450,676 RSF 4-STORY OFFICE BUILDING UP TO 251,821 RSF AVAILABLE FOR LEASE AND IS DIVISIBLE

# Mason Luxottico



.000 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

UXOIII

### Luxottica



FULL-SERVICE FITNESS CENTER



OPEN, Collaborative space



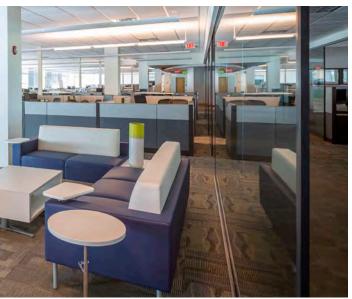
LARGE BUILDING CONFERENCE CENTRE







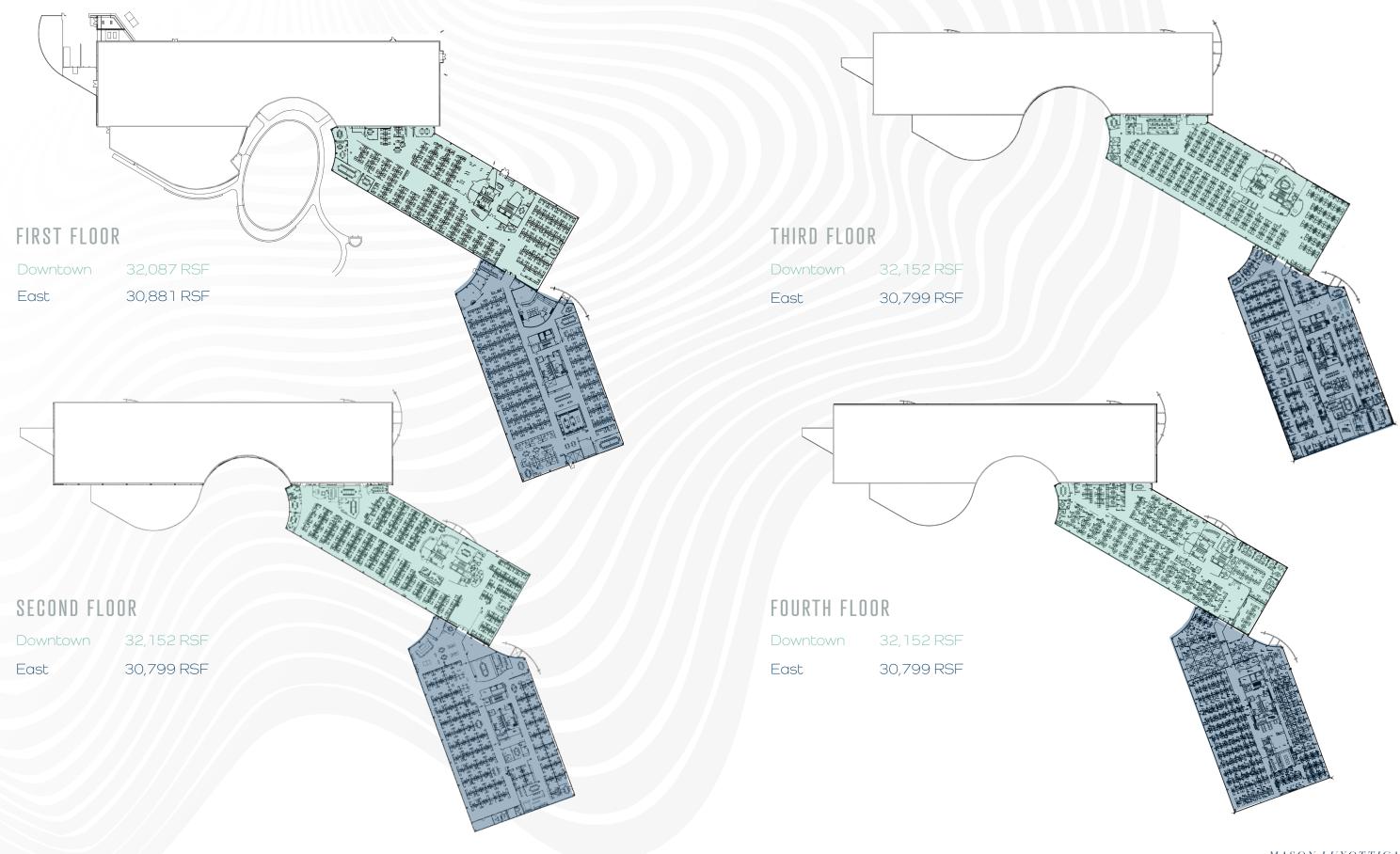




### Flexible Floorplans

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

Downtown 128,543 RSF | East 123,278 RSF



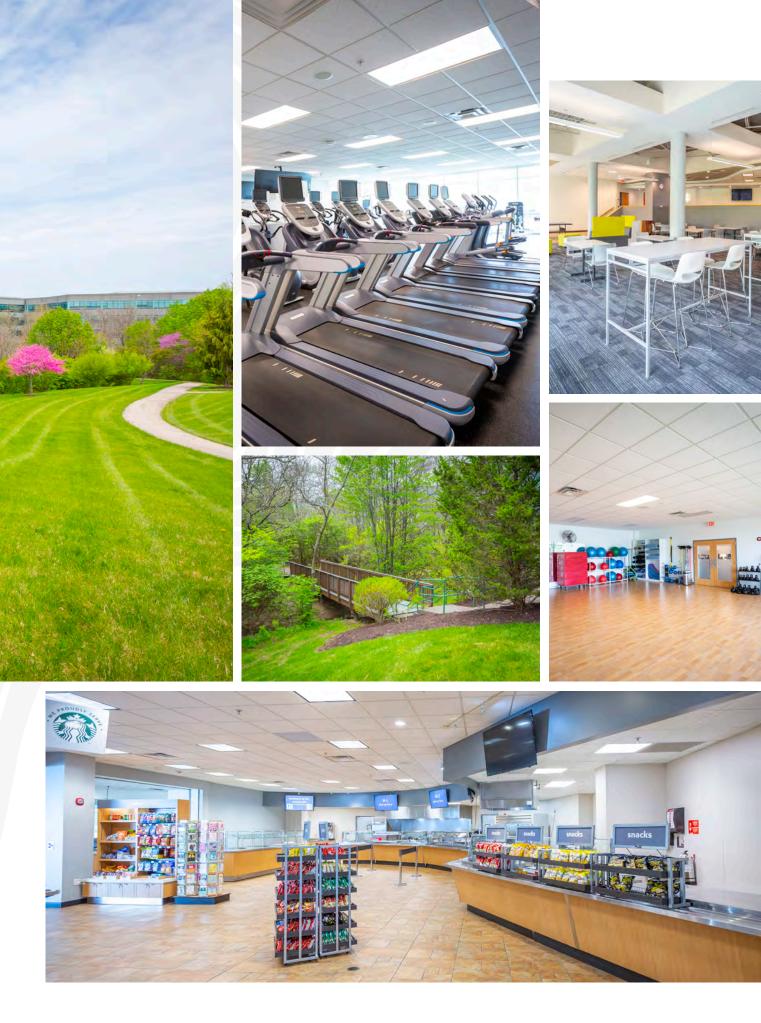


## Site Plan

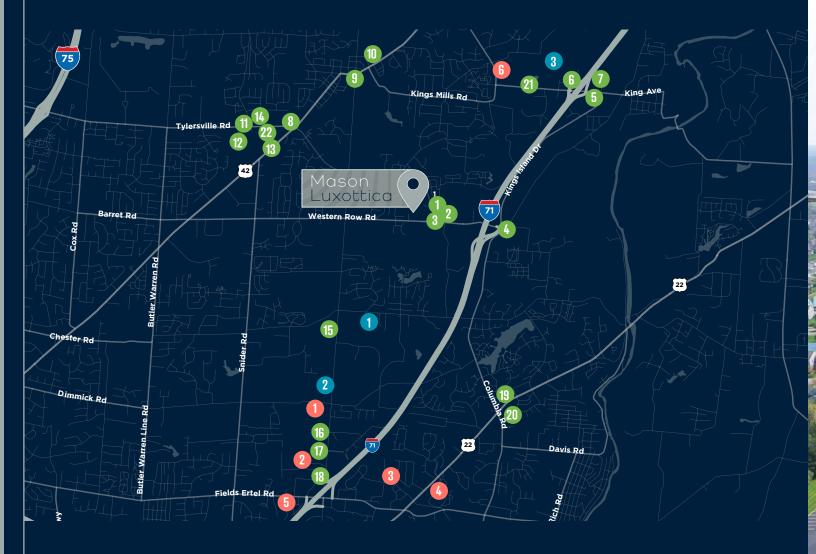


POTENTIAL FOR INCREASED PARKING





## Nearby Amenities



Mad Monks Pizza

Moe's Southwest Grill

Piada Italian Street Food

14. Raja Indian Grill

Blaze Pizza

McDonald's

22. Kitty Brew Cat Cafe

Carraba's

Sonic

21. Dunkin'

13.

16.

17.

18.

19.

20.

#### DINING

- 1. Penn Station East Coast Subs 12. Chicken Salad Chick
- 2. Tortilla Garcia
- 3. Fastbreak Restaurant
- 4. Eli's Sports Bar & Grill
- 5. Chipotle
- 6. Skyline Chili
- 7. Popeyes
- 8. Culver's
- 9. Thai Terrace
- 10. The Mason Grill
- 11. Buffalo Wild Wings

#### 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



## Mason Luxottica

#### FOR MORE INFORMATION, PLEASE CONTACT:

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