



0% EARNINGS TAX LOCATION

Property Highlights

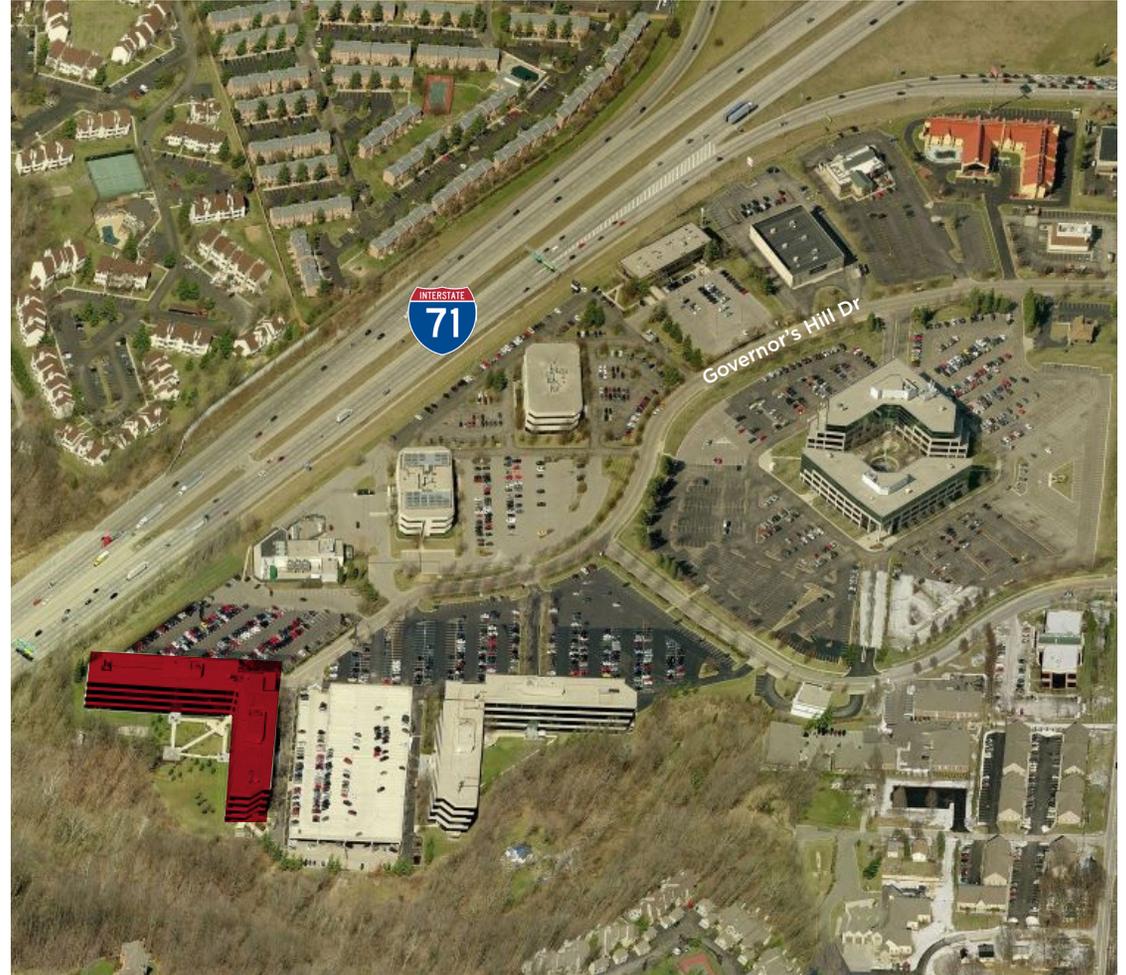
- 200,000 SF, four-story Class A office building
- Two-story granite and glass lobby with new exterior awnings
- Excellent interstate visibility
- Minutes to I-275 & I-71
- New Grab-N-Go break area with walkout to common courtyard
- 0% earnings tax
- Building signage available
- Numerous restaurants and hotels nearby

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Immediate Access & Highway Visibility



