



FOR LEASE AT GOVERNOR'S POINTE



**4660 DUKE**

**4680 PARKWAY**



# 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

### BUILDING INFORMATION & RATES

STORIES	PROPERTY SIZE	NET RATE	OPEX
4	128,490 SF	\$13.25 /SF	\$10.25 /SF

### AVAILABILITY

AVAILABLE	MIN SPACE	MAX CONTIGUOUS
34,709 SF	1,833 SF	24,537 SF

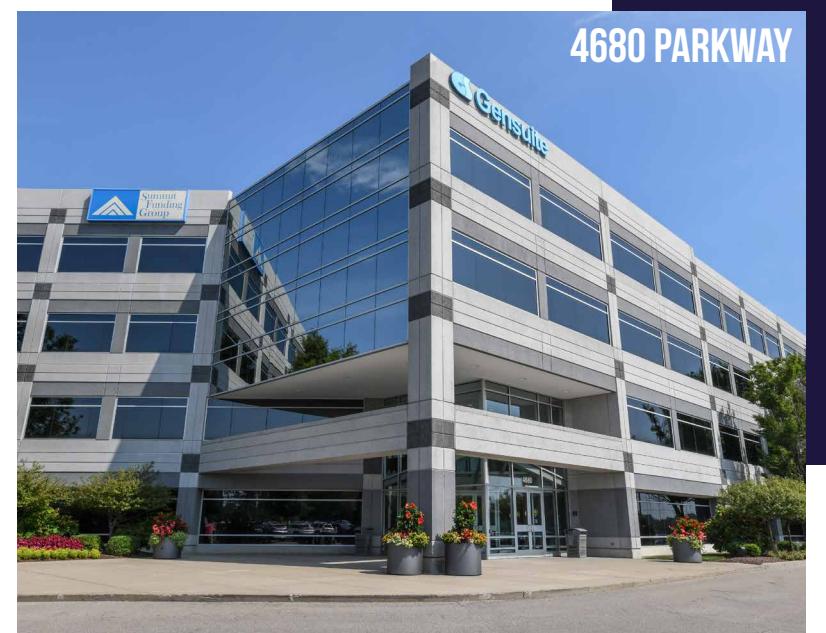
## 4660 DUKE

### BUILDING INFORMATION & RATES

STORIES	PROPERTY SIZE	NET RATE	OPEX
3	78,253 SF	\$13.25 /SF	\$10.34 /SF

### AVAILABILITY

AVAILABLE	MIN SPACE	MAX CONTIGUOUS
