

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
- Available March 2026

## Luxottica



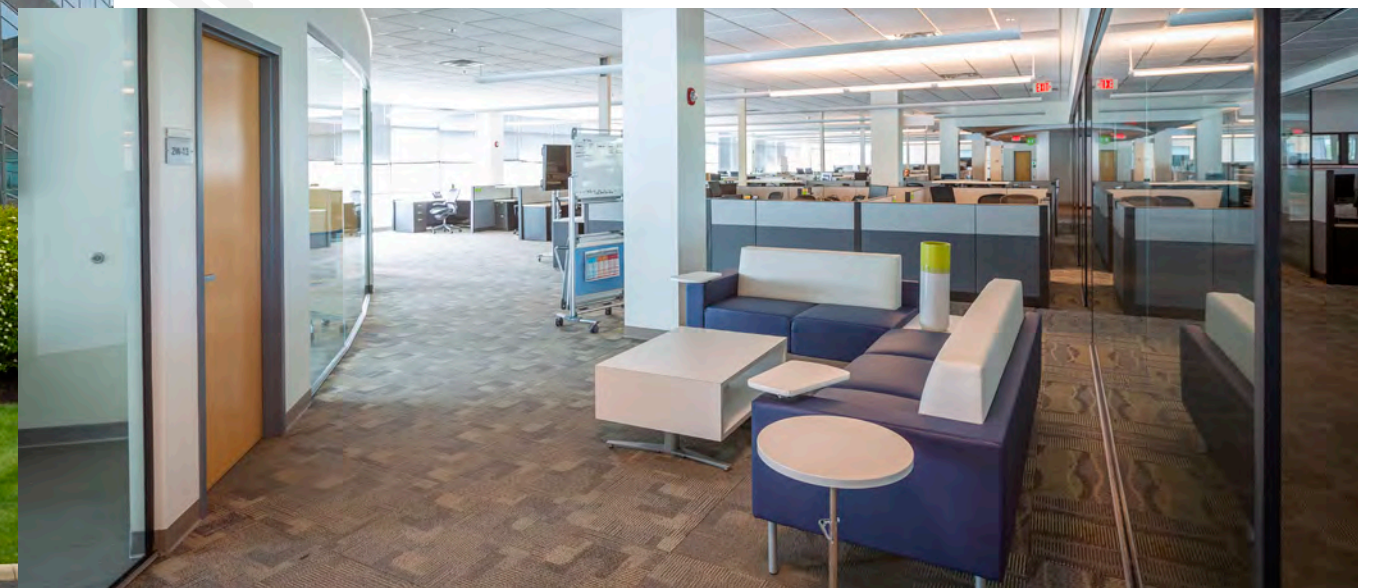
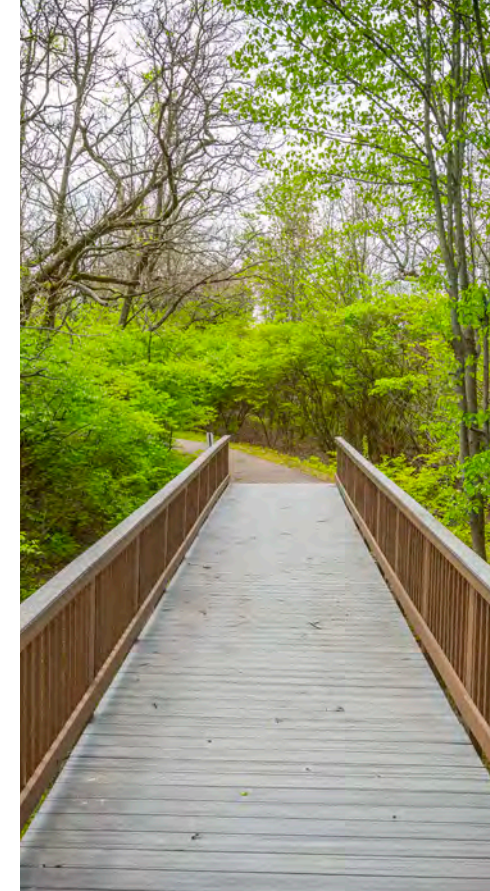
FULL-SERVICE  
FITNESS CENTER



