



# Governor's Hill Office Park

*8845 Governors Hill Dr, Cincinnati, OH 45249*







## Class A office space available for sublease

### Property highlights

- Full floor available - can demise to approximately 15,000 SF
- First class tenant finishes
- Steelcase furniture available in excellent condition – ***at no cost***
- Three individual IT/Server Rooms
- Updated restrooms and common areas
- Exterior courtyard
- Located 1/2 mile from I-71
- No earnings tax (Symmes Township)



**48,061 RSF**  
total available



**6/30/2030**  
master lease expiration

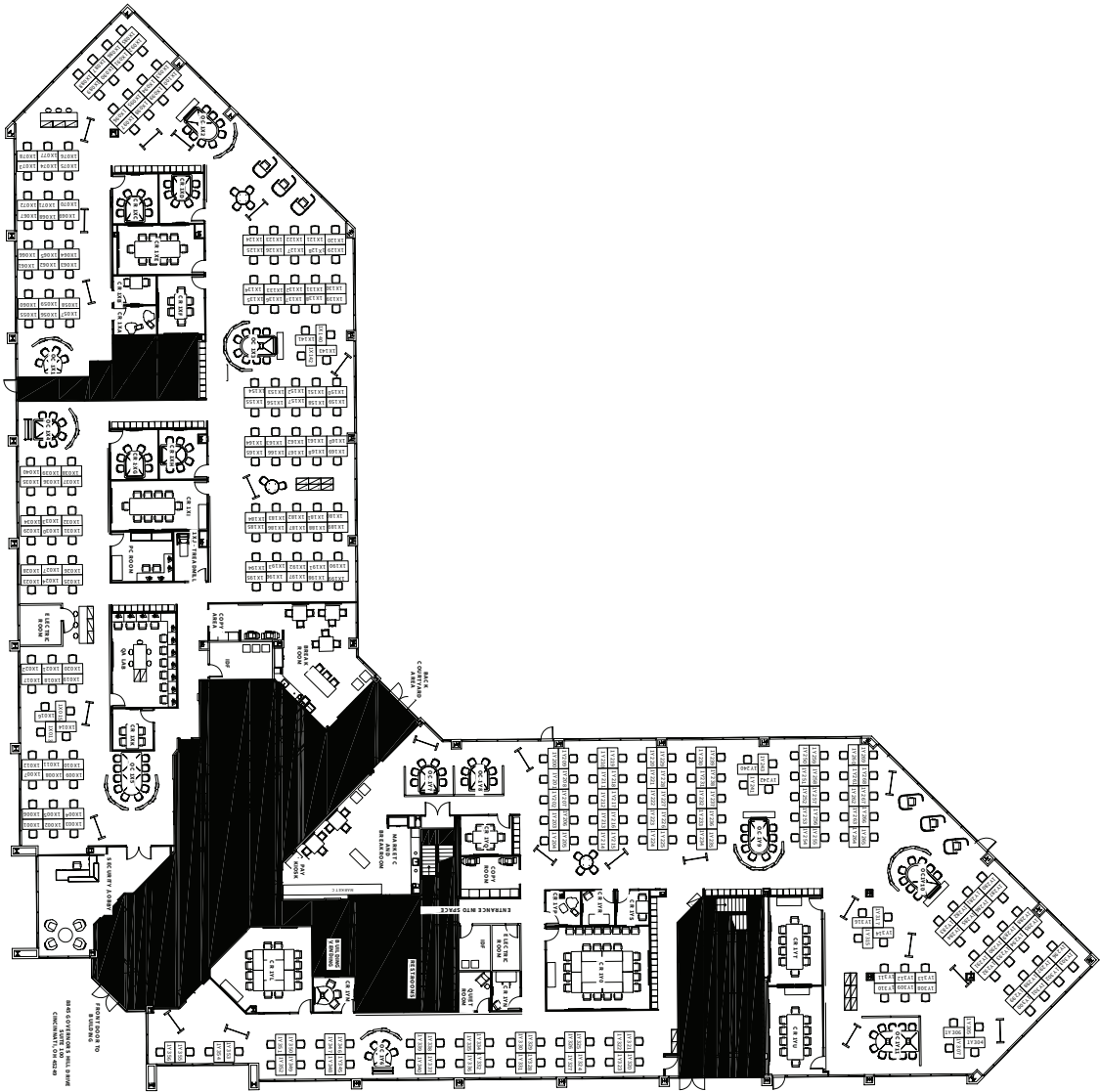


**\$12.50/RSF**  
full service gross

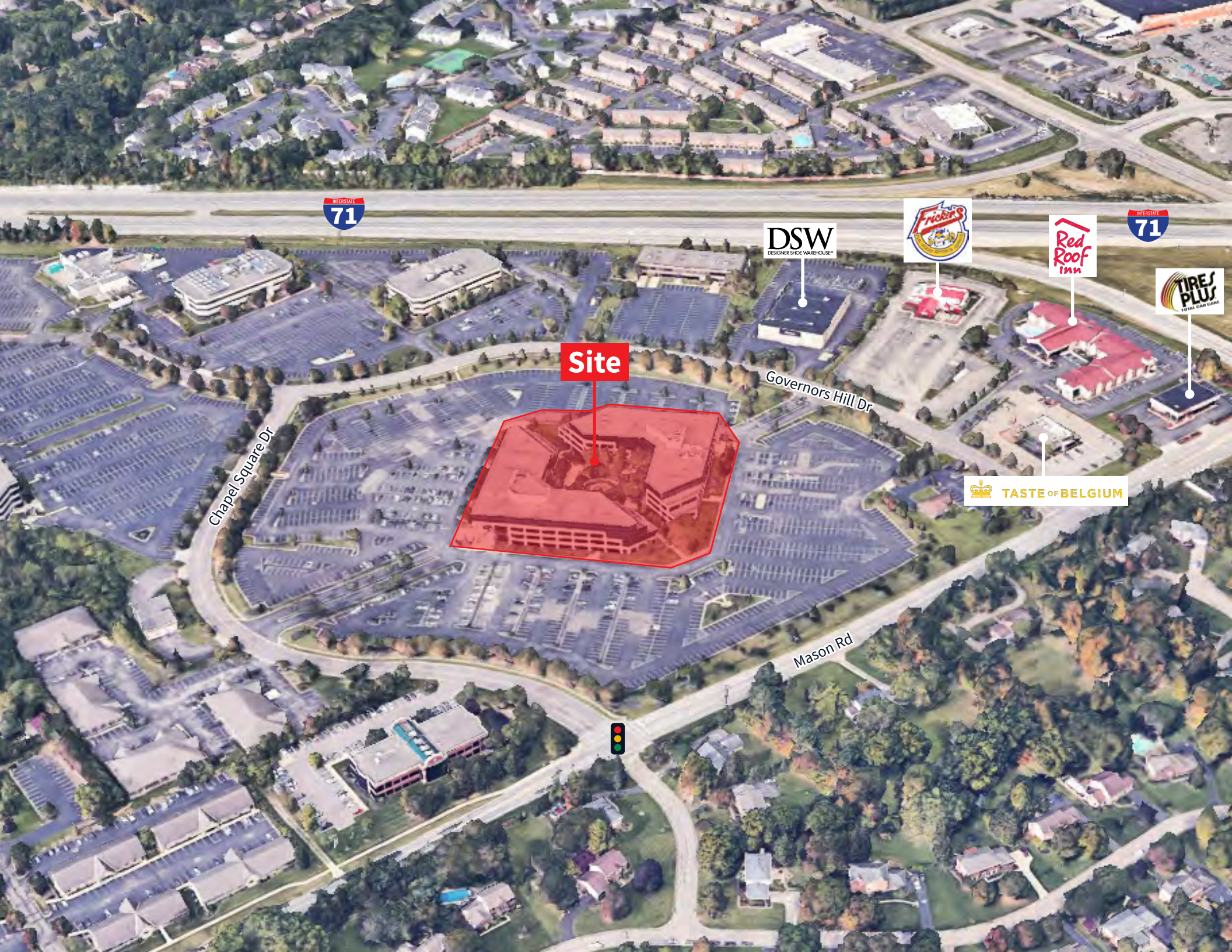
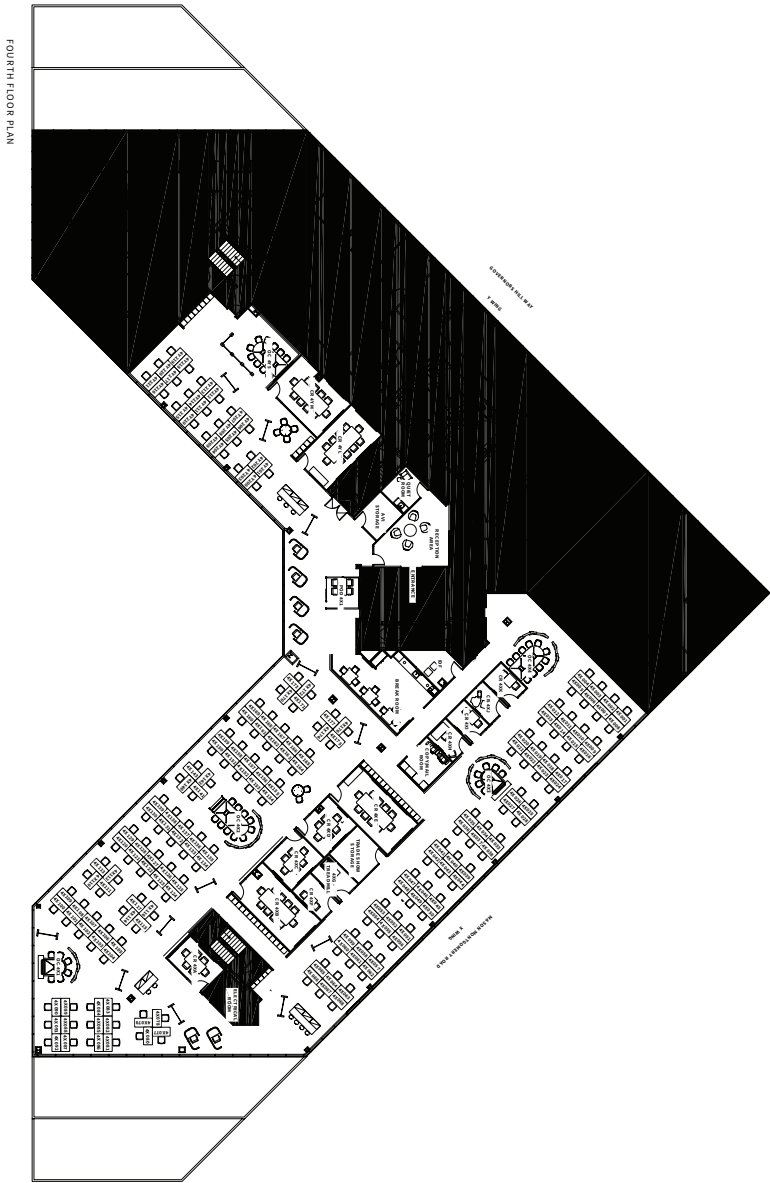