27,875 SF	2,565 SF	14,910 SF



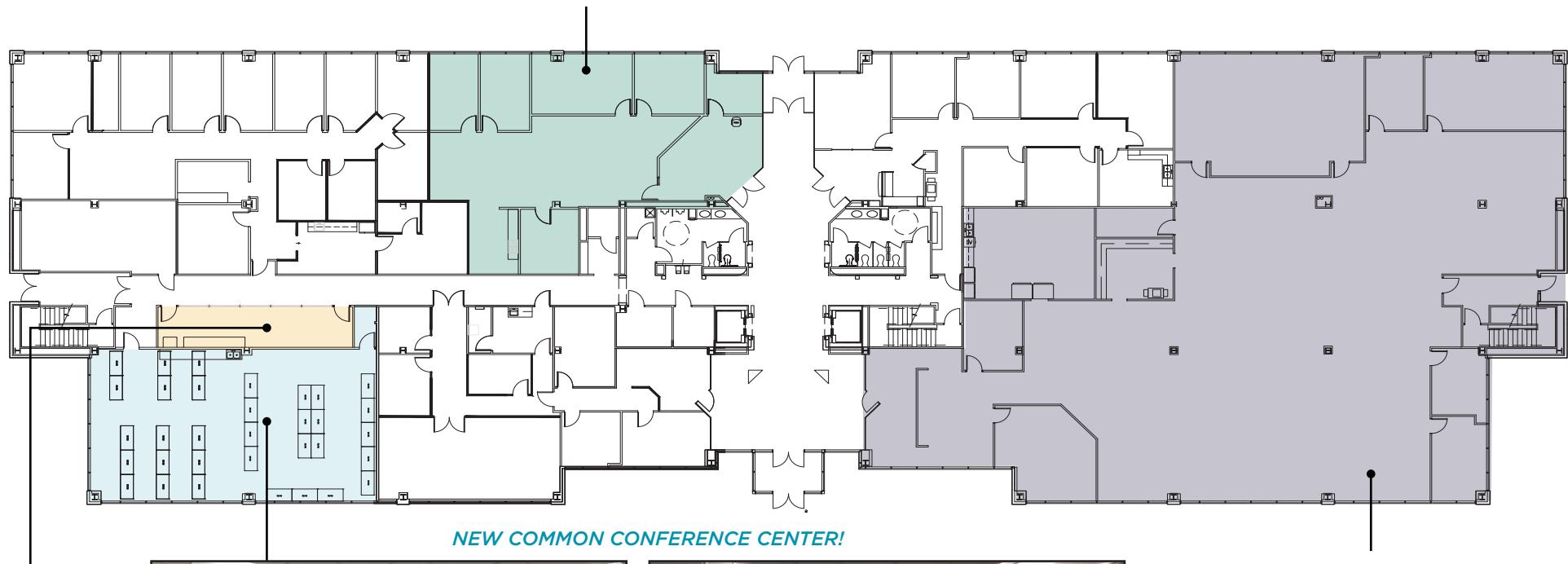
# MAIN LOBBY



# 4660 DUKE FLOOR 1

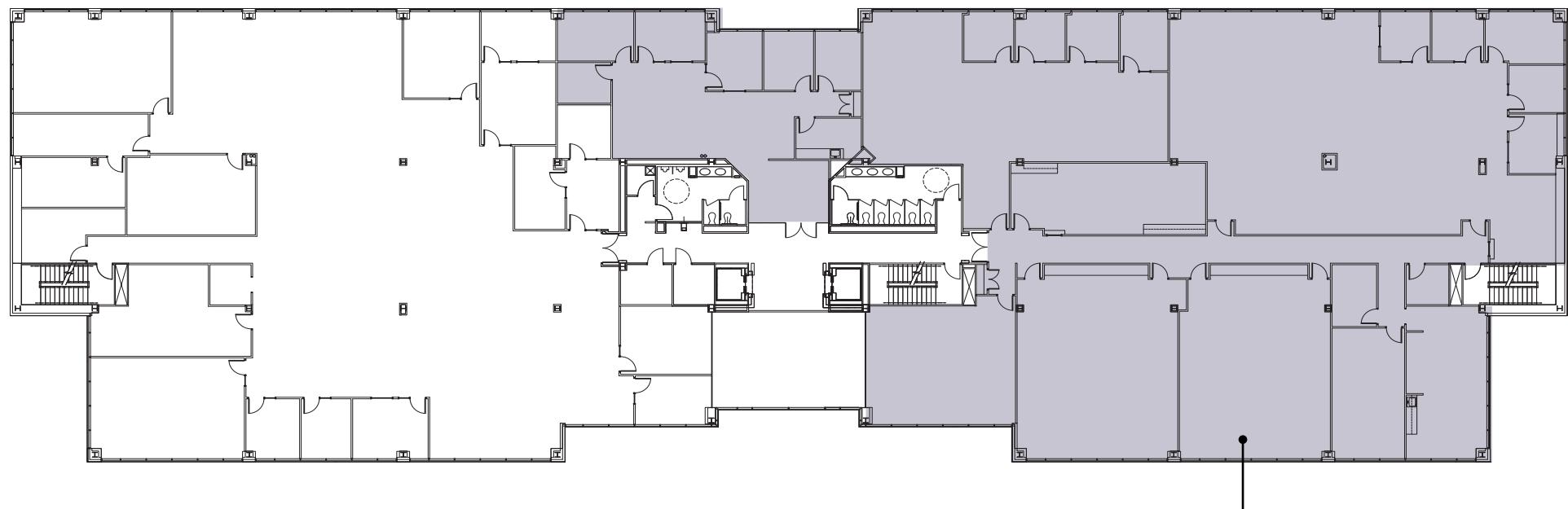
SUITE 105  
2,565 RSF

*Available June 2026*



# 4660 DUKE

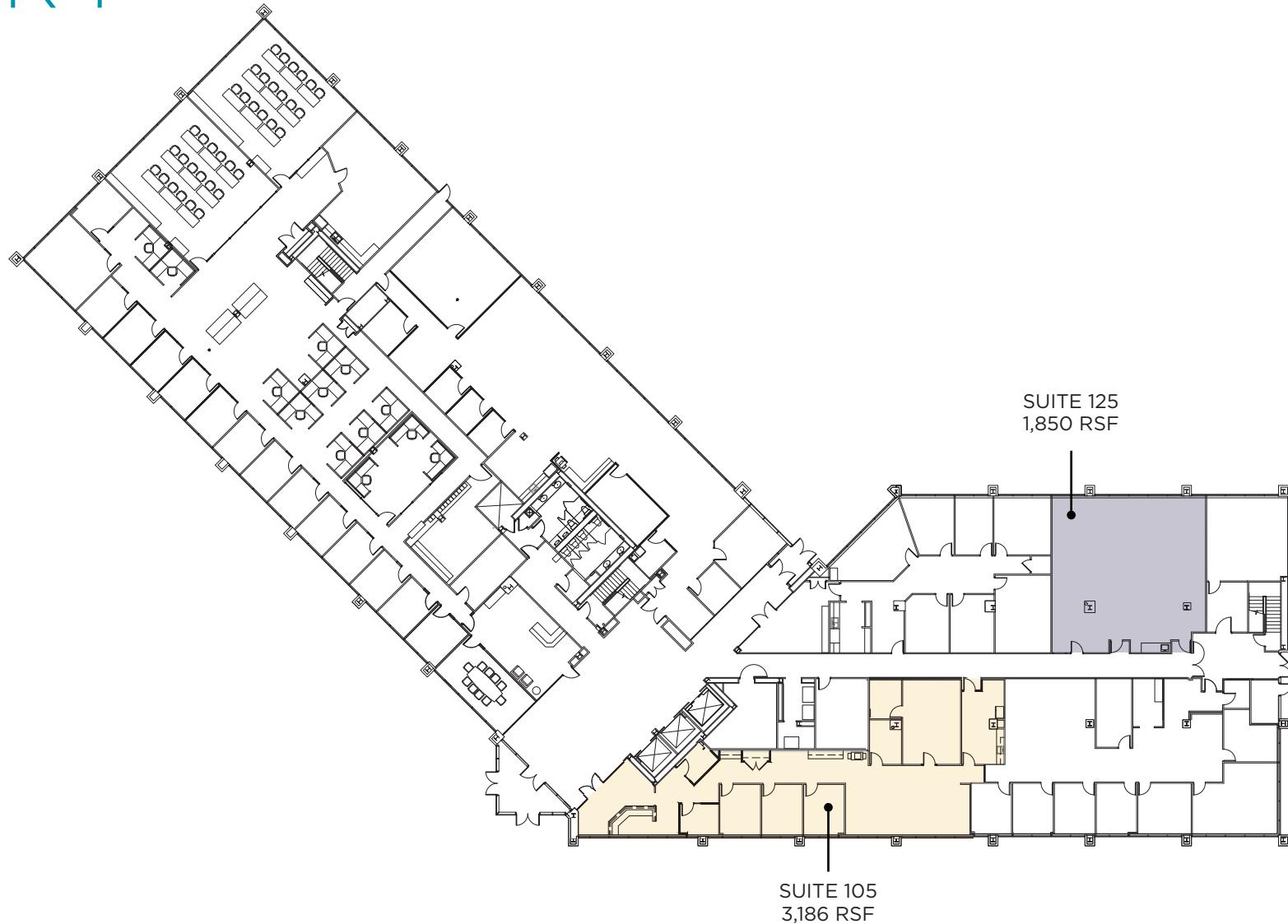
## FLOOR 2



SUITE 230  
14,910 RSF

# 4680 PARKWAY

## FLOOR 1



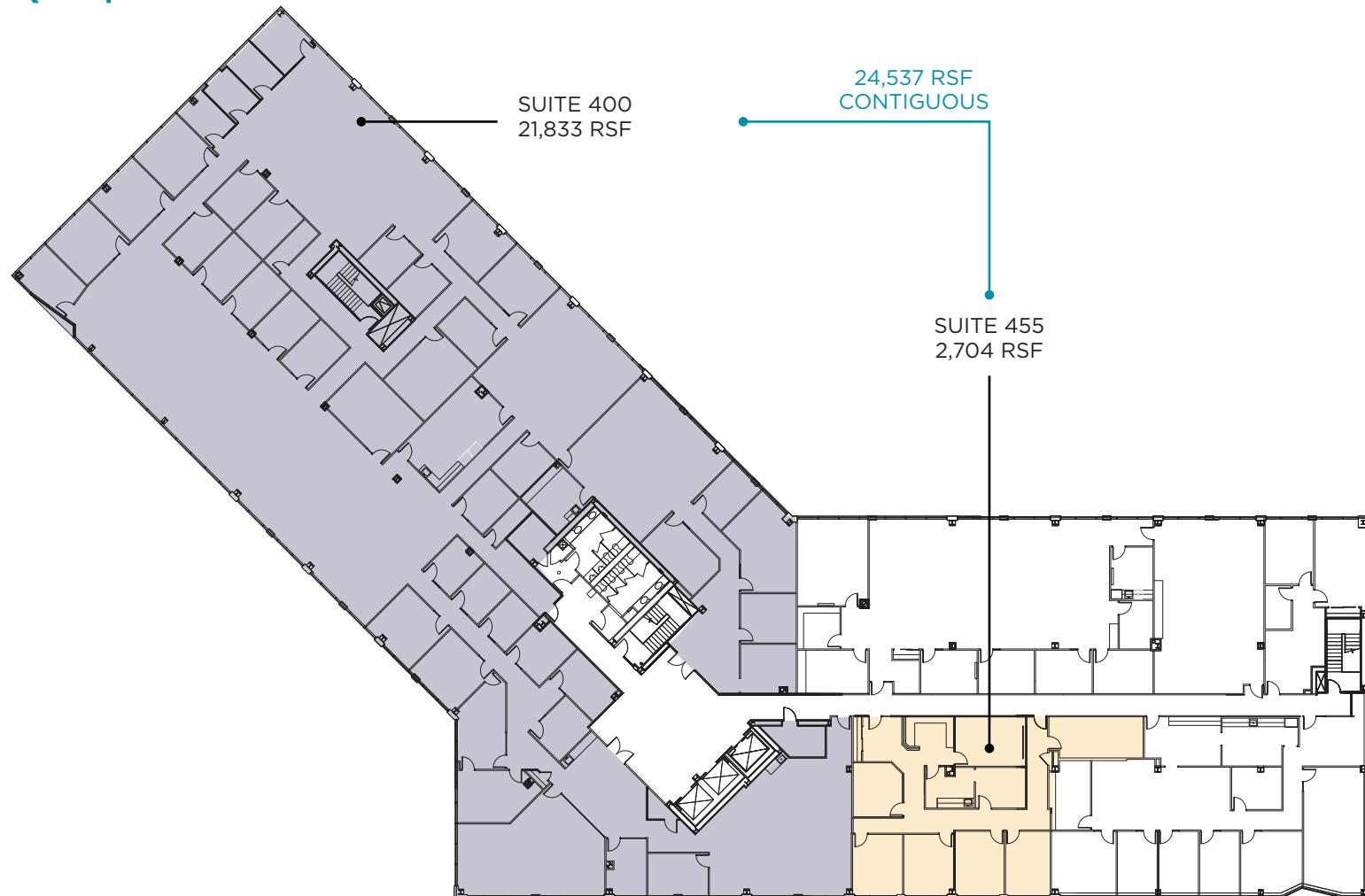
# 4680 PARKWAY

## FLOOR 2



# 4680 PARKWAY

## FLOOR 4



# LOCAL AMENITIES

The image shows a composite of two main sections. The left section is an aerial photograph of a suburban landscape featuring a major highway (labeled '71), several shopping centers with large parking lots, and residential areas. Overlaid on this are numerous colored circles in shades of green, yellow, and blue, which represent the locations of local amenities. A red location pin is placed on the highway. The right section is a collage of logos and images for various businesses and services, including:

- TAZIKIS MEDITERRANEAN CAFE
- GRAETER'S ICE CREAM
- OLD NAVY
- FRENCHIE
- MAPLEWOOD KITCHEN AND BAR
- PIADA ITALIAN STREET FOOD
- REGAL
- TARGET
- RUSTY BUCKET
- MISSION BBQ
- YAGOÖT
- WHOLE FOODS MARKET
- CRACKER BARREL OLD COUNTRY STORE
- FIREBIRDS WOOD FIRED GRILL
- DICK'S SPORTING GOODS
- PANERA BREAD
- planet fitness
- ESPORTA FITNESS
- CRUNCH
- OLIVE GARDEN ITALIAN KITCHEN
- CARRABBA'S ITALIAN GRILL
- deSha's AMERICAN TAVERN
- Marriott
- Hyatt
- Hilton
- NEYER PROPERTIES
- CUSHMAN & WAKEFIELD
- 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



