

USB UNION
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Governor's Hill

SQUARE

8805 & 8845 Governor's Hill Dr. Mason, OH 45249

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
\$/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



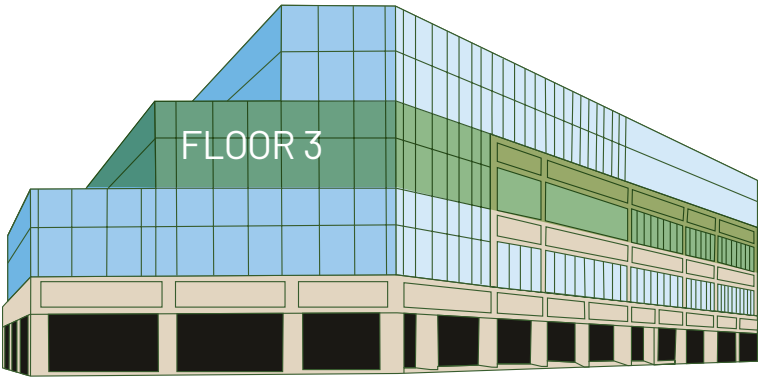
8805

Flexibility Meets Function

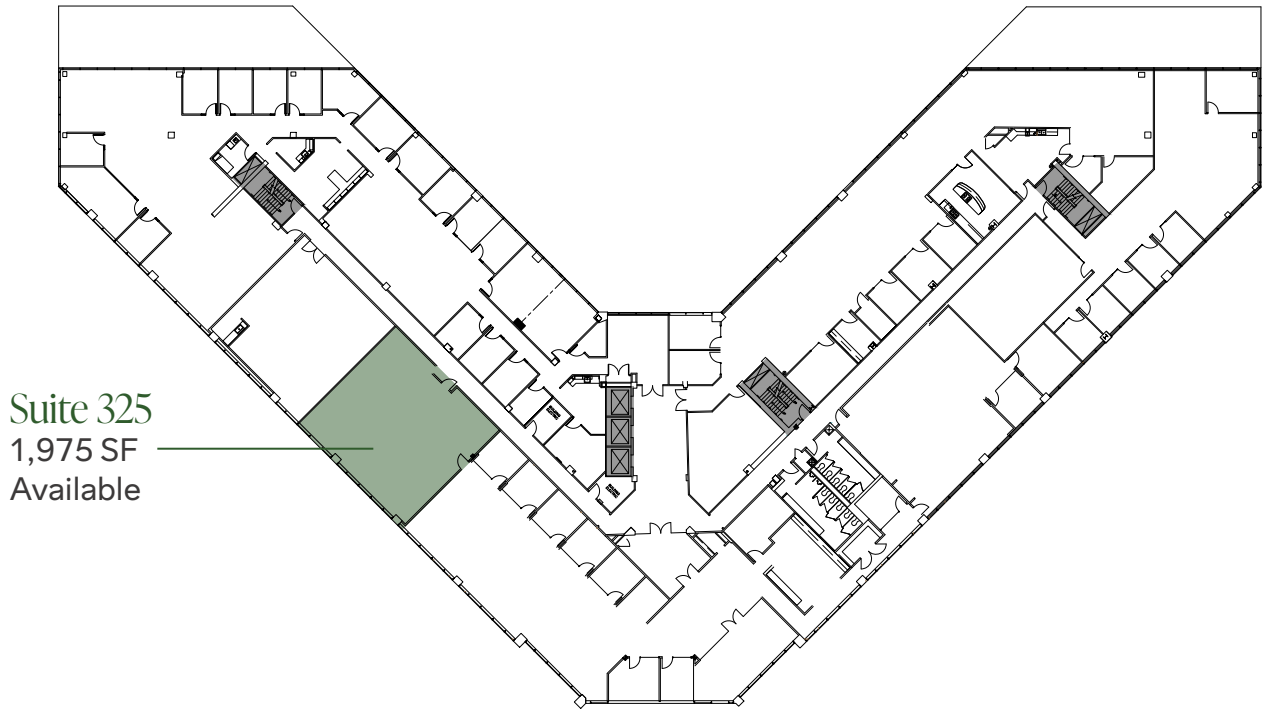
Governor's Hill Square offers flexible Class A office solutions ranging from efficient single-floor suites to up to 48,768 square feet of contiguous space, all featuring an abundance of natural light and designed to accommodate businesses at every stage of growth.

