

GOVERNORS HILL

CLASS A OFFICE SPACE FOR LEASE

8805 & 8845 GOVERNORS HILL DRIVE
MASON, OH 45249

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

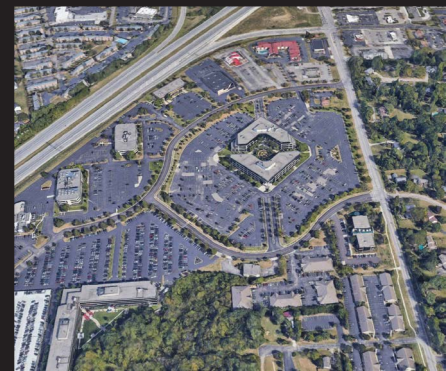
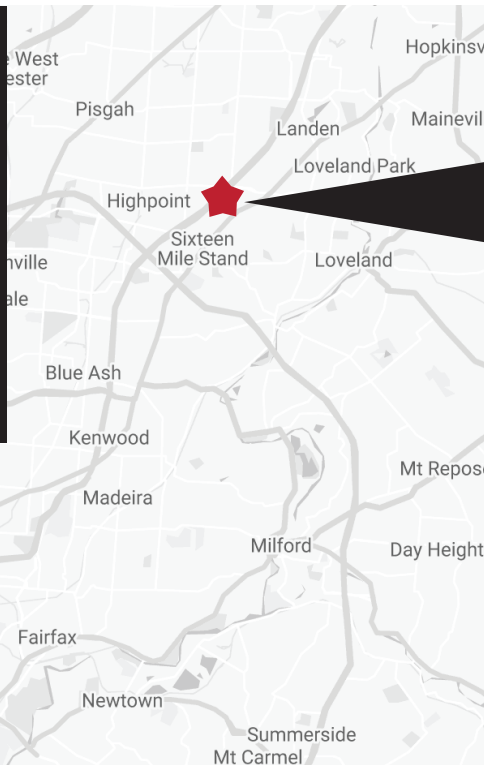
0%
EARNINGS TAX

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
220	7,886	Immediate
325	1,975	Immediate
320	9,365	Leased

8845 AVAILABLE SPACE

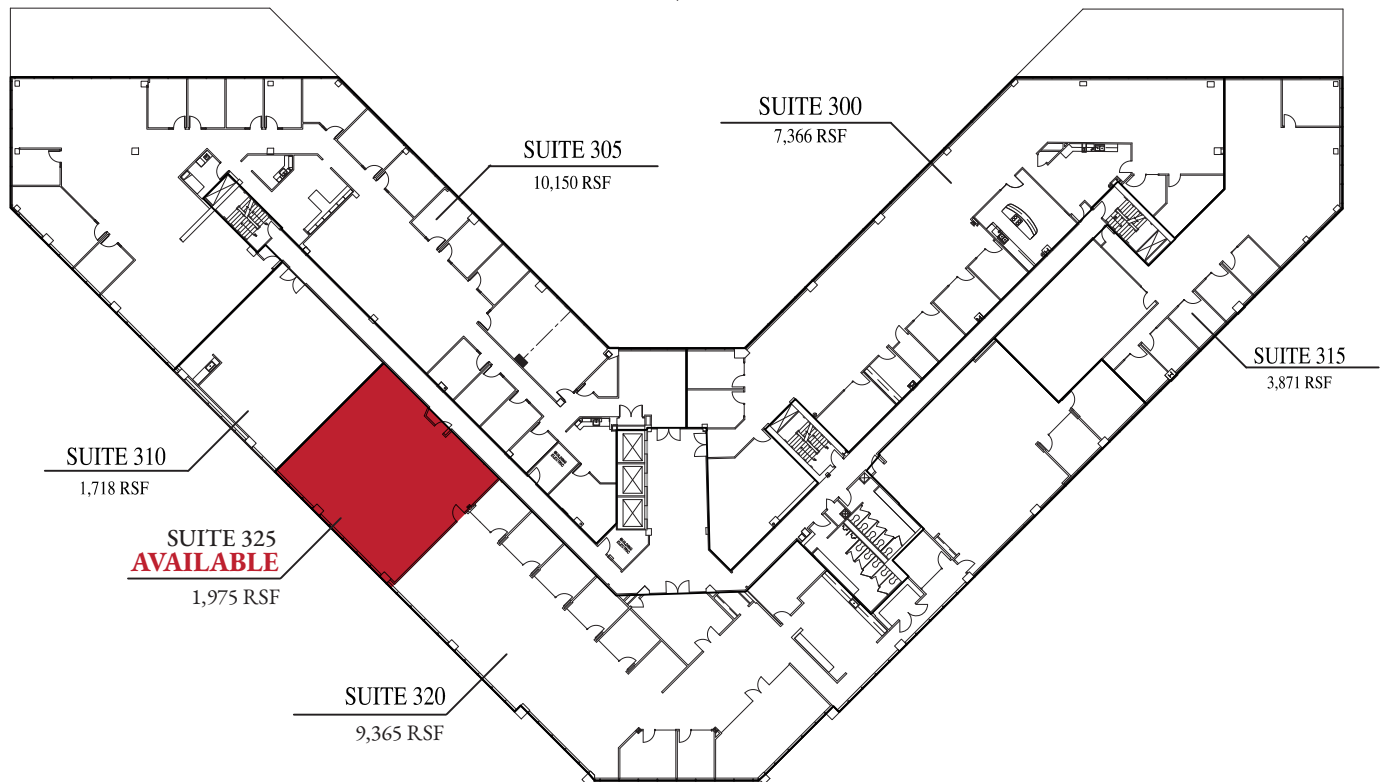
SUITE	SQ. FT.	AVAILABILITY
220	16,254	Immediate
235	1,060	Just Leased
300	22,186	Immediate
350	10,328	Immediate
430	6,108	Just Leased



