

4680 PARKWAY



4660 DUKE



CAMPUS HIGHLIGHTS

- Two excellent Class A office buildings available for lease at Governor's Pointe
- Easy access from the I-71 exit
- 0% local earnings tax
- NEW common conference center at 4660 Duke - free to tenants in both buildings
- Tenant Café at 4660 Duke
- Park-like setting located in the fast growing Deerfield / Mason market



4680 PARKWAY



4660 DUKE

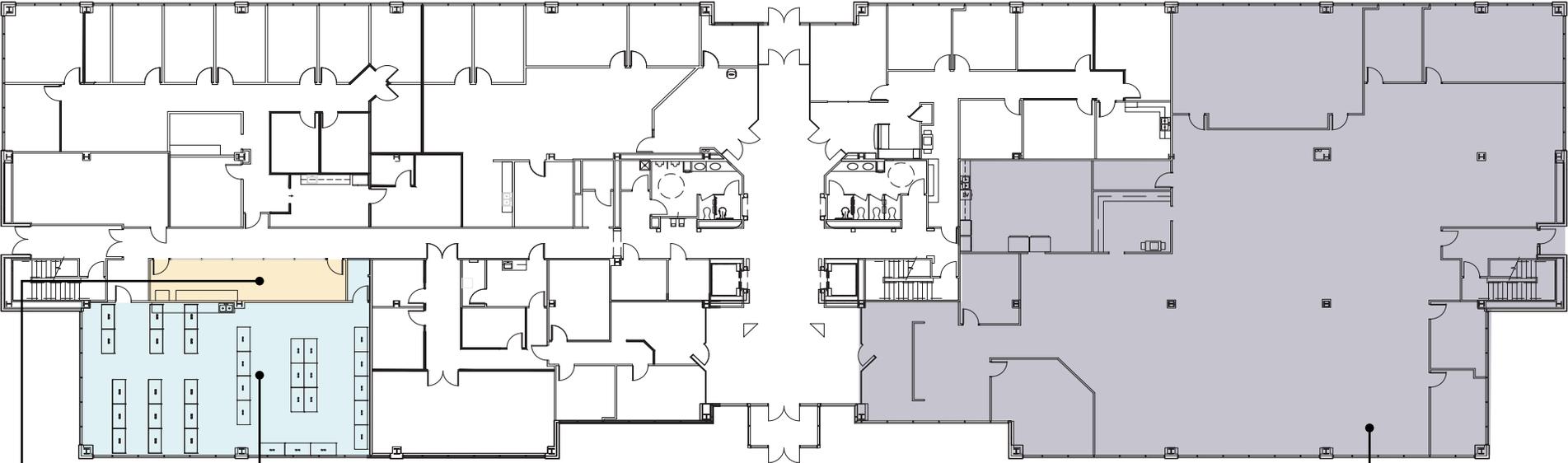
4680 PARKWAY	BUILDING INFORMATION & RATES			
	STORIES	PROPERTY SIZE	NET RATE	OPEX
	4	128,490 SF	\$13.25 /SF	\$10.25 /SF
4680 PARKWAY	AVAILABILITY			
	AVAILABLE	MIN SPACE	MAX CONTIGUOUS	
	37,534 SF	1,833 SF	24,537 SF	

4660 DUKE	BUILDING INFORMATION & RATES			
	STORIES	PROPERTY SIZE	NET RATE	OPEX
	3	78,253 SF	\$13.25 /SF	\$10.34 /SF
4660 DUKE	AVAILABILITY			
	AVAILABLE	MIN SPACE	MAX CONTIGUOUS	
	25,310 SF	10,364 SF	14,910 SF	

MAIN LOBBY



4660 DUKE FLOOR 1



NEW COMMON CONFERENCE CENTER!