OPEN,  
COLLABORATIVE SPACE



LARGE BUILDING  
CONFERENCE CENTRE



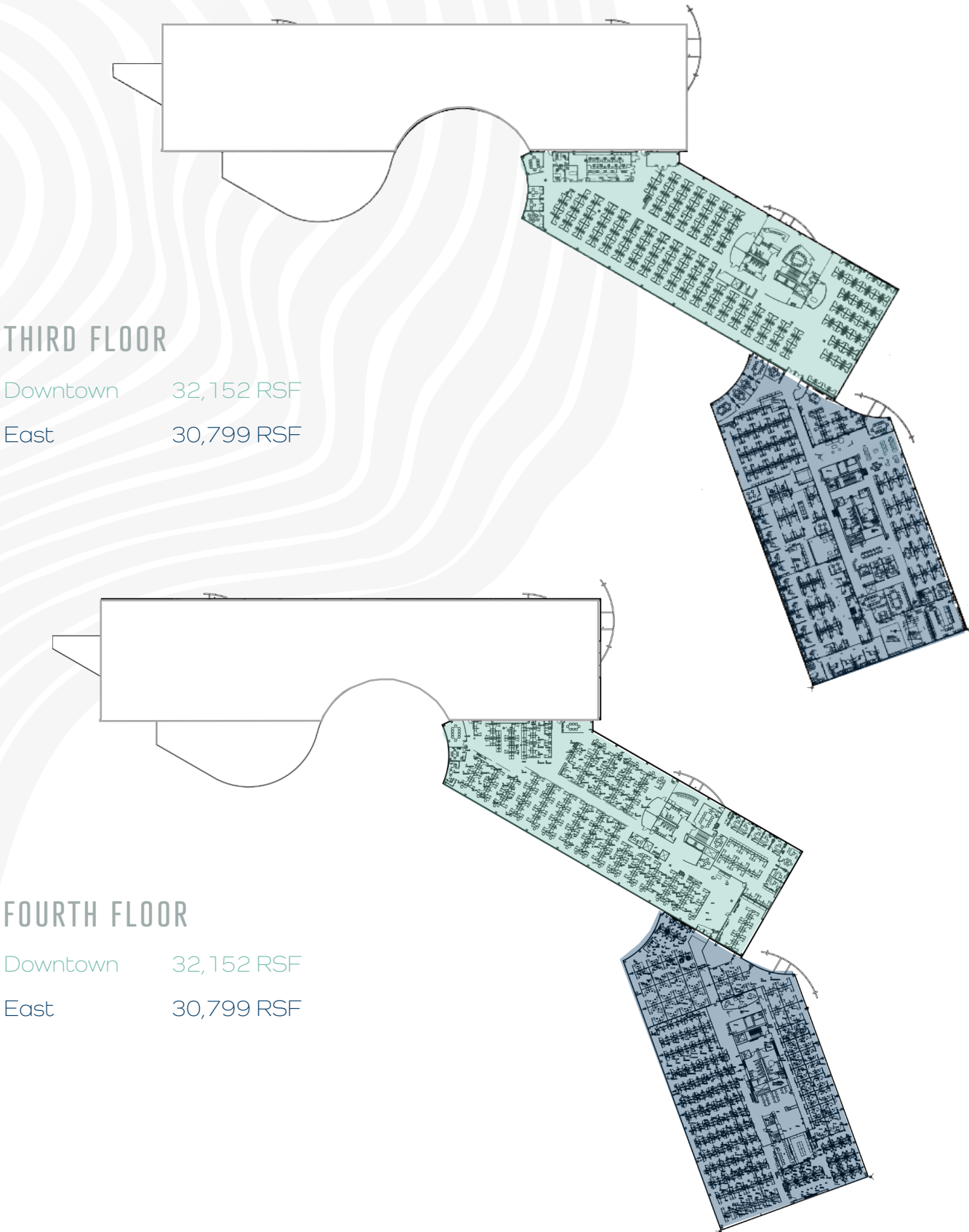
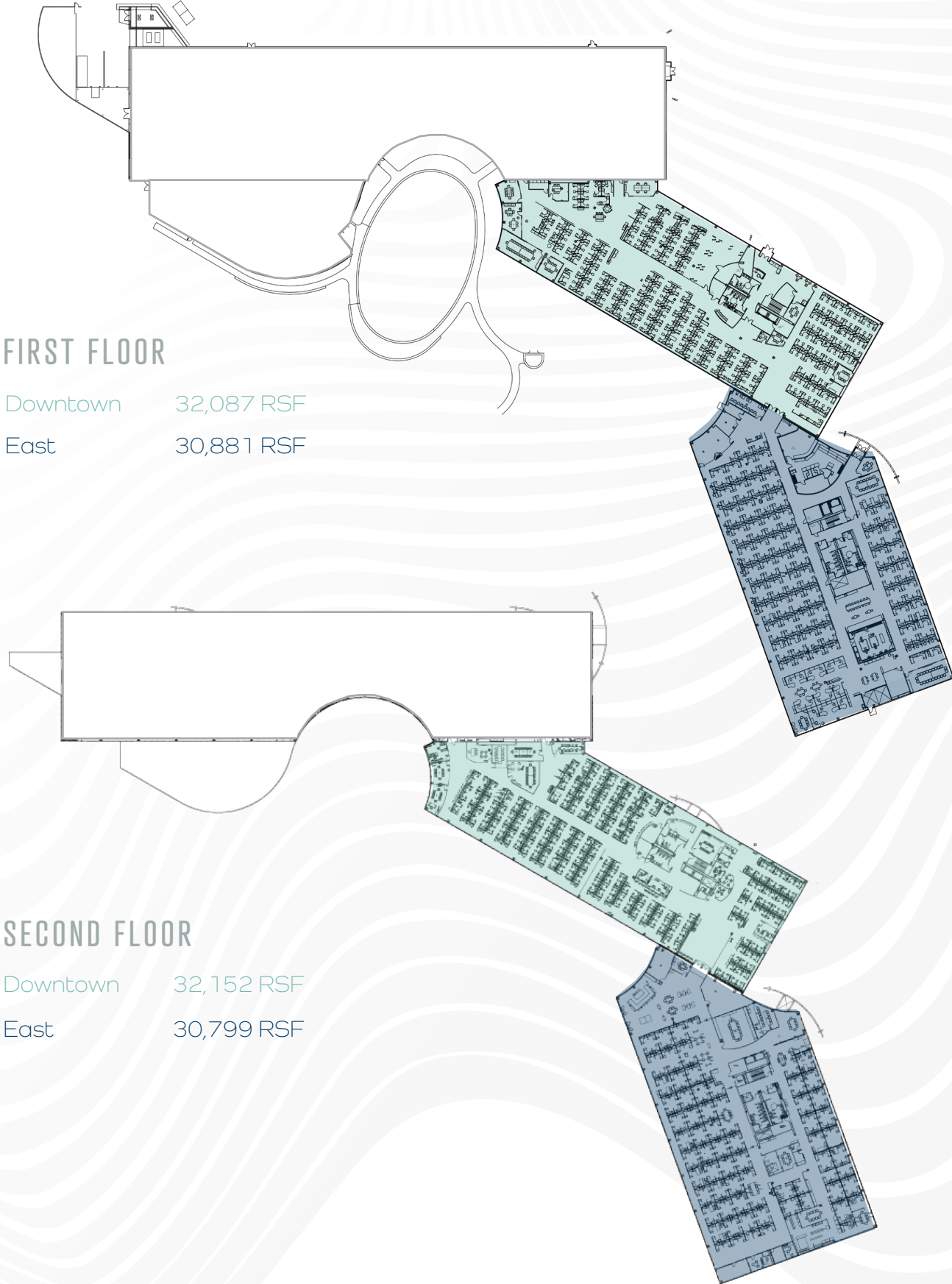


# Flexible Floorplans

Lease the East wing with the option to add Downtown; All spaces available March 2026