Available Space

Suite 325 1,975 SF



Third Floor



1,975
Square Feet

4
Floors

101”
Ceiling Height

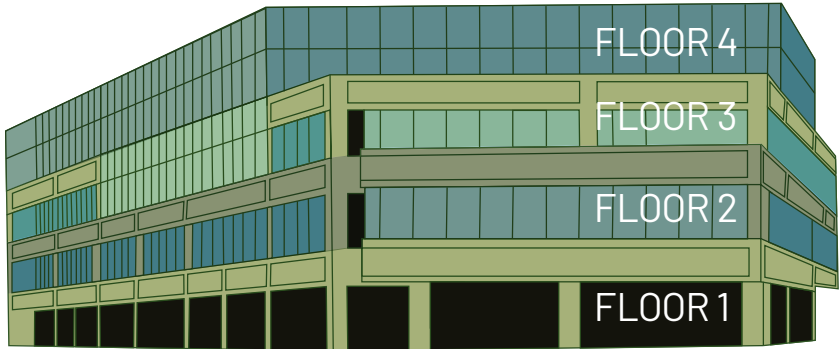
5:1000
Parking Ratio

8845

Flexibility Meets Function

Available Space

Floor 1 (Leased but available)	29,748 SF
Suite 200	16,254 SF
Suite 300	22,186 SF
Suite 350	10,328 SF
Floor 4 (Leased but available)	18,313 SF