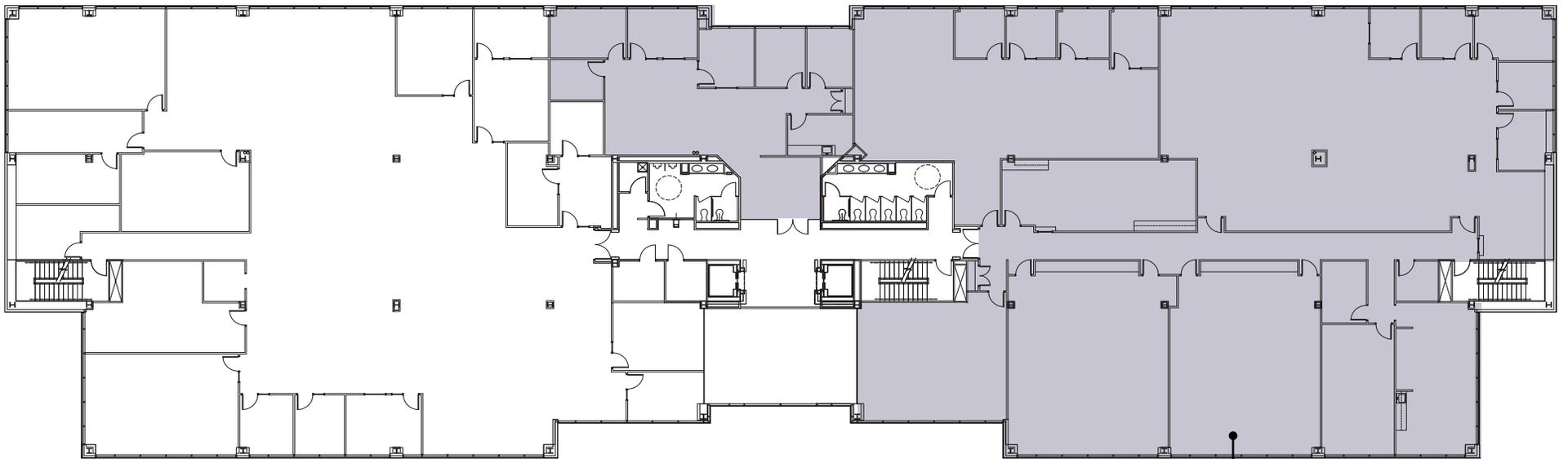
SUITE 100
10,400 RSF

*TENANT CAFE
& VENDING*



4660 DUKE

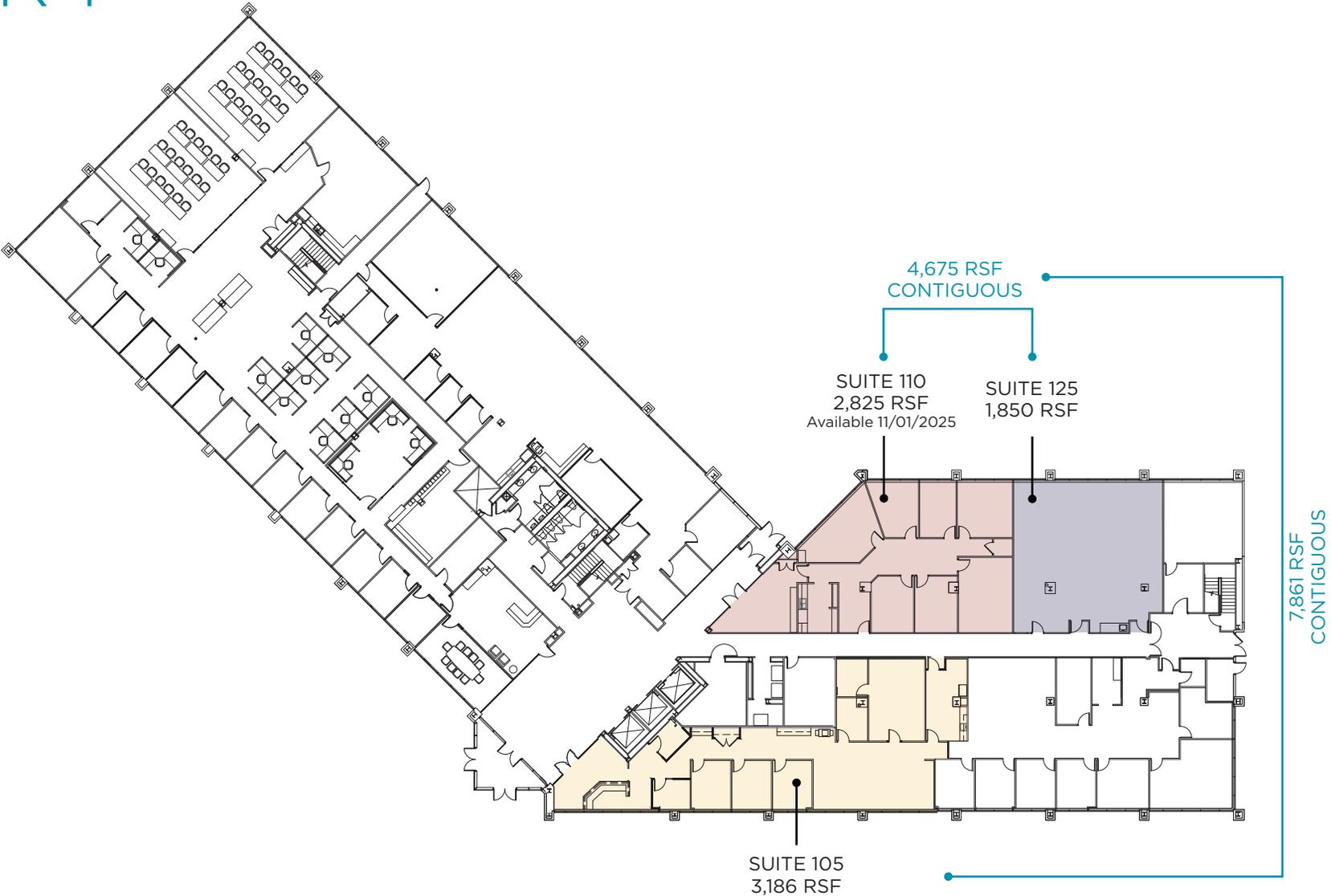
FLOOR 2



SUITE 230
14,910 RSF

4680 PARKWAY

FLOOR 1



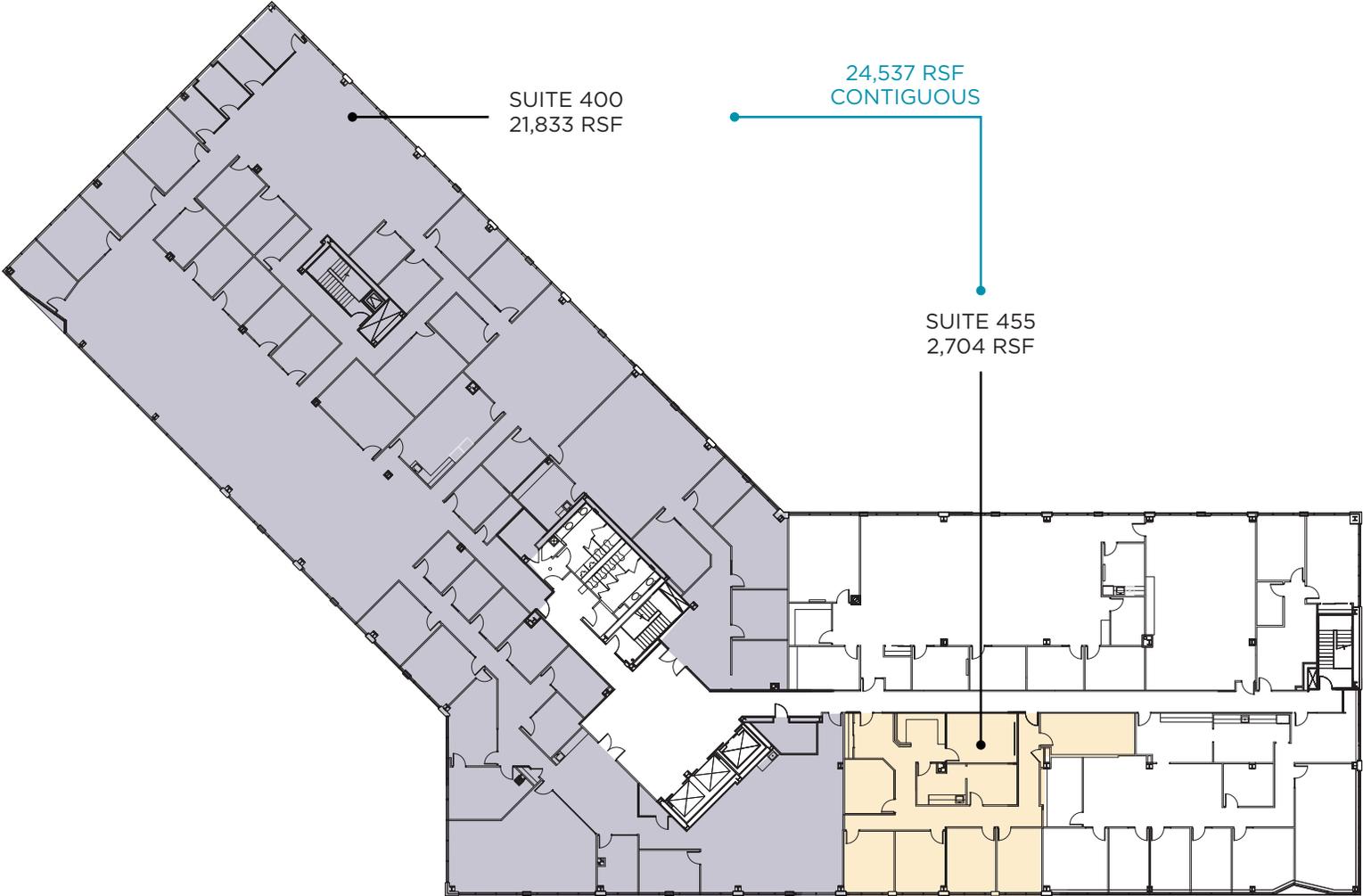
4680 PARKWAY

FLOOR 2



4680 PARKWAY

FLOOR 4



LOCAL AMENITIES

71

NEYER PROPERTIES

CUSHMAN & WAKEFIELD

DEWEY'S PIZZA

ME Massage Envy

Kroger

Panera BREAD

Cracker Barrel OLD COUNTRY STORE

DICK'S SPORTING GOODS

WHOLE FOODS MARKET

yagoot

REGAL

MISSION BBQ

Cracker Barrel

STARBUCKS

pure barre

Orangetheory FITNESS

ESPORTA FITNESS

CRUNCH

planet fitness

DEERFIELD TOWNE CENTER

TJ-maxx

Marriott

HYATT

Hilton

deSha's AMERICAN TAVERN

CARRABBA'S ITALIAN GRILL

Olive Garden ITALIAN RESTAURANT

PIADA ITALIAN STREET FOOD

MAPLEWOOD

frenchie FRESH

OLD NAVY

Graciers SINCE 1870 ICE CREAM

TAZIKIS MEDITERRANEAN CAFE

hotels

restaurants

shopping

fitness

DEERFIELD TOWNSHIP

4660 Duke Drive & 4680 Parkway Drive are located on a corporate campus setting in the suburban market of Deerfield 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.