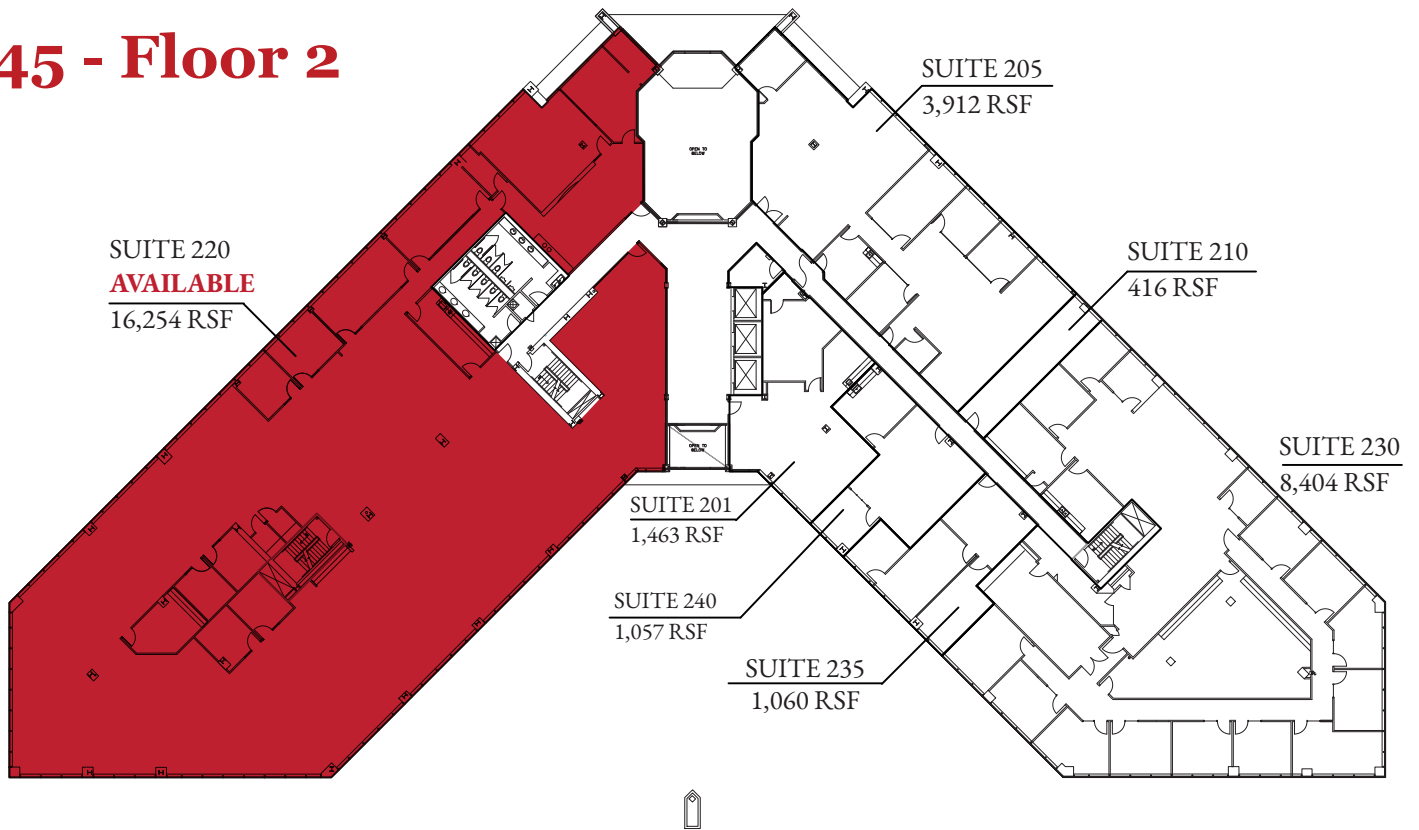
8805 - Floor 2



8805 - Floor 3

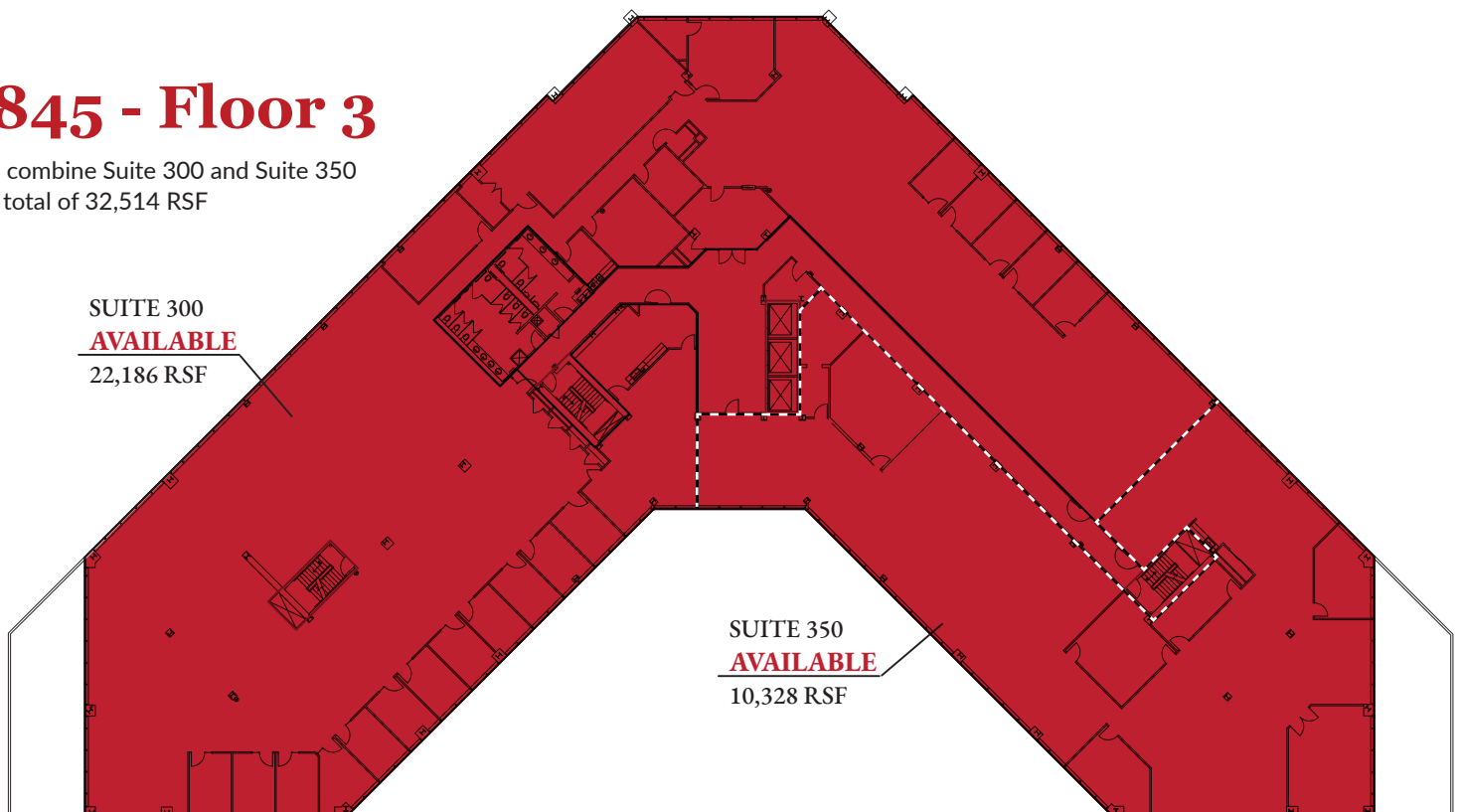