# Floorplans

Floor 1  
±29,748 SF



Floor 4  
±18,313 SF







# Local amenities

## Dining

- 1 Dunkin'
- 2 Tony's of Cincinnati
- 3 Cracker Barrel Old Country Store
- 4 Olive Garden Italian Restaurant
- 5 Frisch's Big Boy
- 6 Taste of Belgium - Mason
- 7 Burger King
- 8 La Jaiba Seafood & Taqueria
- 9 Donatos Pizza
- 10 Papa Johns Pizza
- 11 LongHorn Steakhouse
- 12 Raising Cane's Chicken Fingers
- 13 EurAsia
- 14 Chick-fil-A
- 15 Skyline Chili
- 16 Hooters
- 17 Fricker's
- 18 Carrabba's Italian Grill
- 19 Ccs Empanadas
- 20 BIBIBOP Asian Grill
- 21 Johnny Chan
- 22 Condado Tacos
- 23 Firebirds Wood Fired Grill
- 24 Sonder Brewing
- 25 Half Day Cafe
- 26 Graeter's Ice Cream
- 27 Brixx Wood Fired Pizza + Craft Bar

- 28 Waffle House
- 29 Popeyes Louisiana Kitchen
- 30 Wendy's
- 31 Kirkwood's Bar and Kitchen
- 32 Starbucks
- 33 Penn Station East Coast Subs
- 34 Noodles and Company
- 35 Panda Express
- 36 Piada Italian Street Food
- 37 Yagööt
- 38 Rusty Bucket Restaurant and Tavern
- 39 Panera Bread
- 40 Godavari Cincinnati
- 41 Deerfield Towne Center
- 42 MISSION BBQ
- 43 Wendy's
- 44 Chipotle Mexican Grill
- 45 IHOP