30 minute drive to
Downtown Cincinnati



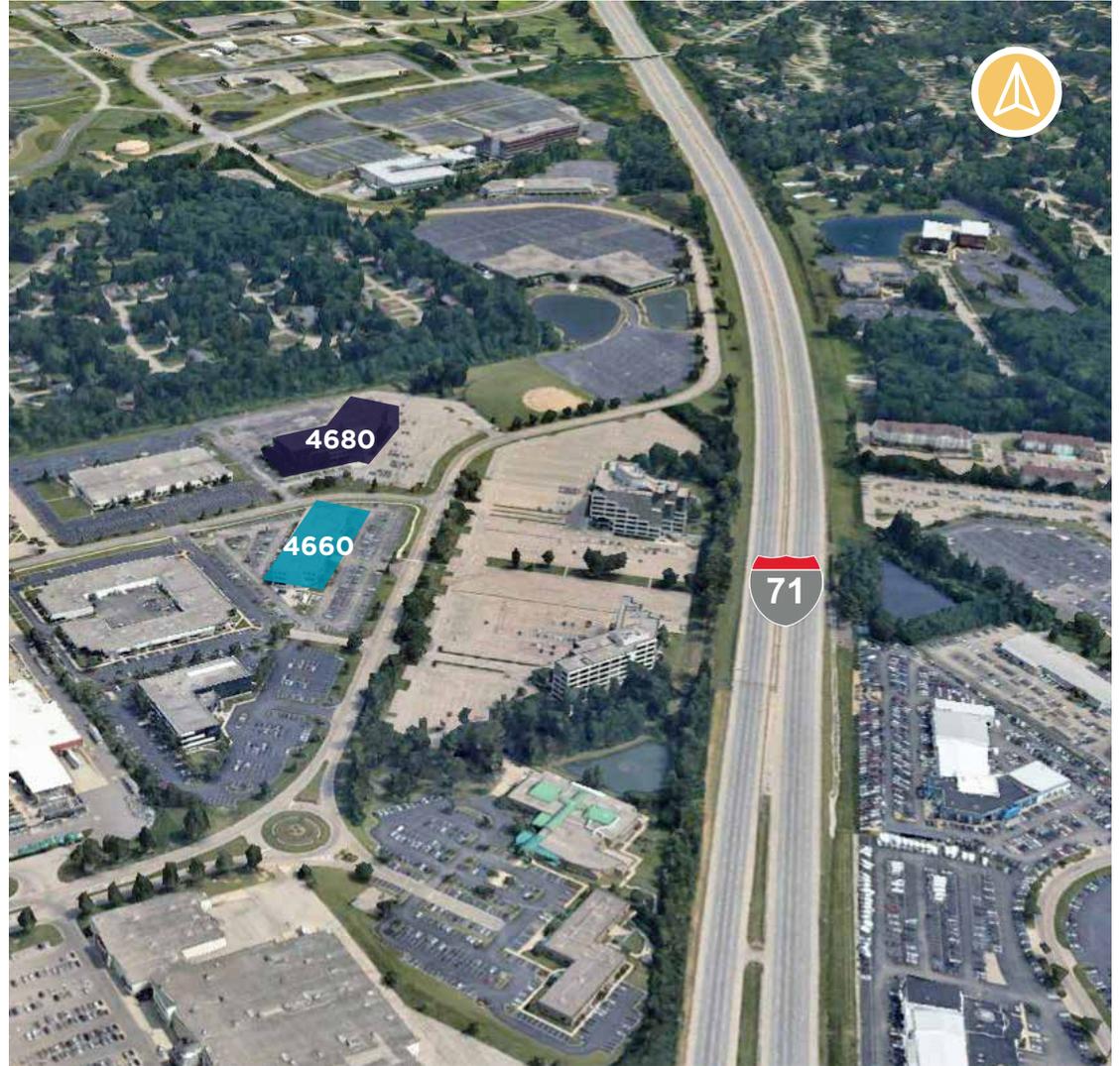
Immediate interstate
access



Outdoor seating & amenity
space at both buildings



Abundance of
surface parking



CONTACT INFORMATION



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