96K+
Square Feet

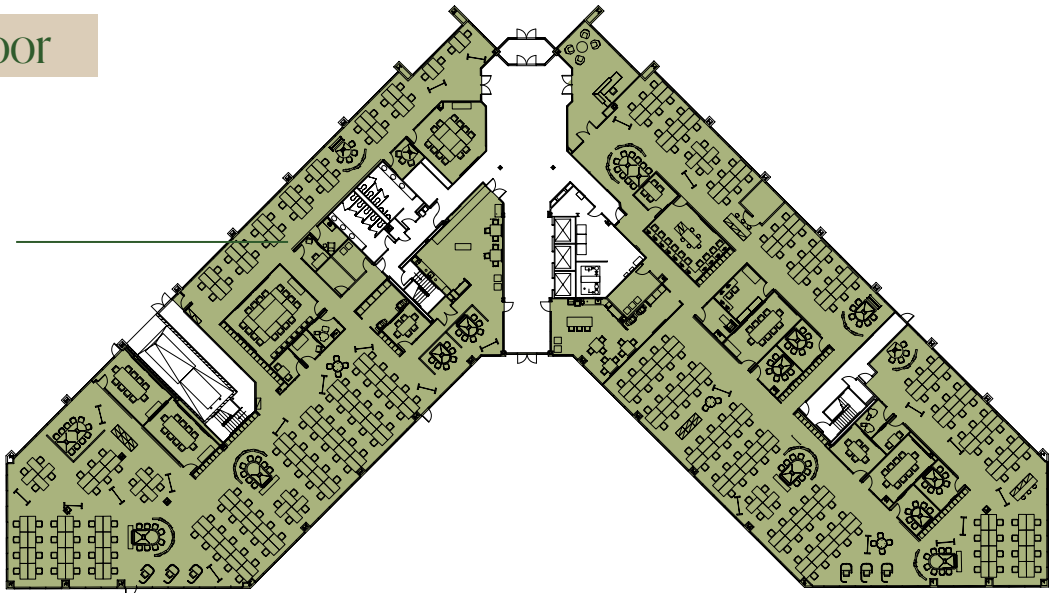
4
Floors

101”
Ceiling Height

5:1,000
Parking Ratio

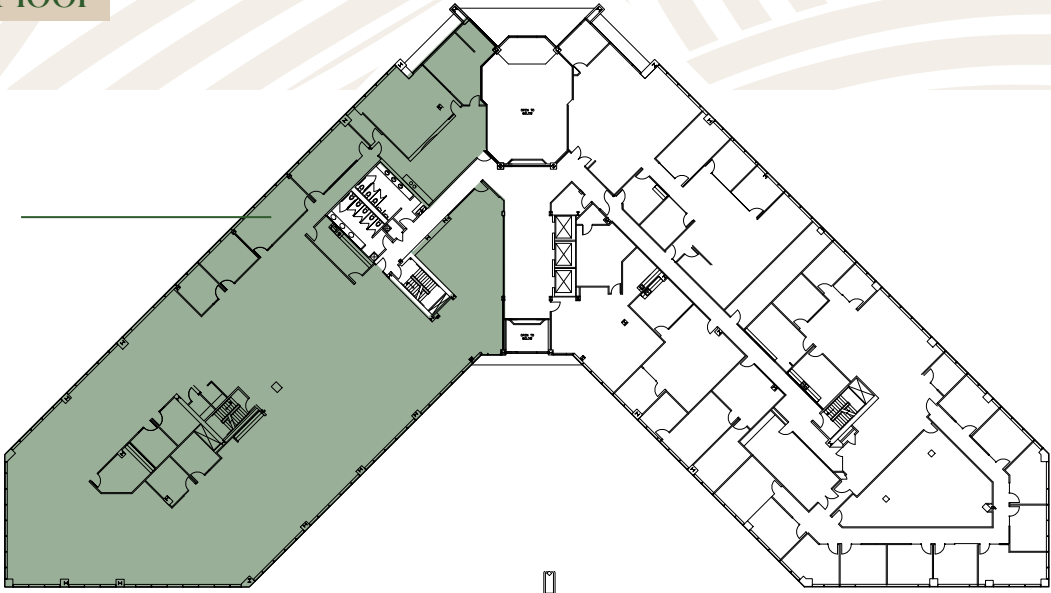
First Floor

29,748 SF
(Leased but available)



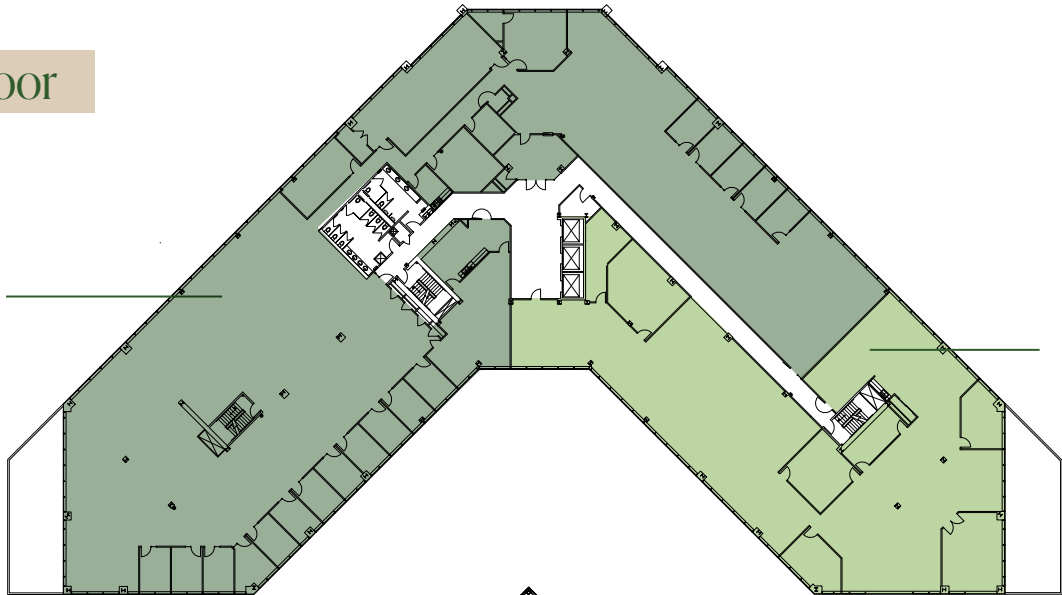
Second Floor

Suite 200
16,254 SF
Available



Third Floor

Suite 300
22,186 SF
Available



Suite 350
10,328 SF
Available

Fourth Floor

18,313 SF
(Leased but available)



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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