



# Governor's Hill

SQUARE

# Your Business, Elevated

Governor's Hill Square offers exceptional Class A office space in the heart of Mason, Ohio, featuring two premier buildings with a combined 260,000 square feet. This distinguished office campus provides significant financial advantages with 0% earnings tax, complemented by an impressive 5:1000 parking ratio that ensures convenient access for tenants and visitors alike.

The property's strategic location delivers high visibility opportunities through available building and monument signage along high-traffic corridors, while providing seamless connectivity to I-71 and I-275. Beyond its prime positioning, Governor's Hill Square enhances the work environment with amenity-rich surroundings, a shared conference facility, and proximity to the diverse retail, dining, and service offerings that make Symmes Township a premier business destination in the Cincinnati region.



**260K**  
Square Feet

**\$11.50**  
S/SF NNN


**0%**  
Earnings Tax

**\$8.25**  
Estimated OPEX

# Prime Location. Superior Amenities. Zero Compromises.


Governor's Hill Square delivers an unparalleled combination of strategic accessibility in high-traffic Symmes Township, comprehensive on-site amenities including a common conference facility and ample 5:1000 parking, and the financial advantage of 0% earnings tax—ensuring your business benefits from premium Class A office space without sacrificing convenience, functionality, or value. This is where location, amenities, and advantage converge to support your organization's success without compromise.


## Two Class A Office Buildings


 48,768 SF Max  
Contiguous Available


 Outdoor  
Courtyard


 Corporate  
Campus Setting

 Amenity Rich  
Surroundings

 On-site Property  
Management

 Building & Monument  
Signage Available

 Common  
Conference Facility

 Easy Access to  
I-71/I-275



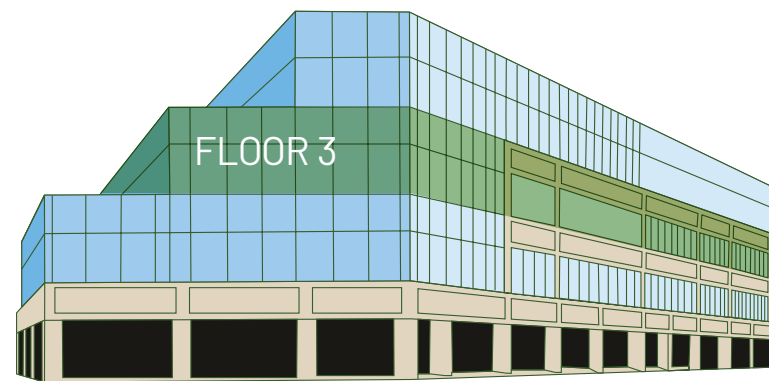
# 8805 Flexibility Meets Function

Governor's Hill Square offers flexible Class A office solutions ranging from efficient single-floor suites to up to 48,768 square feet of contiguous space, all featuring an abundance of natural light and designed to accommodate businesses at every stage of growth.