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Space Available

Suite 110	4,664 RSF	\$10.50 Net \$9.26 OpEx	
Suite 250	22,477 RSF	\$10.50 Net \$9.26 OpEx	
Suite 350	17,000 RSF	\$10.50 Net \$9.26 OpEx	
Suite 355	2,314 RSF	\$10.50 Net \$9.26 OpEx	
Suite 365	4,226 RSF	\$10.50 Net \$9.26 OpEx	28,326 RSF Contiguous on 3rd Floor
Suite 370	4,786 RSF	\$10.50 Net \$9.26 OpEx	
Suite 400	48,108 RSF	\$10.50 Net \$9.26 OpEx	Full Floor Available
	113,340 RSF		OVER 90,000 RSF CONTIGUOUS



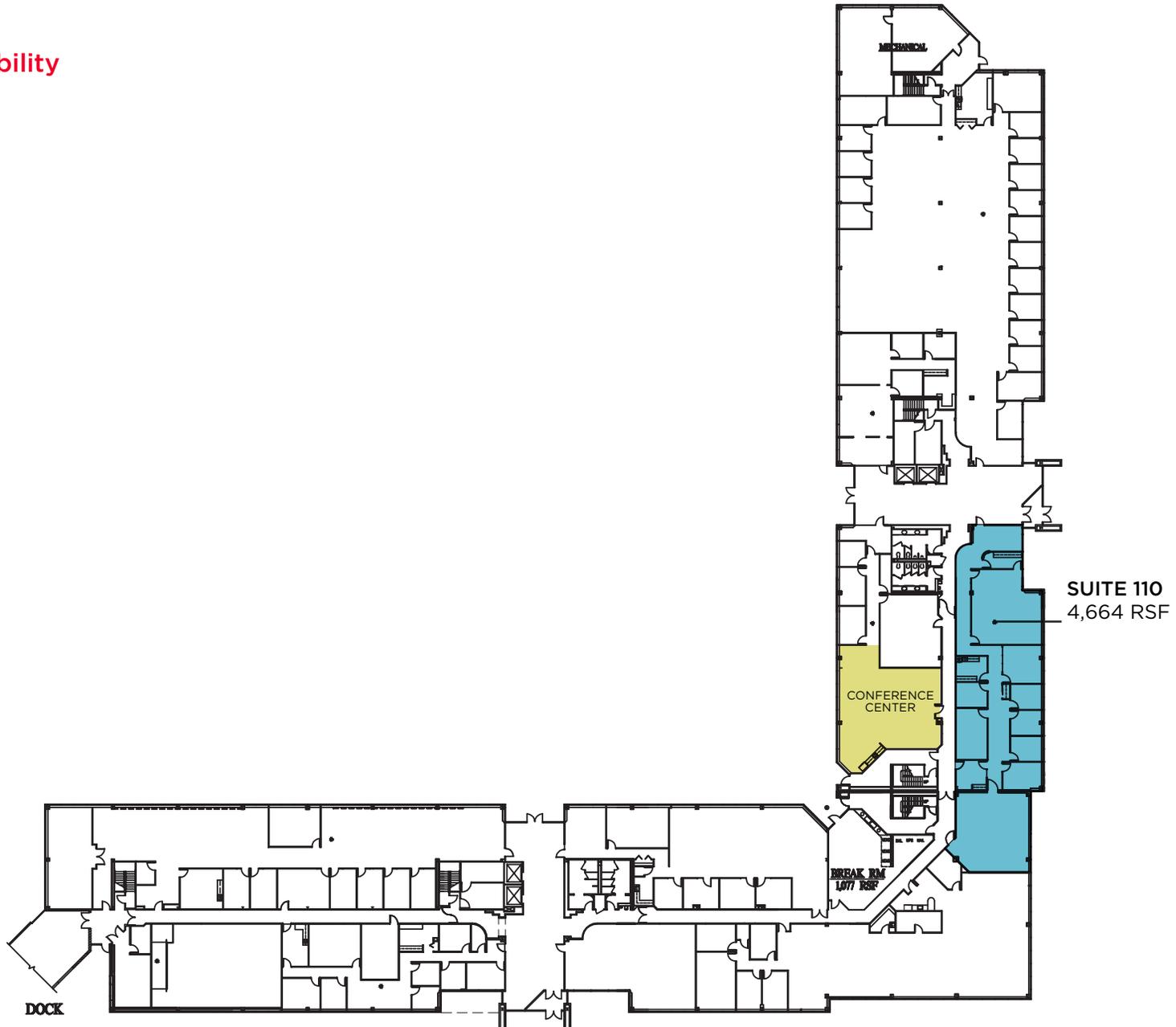
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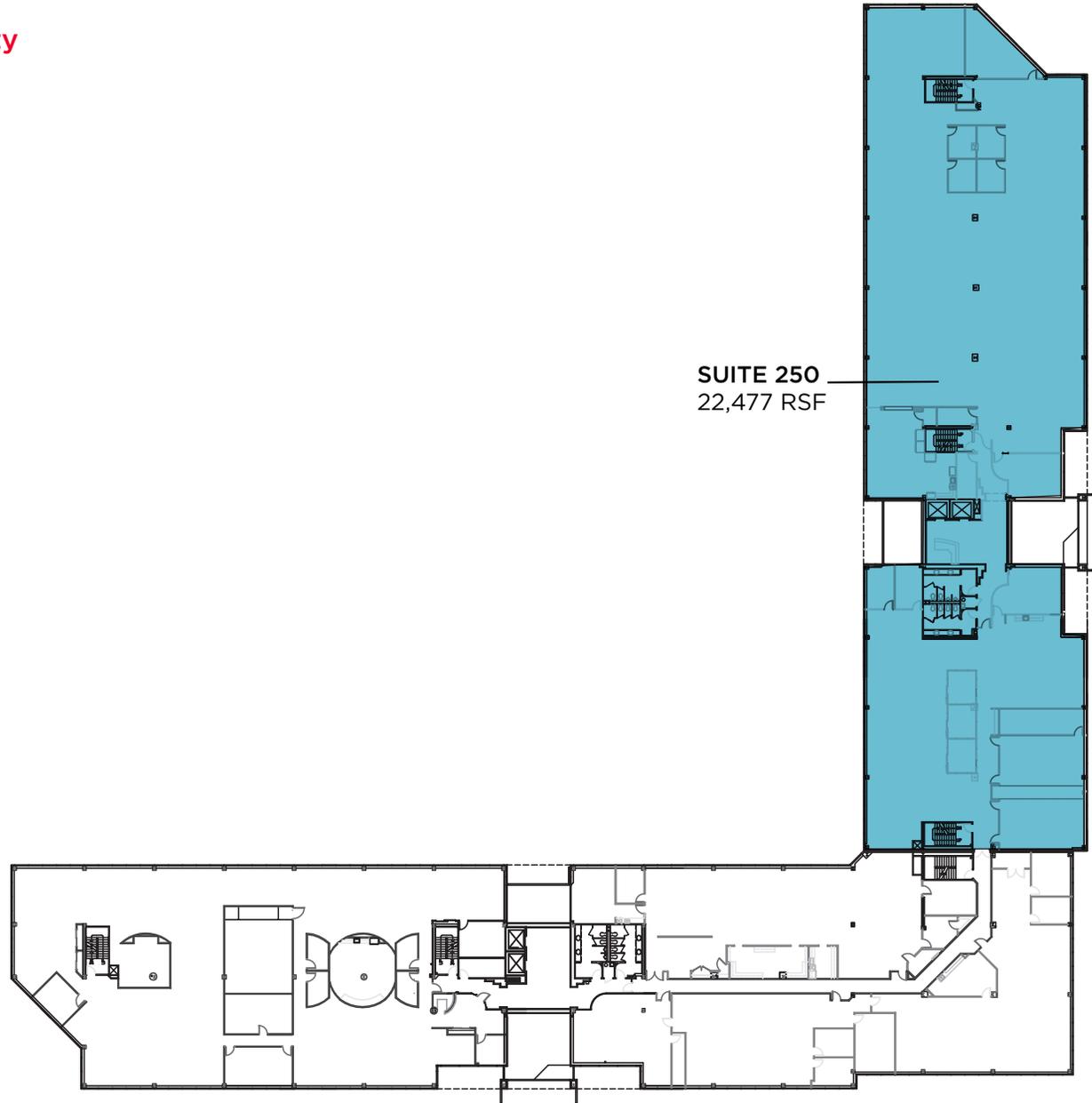
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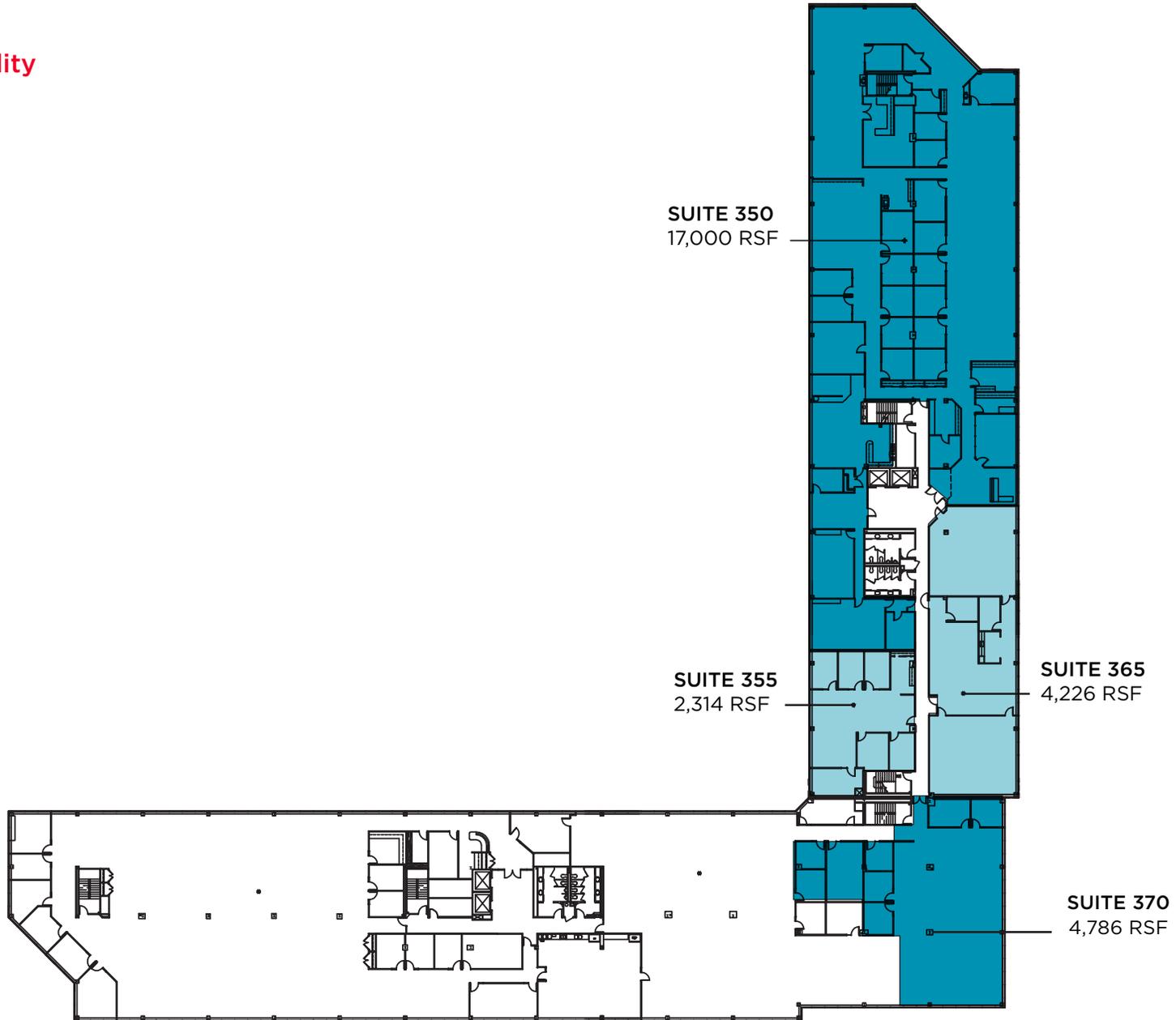
1st Floor Availability