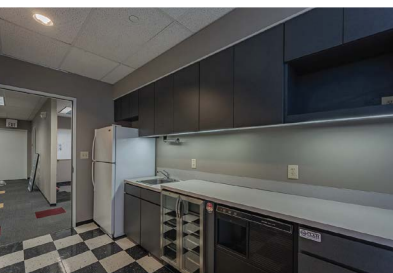
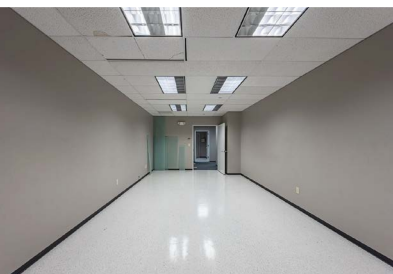
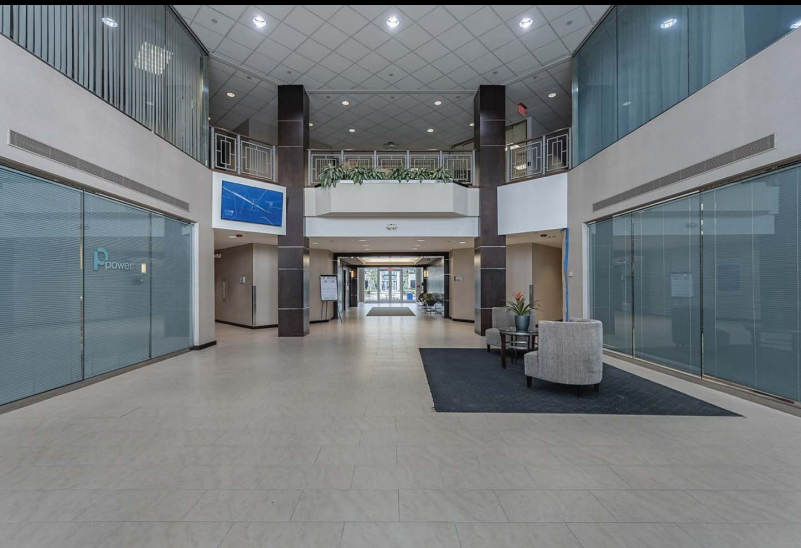
8845 - Floor 2