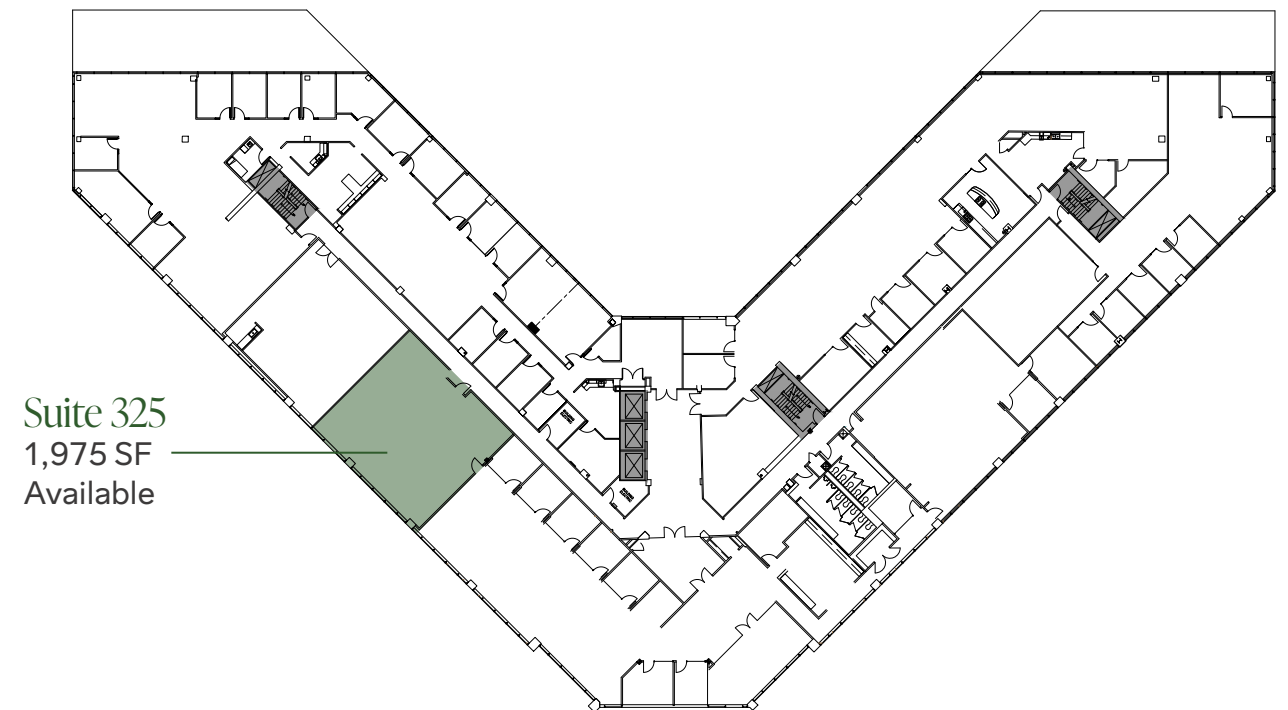
## Available Space

Suite 325

1,975 SF



## Third Floor



1,975  
Square Feet

4  
Floors

101"  
Ceiling Height

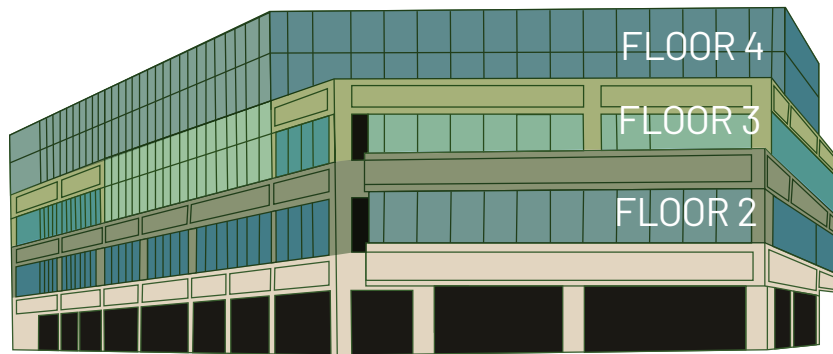
5:1000  
Parking Ratio



# 8845 Flexibility Meets Function

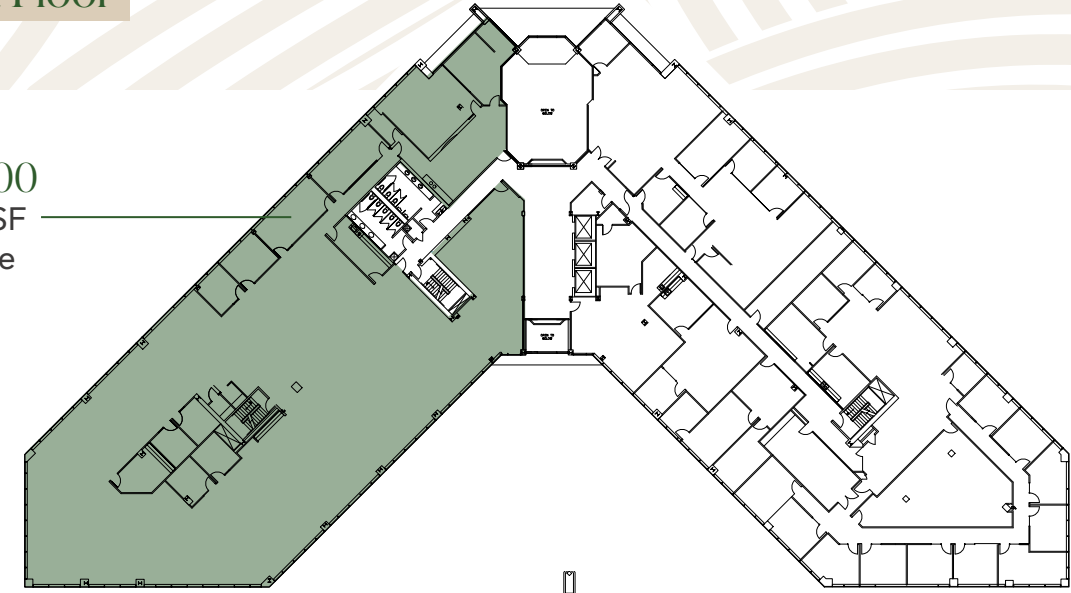
## Available Space

Suite 200	16,254 SF
Suite 300	22,186 SF
Suite 350	10,328 SF
Suite 440	3,741 SF



## Second Floor

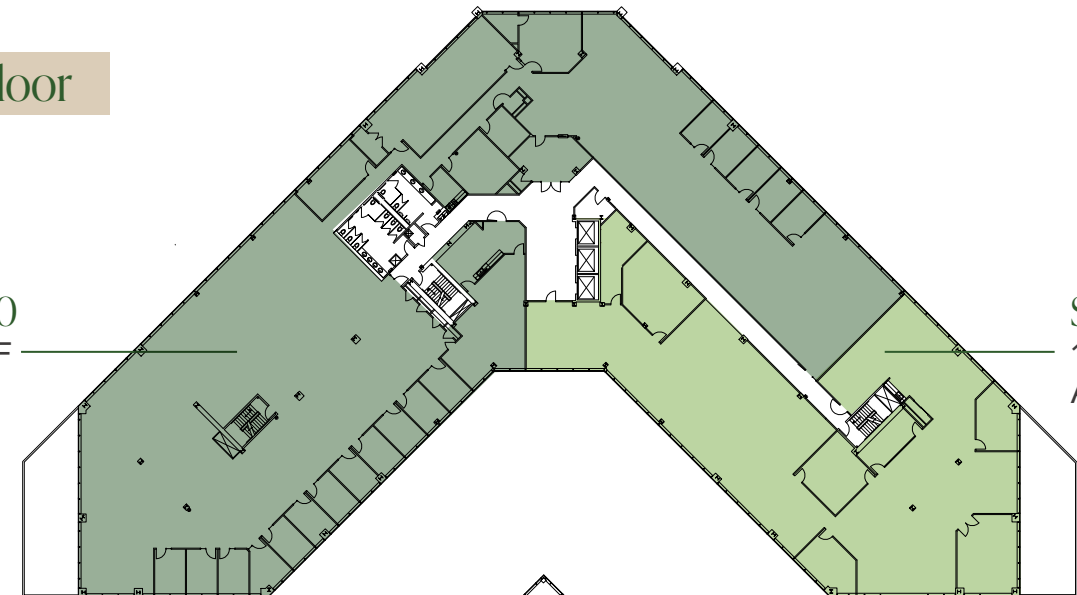
Suite 200  
16,254SF  
Available



## Third Floor

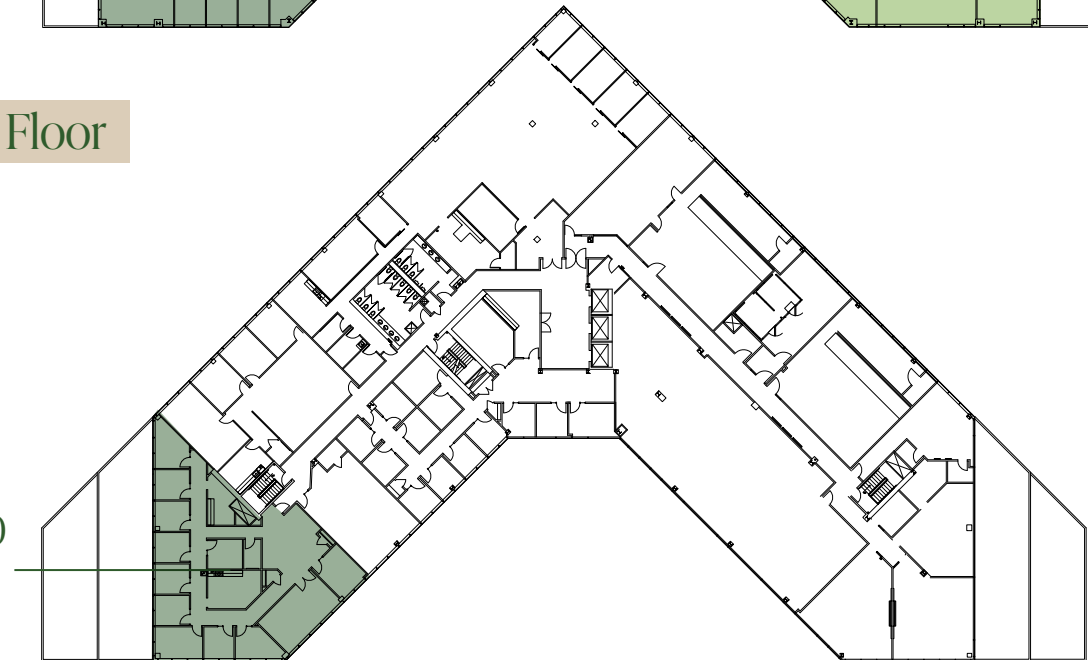
Suite 300  
22,186 SF  
Available

Suite 350  
10,328 SF  
Available



## Fourth Floor

Suite 450  
3,741 SF  
Available



**51K+**  
Square Feet

