

Suites ranging from
1,554 - 7,883 SF available

One
WATERSTONE

Class A Office Space for Lease

9435 Waterstone Blvd, Cincinnati, OH



Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

This exceptional **74,000 SF Class A Office Building** in Deerfield Township combines professional excellence with strategic advantages for modern businesses.



**Featuring
flexible spaces**



**The Energy Star-certified
property offers convenient**



I-71 access



**No
earnings tax**



**Abundant parking
in a park-like setting**

With recently updated lobbies, on-site conference facilities, and nearby amenities, this location provides an ideal environment for attracting talent and driving business success.



Property highlights

- 74,000 SF Class A office building
- Convenient access to I-71
- Abundant nearby amenities
- Deerfield township | No earnings tax
- Conference facility
- Energy star labeled
- Park-like setting
- Abundant parking: 4/1000 SF
- Updated lobby & restrooms

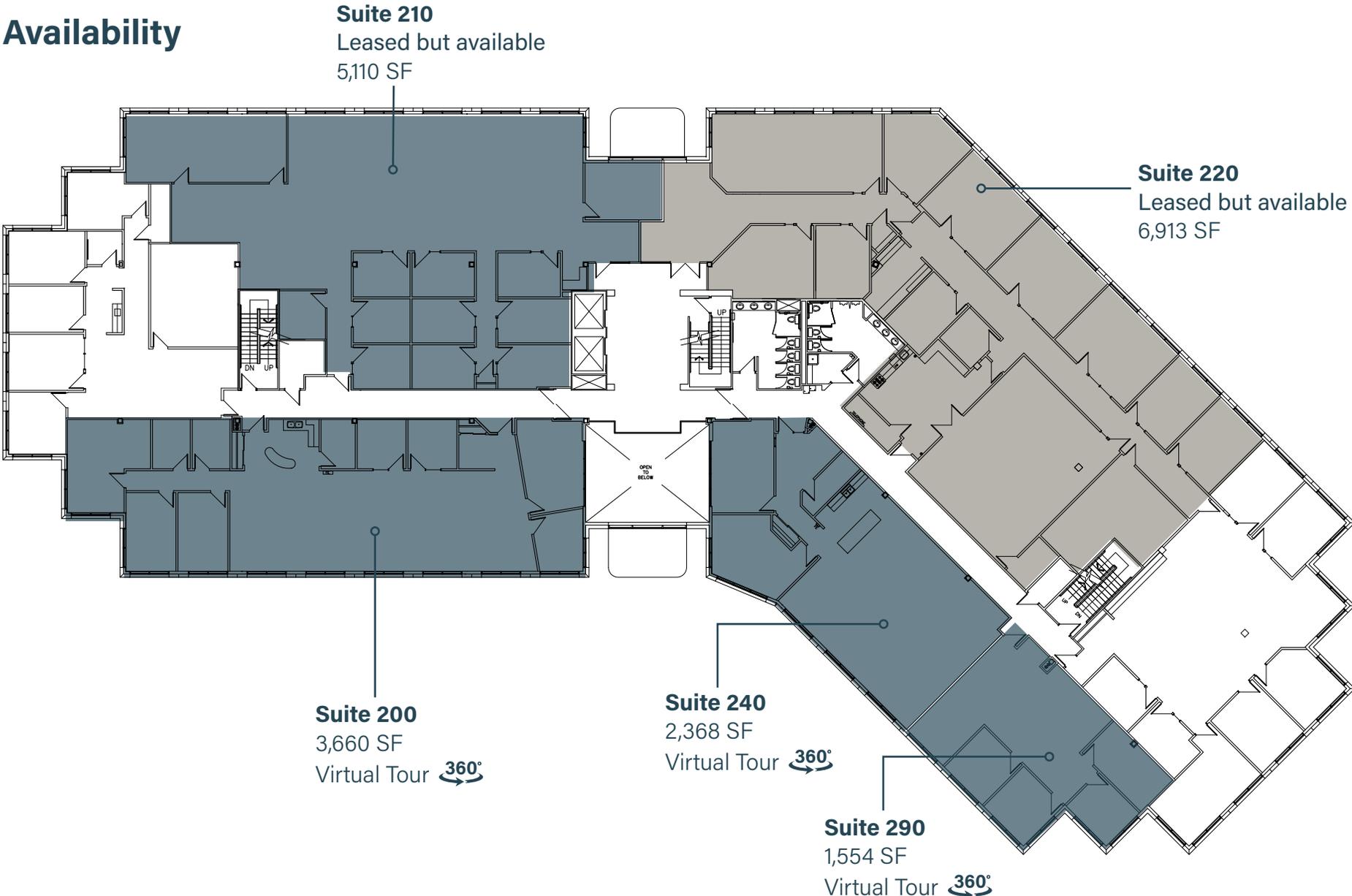
Coming soon: New Lobby Renovations

The newly renovated lobby will showcase modern design and enhanced functionality for today's professional environment.



