

Suites ranging from
1,679 - 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.

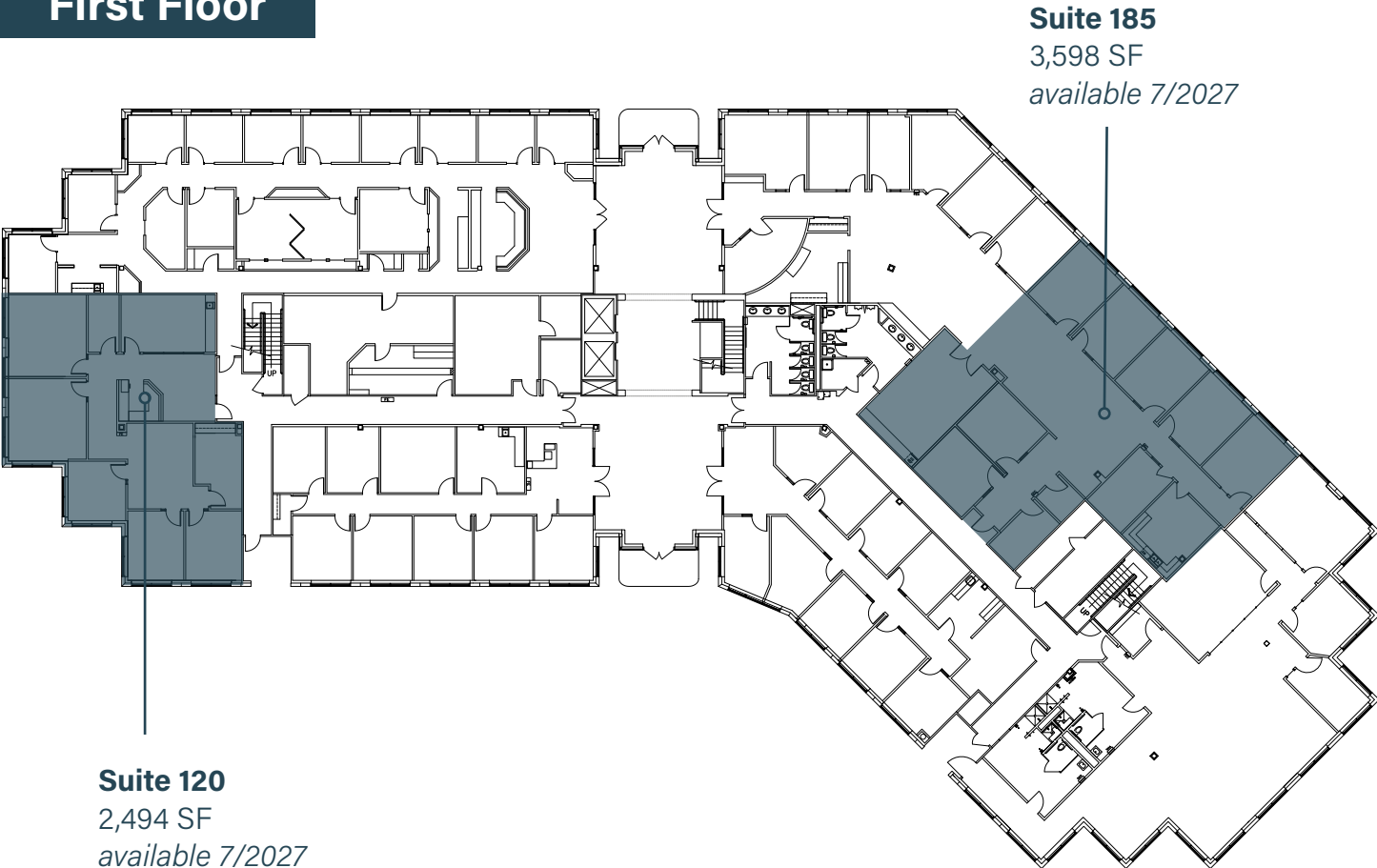
Property highlights

- 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
- Parking lot restriped
- Building exterior repainted