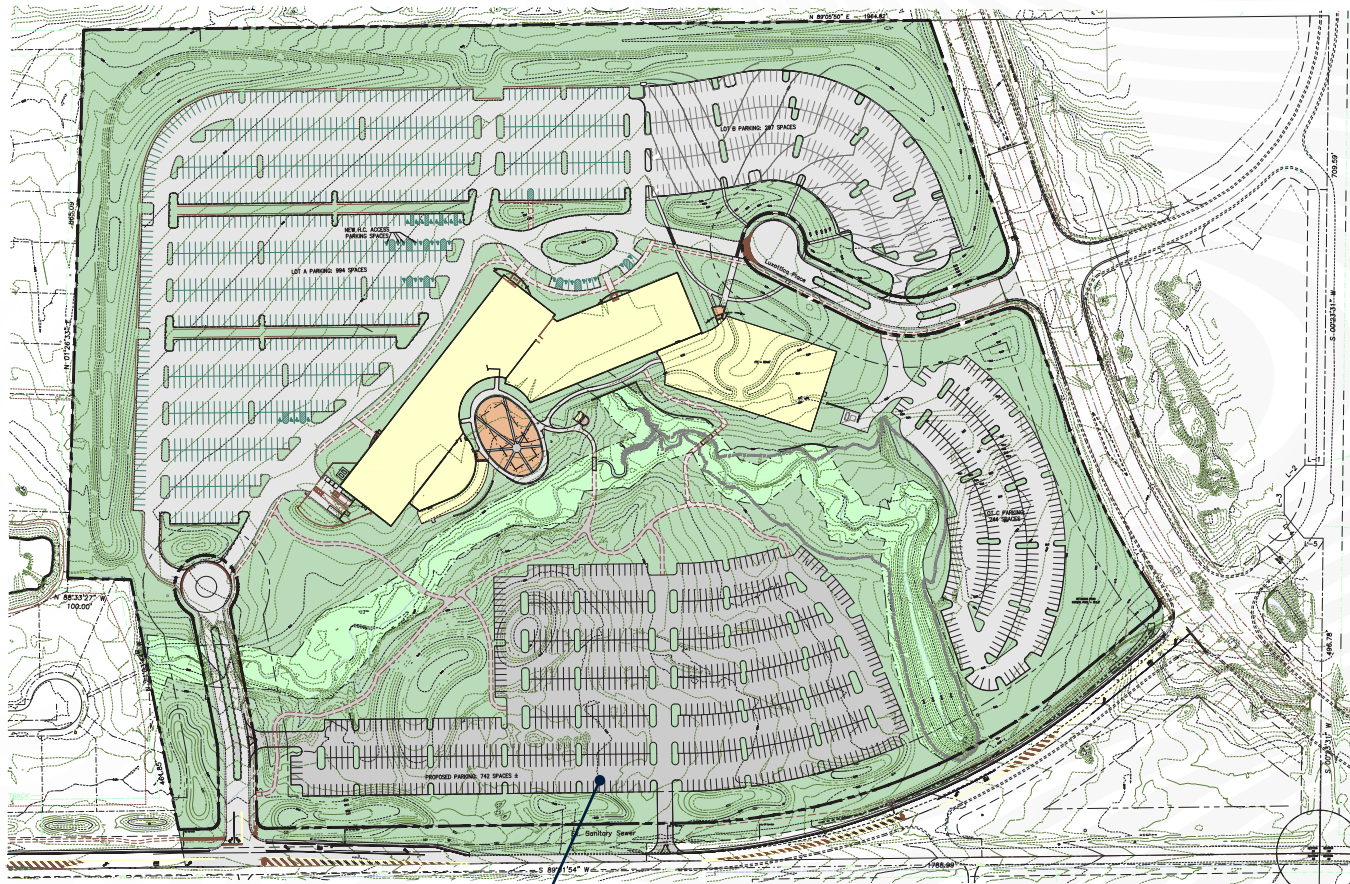
# Total Available RSF Per Wing

Downtown 128,543 RSF | East 123,278 RSF