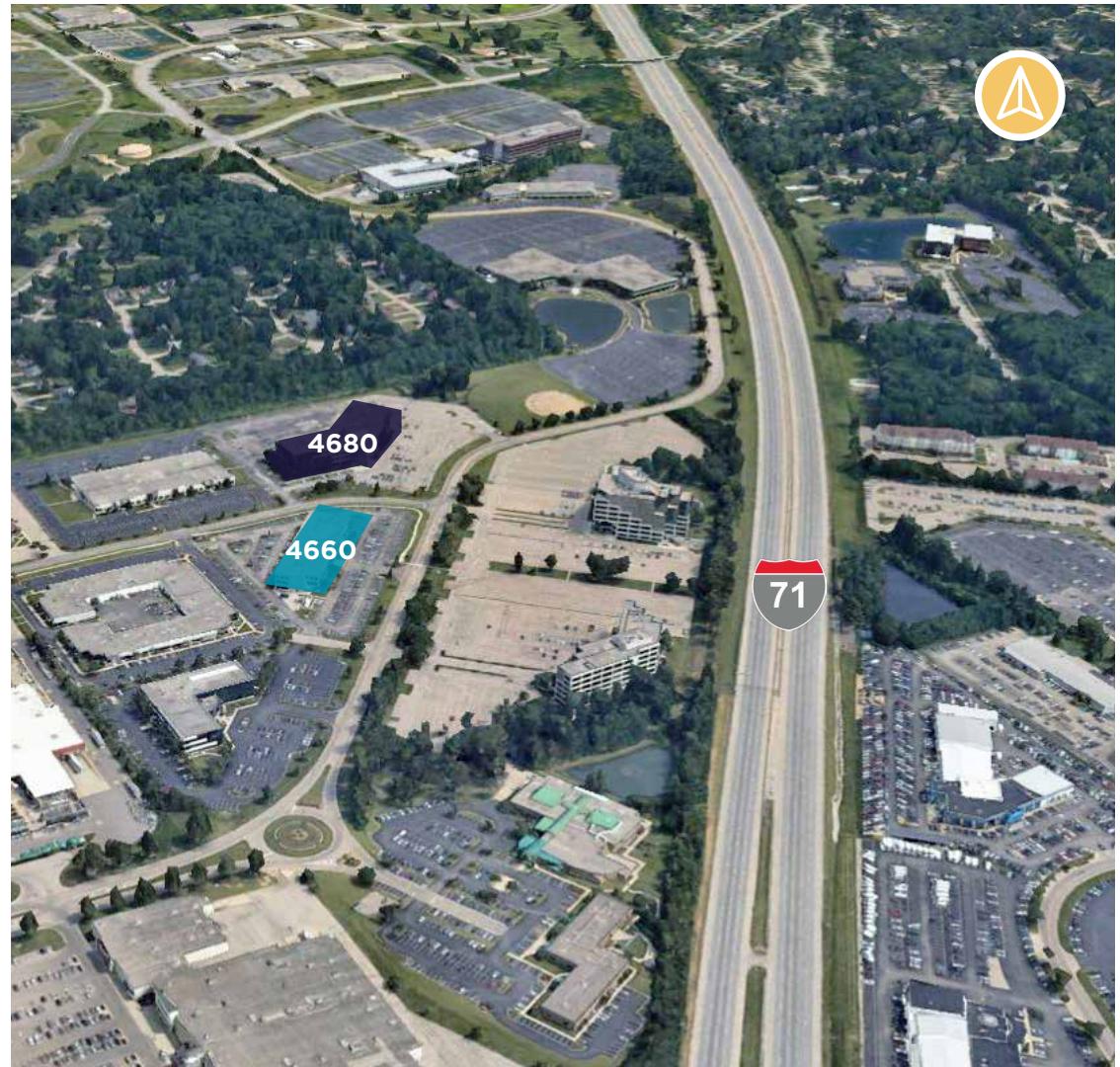
Immediate interstate  
access



Outdoor seating & amenity  
space at both buildings



Abundance of  
surface parking



# CONTACT INFORMATION



**SCOTT ABERNETHY, SIOR, CCIM**  
Senior Director  
+1 513 763 3013  
[scott.abernethy@cushwake.com](mailto:scott.abernethy@cushwake.com)

**DIGGER DALEY**  
Senior Director  
+1 513 763 3028  
[digger.daley@cushwake.com](mailto:digger.daley@cushwake.com)



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