2nd Floor Availability



3rd Floor Availability



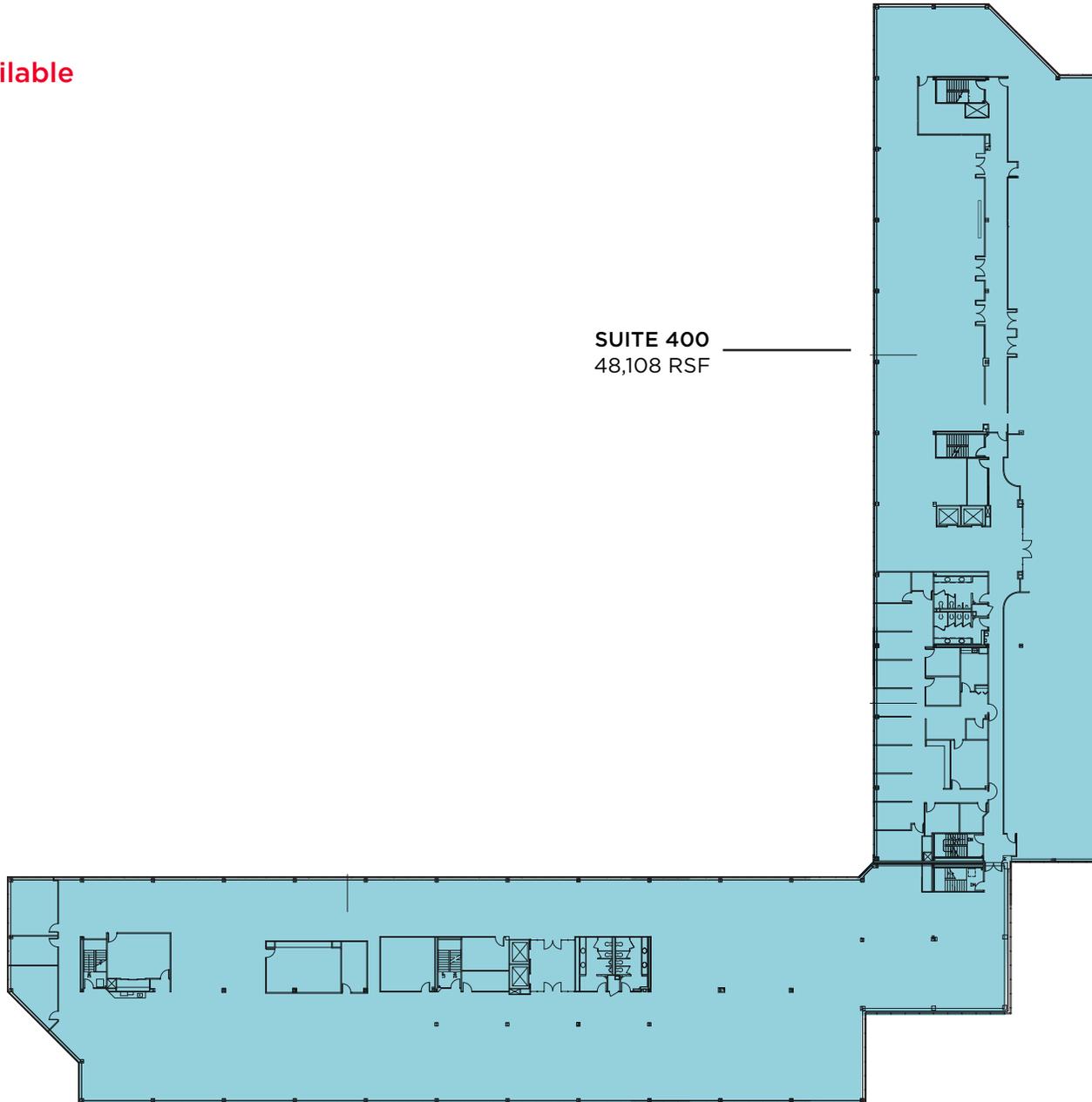


FOR LEASE

Governor's Hill

8600-8650 Governors Hill Dr
Cincinnati, OH 45249

Full 4th Floor Available





Location & Amenities

- Directly off Mason-Montgomery Road with excellent access to I-71
- Minutes away from the I-71 / I-275 interchange
- Unbeatable amenity base surrounding Governor's Hill providing exceptional dining, shopping, banking, and hotel options
- Minutes from Deerfield Towne Center - an open mixed-use retail development boasting top names in shopping and dining
- Upgraded traffic signals to better coordinate signal timing allowing for a smoother traffic flow

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