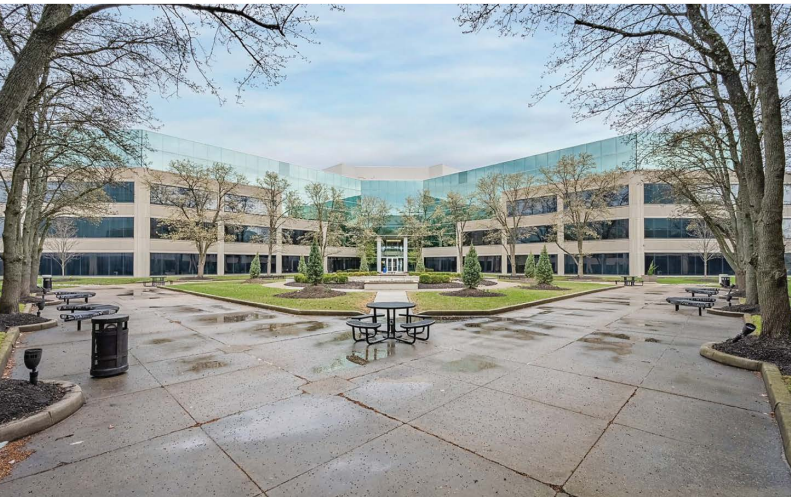


8845 - Floor 3

*Can combine Suite 300 and Suite 350 for a total of 32,514 RSF





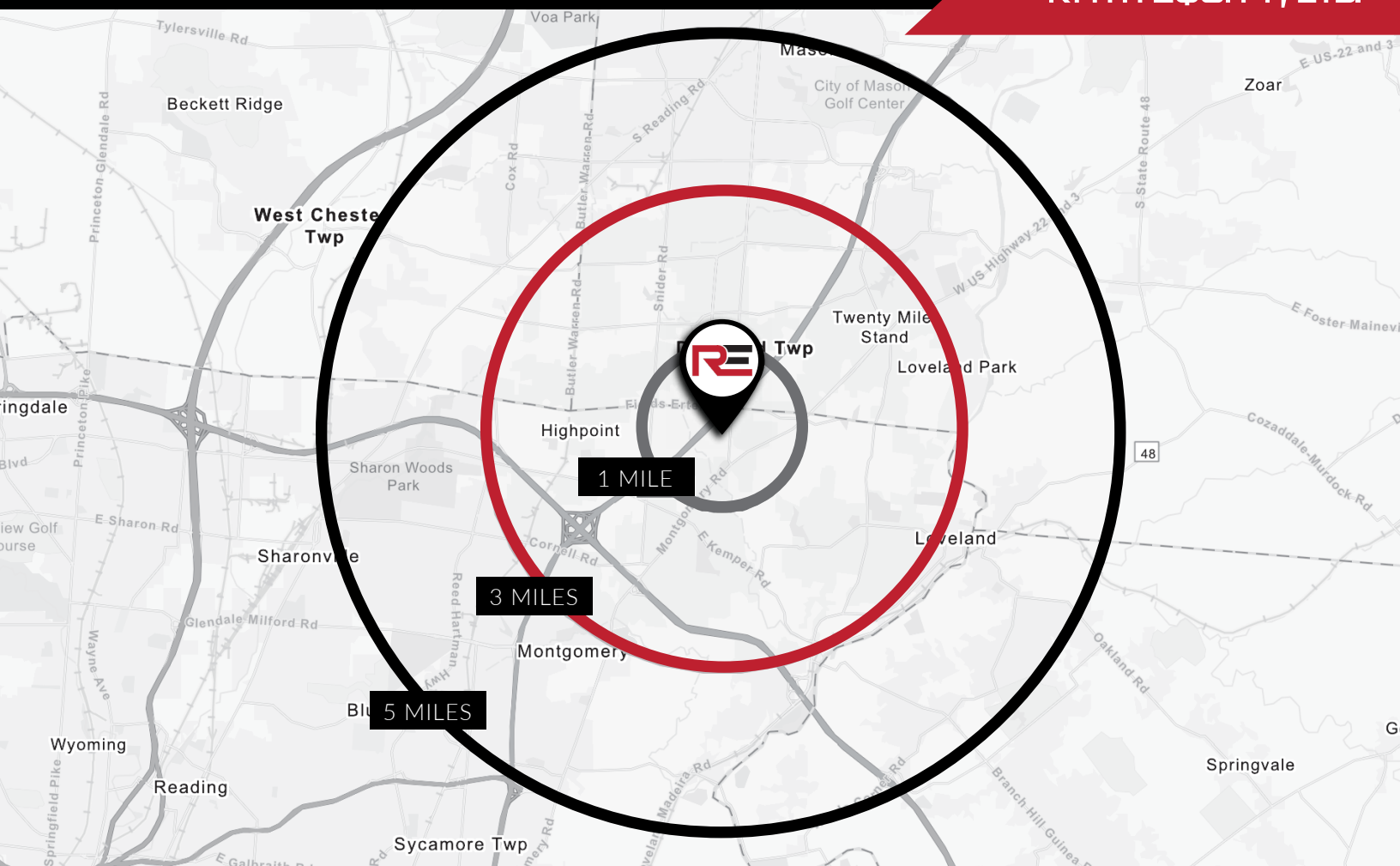




MASON OHIO

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/>



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,463	66,691	147,120
Households	3,008	25,972	56,814
Families	2,041	17,587	39,356
Average Household Size	2.46	2.55	2.57
Owner Occupied Housing Units	1,778	18,070	42,838
Renter Occupied Housing Units	1,230	7,902	13,976
Median Age	37.7	39.9	41.5
Median Household Income	\$109,197	\$113,162	\$112,988
Average Household Income	\$171,240	\$158,412	\$156,208

2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,704	67,860	149,532
Households	3,106	26,574	58,137
Families	2,089	17,812	39,899
Average Household Size	2.46	2.54	2.55
Owner Occupied Housing Units	1,816	18,659	44,234
Renter Occupied Housing Units	1,290	7,915	13,903
Median Age	39.1	40.9	42.5
Median Household Income	\$126,854	\$130,133	\$129,973
Average Household Income	\$192,579	\$179,654	\$178,417

CONTACT FOR MORE INFORMATION:

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