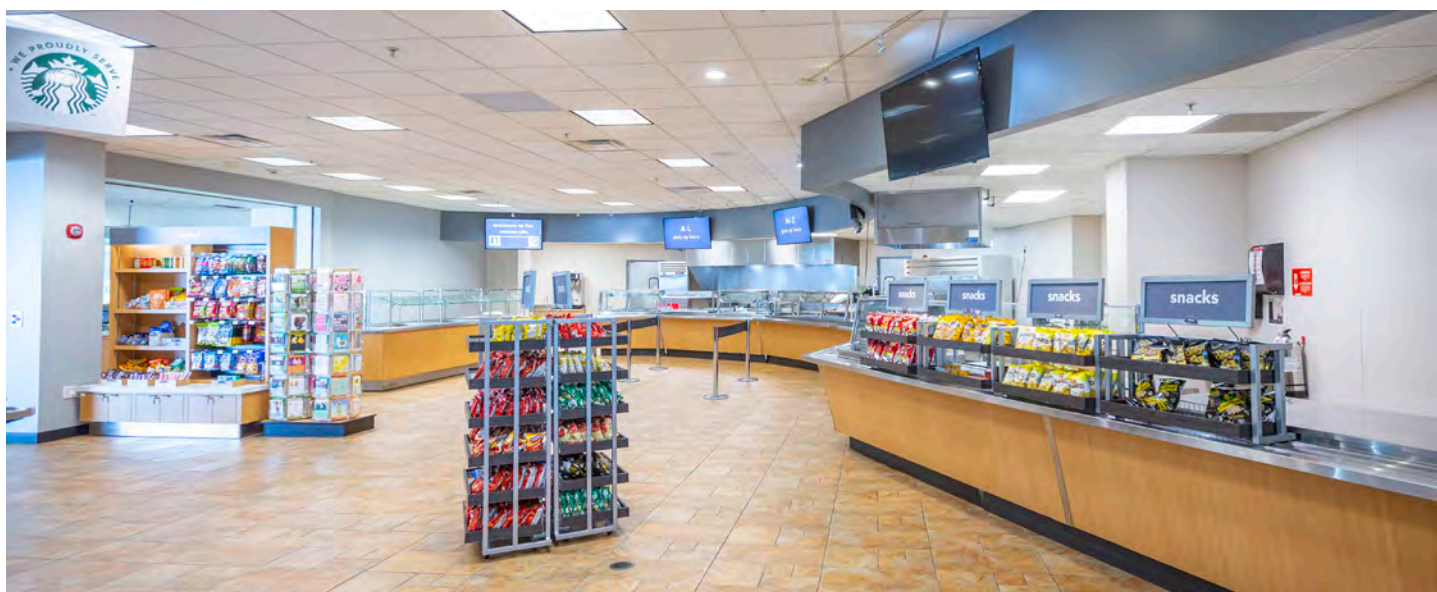
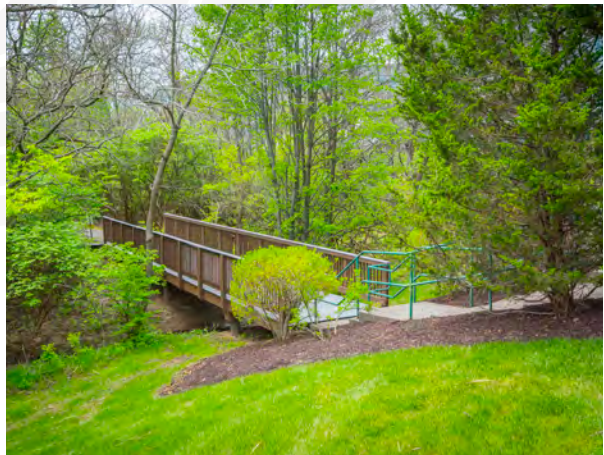
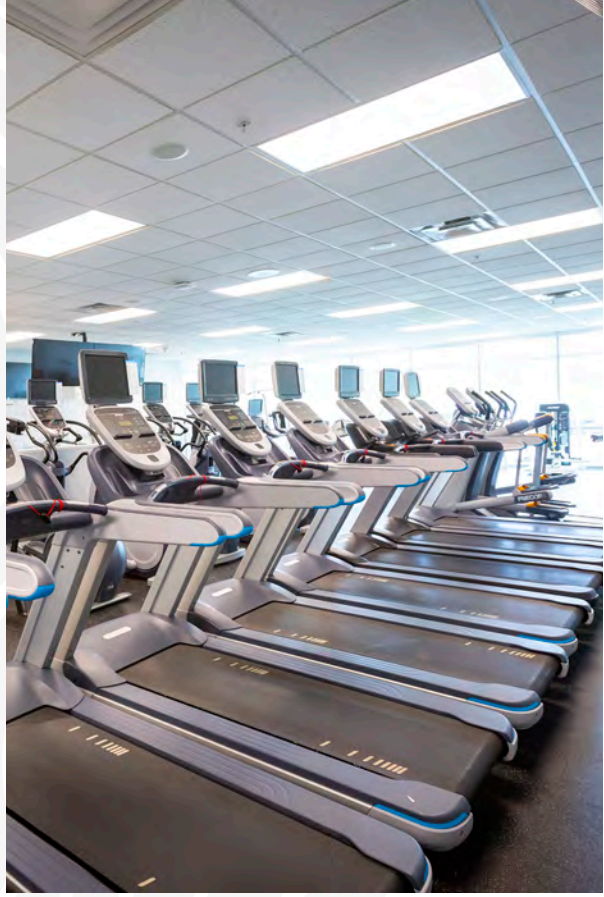
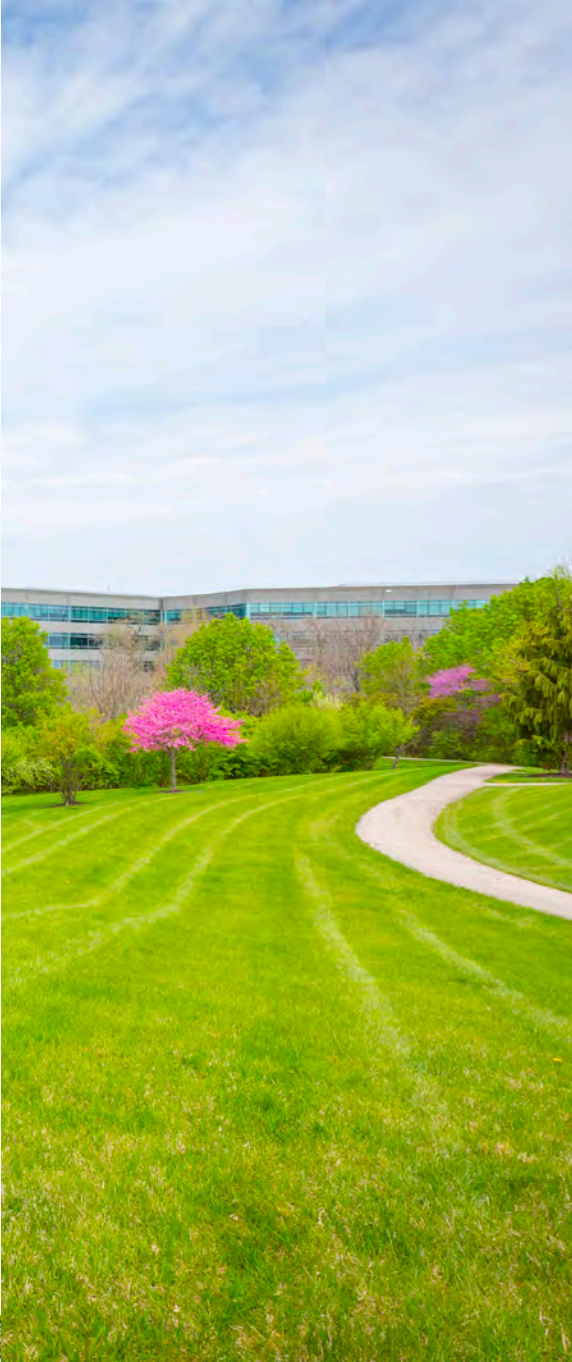




# Site Plan



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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