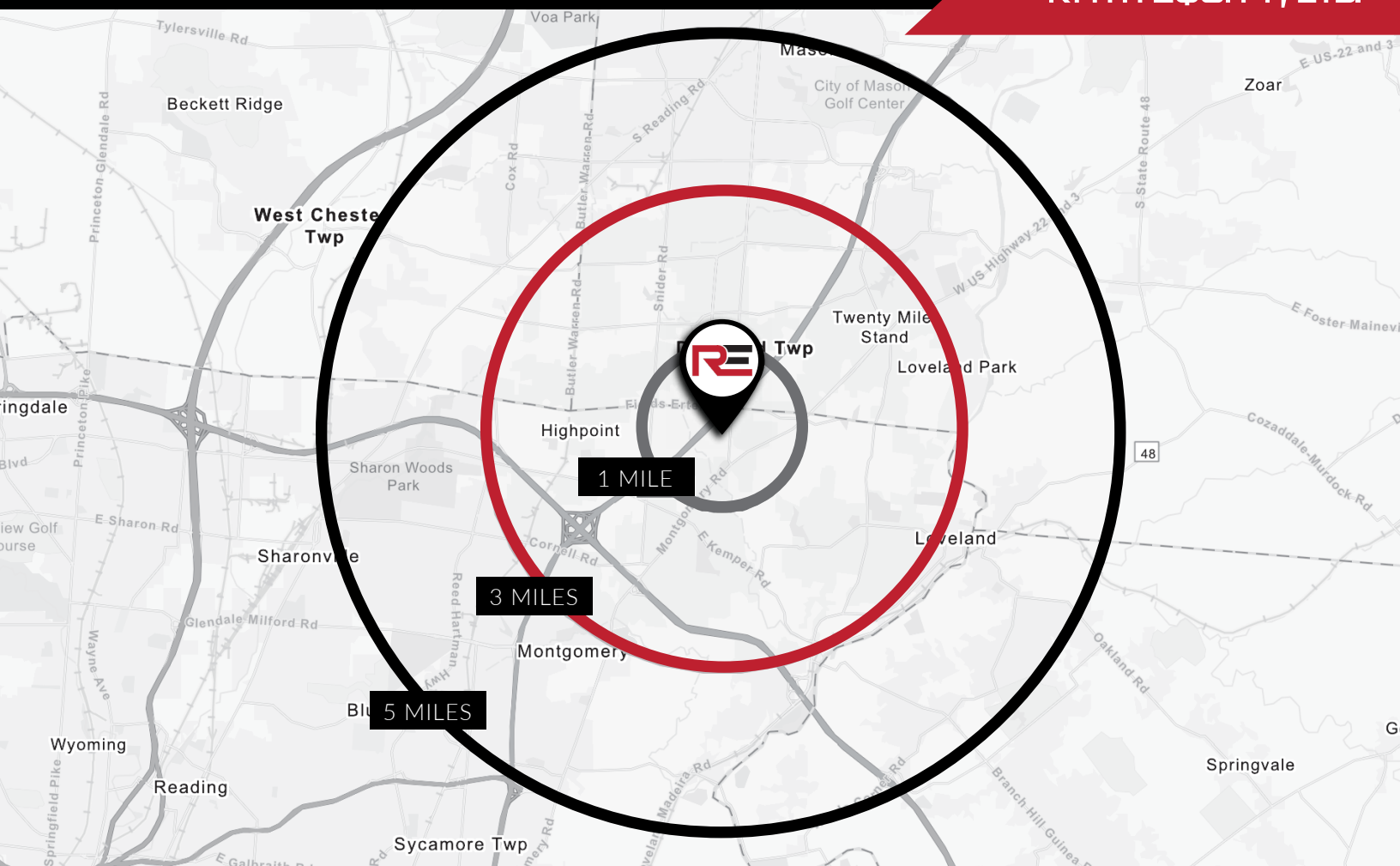


## MASON OHIO

Mason's progressive business development programs are widely known in the region. Over 500 businesses operate in Mason's 19 square miles. High-tech companies, corporate headquarters, and light industries are particularly attracted to Mason. More than 90 corporations have headquarters or manufacturing operations in Mason's 24 commerce parks. The city has one of the region's largest complements of international businesses. This is a credit to the city's successful economic strategy to balance high-tech corporations with attractive housing.

<https://imaginemason.org/>





2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,009	64,567	142,966
Households	2,490	25,141	55,439
Families	1,666	17,308	38,999
Average Household Size	2.41	2.56	2.56
Owner Occupied Housing Units	1,456	17,859	41,879
Renter Occupied Housing Units	1,033	7,281	13,560
Median Age	37.5	39.9	41.7
Median Household Income	\$101,661	\$101,636	\$101,608
Average Household Income	\$140,539	\$132,817	\$132,993

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,146	66,311	146,854
Households	2,548	25,859	57,058
Families	1,696	17,692	39,913
Average Household Size	2.41	2.56	2.56
Owner Occupied Housing Units	1,503	18,542	43,312
Renter Occupied Housing Units	1,045	7,318	13,746
Median Age	38.3	40.7	42.4
Median Household Income	\$111,676	\$108,827	\$109,114
Average Household Income	\$157,238	\$145,972	\$146,289



**CONTACT FOR MORE INFORMATION:**

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