**4**  
Floors

**101"**  
Ceiling Height

**5:1,000**  
Parking Ratio

# Your Corner of Cincinnati

Governor's Hill Square occupies a premier position in Symmes Township, one of Greater Cincinnati's most dynamic business corridors. The property benefits from exceptional visibility along high-traffic routes with convenient access to I-71 and I-275, connecting tenants seamlessly to the entire metropolitan area. Beyond accessibility, the location offers immediate proximity to an extensive array of dining, retail, hospitality, and service amenities that enhance both the workday experience and client entertainment opportunities.

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	7,404	67,176	148,774
Households	2,977	26,193	57,543
Families	2,017	17,717	39,850
Average Household Size	2.47	2.55	2.56
Owner Occupied Housing Units	1,751	18,120	43,164
Renter Occupied Housing Units	1,226	8,073	14,379
Median Age	38.4	40.3	41.7
Median Household Income	\$121,234	\$121,662	\$119,939
Average Household Income	\$188,685	\$173,269	\$166,944



**148,774**  
5-Mile Population

**\$119,939**  
5-Mile Median Household Income

**57,543**  
5-Mile Households



# Governor's Hill

## SQUARE

Discover Governor's Hill Square today.

Contact our leasing team to schedule a comprehensive property tour and discuss customization options tailored to meet your business needs.

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