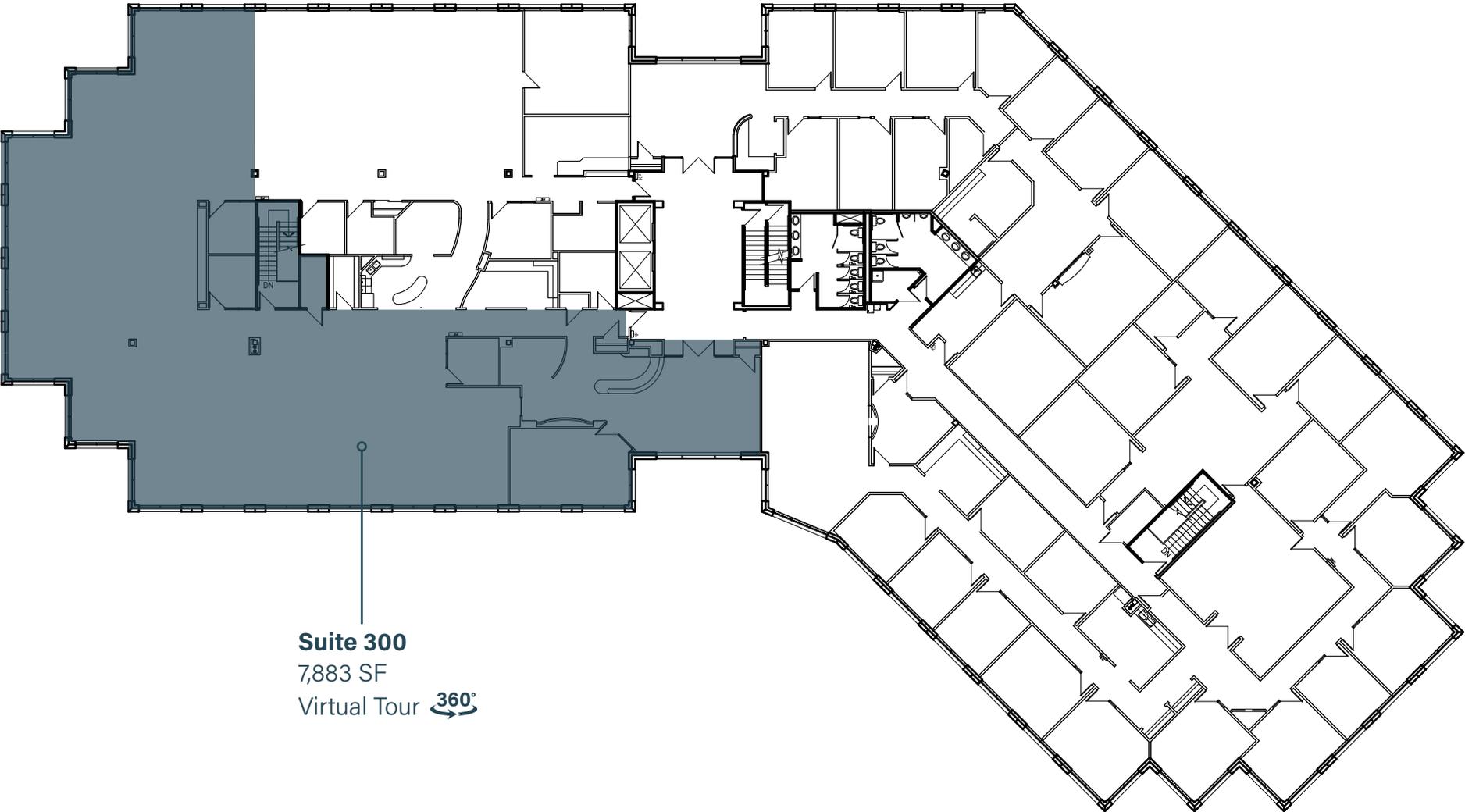
Floor Plans

Availability



Floor Plans

Availability





The Power of Proximity

Located in the heart of Cincinnati's thriving northern corridor, Deerfield Township offers businesses the perfect blend of suburban accessibility and urban connectivity. Just minutes from downtown Cincinnati via I-71, this dynamic business community provides companies with a strategic location that attracts top talent from across the greater Cincinnati metropolitan area while offering the operational advantages of a business-friendly township environment.



Amenities Map

● 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

● 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, an IHG Hotel
9. Hawthorn Suites by Wyndham Cincinnati Northeast/Mason
10. Meth Mansions
11. Candlewood Suites Cincinnati Northeast-Mason, an IHG Hotel

● FITNESS

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





Michelle Klingenberg
+1 513 719 3703
michelle.klingenberg@jll.com

Todd Pease
+1 513 297 2506
todd.pease@jll.com

Britney Aviles
+1 859 743 7034
britney.aviles@jll.com



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