## Grocery

- 1 Costco Wholesale
- 2 Target
- 3 Samarkand Food Market
- 4 Meijer
- 5 Waterstone Center
- 6 ALDI
- 7 Whole Foods Market
- 8 Walmart Supercenter

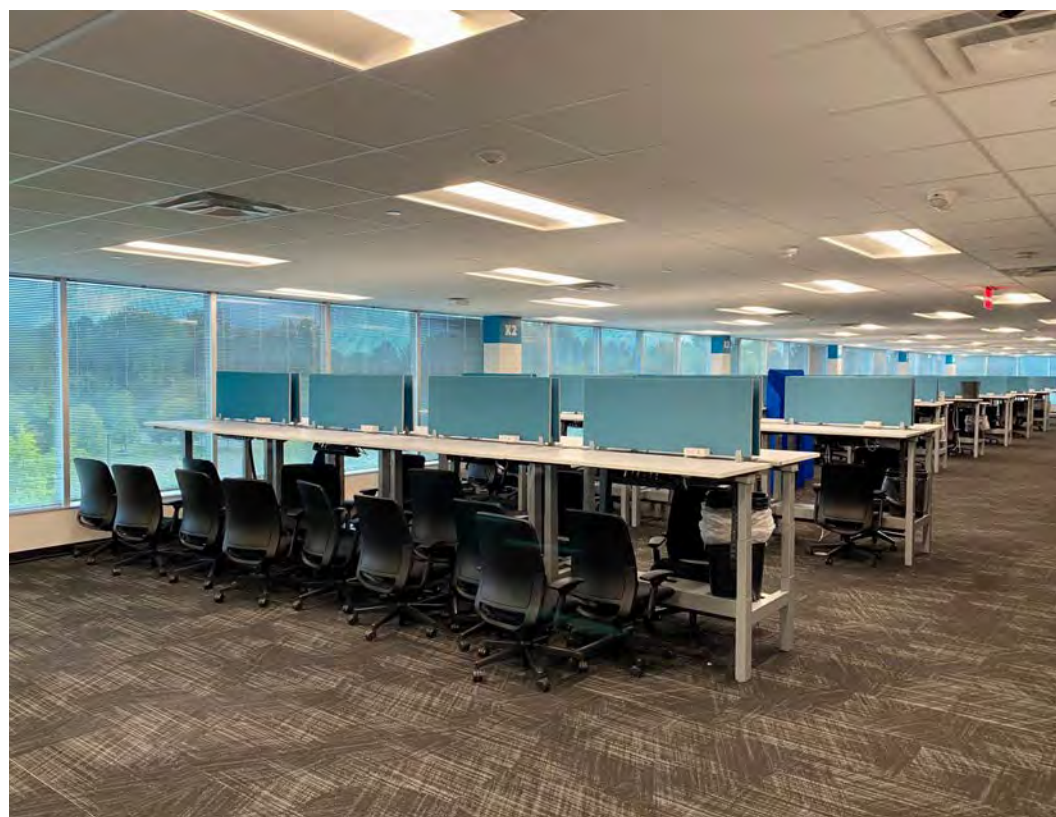
## Fitness

- 1 D1 Training Cincy North
- 2 RockBox Fitness Symmes Township
- 3 Body Alive Fitness Mason
- 4 Planet Fitness
- 5 Crunch Fitness Mason

## Lodging

- 1 Kings Inn & Suites, Cincinnati-Mason
- 2 Homewood Suites by Hilton Cincinnati Mason, OH
- 3 Marriott Cincinnati Northeast
- 4 Red Roof Inn & Suites Cincinnati North - Mason
- 5 Drury Inn & Suites Cincinnati Northeast Mason
- 6 Hampton Inn & Suites Cincinnati-Mason
- 7 Best Western Mason Inn
- 8 Holiday Inn Express & Suites Cincinnati - Mason
- 9 Hawthorn Suites by Wyndham Cincinnati Northeast/Mason
- 10 Mason Inn
- 11 Candlewood Suites Cincinnati Northeast-Mason









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