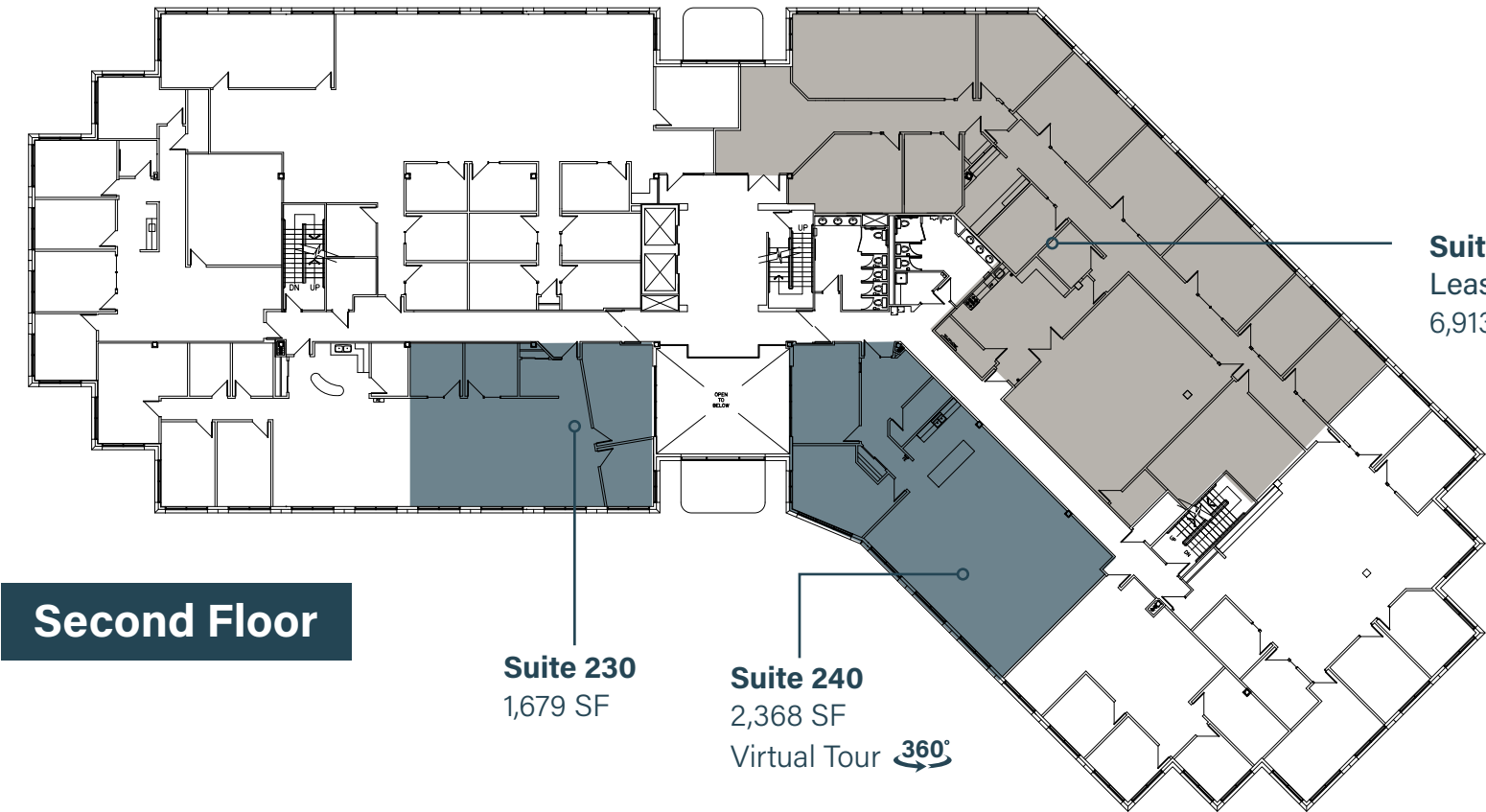


Availabilities Floor Plans

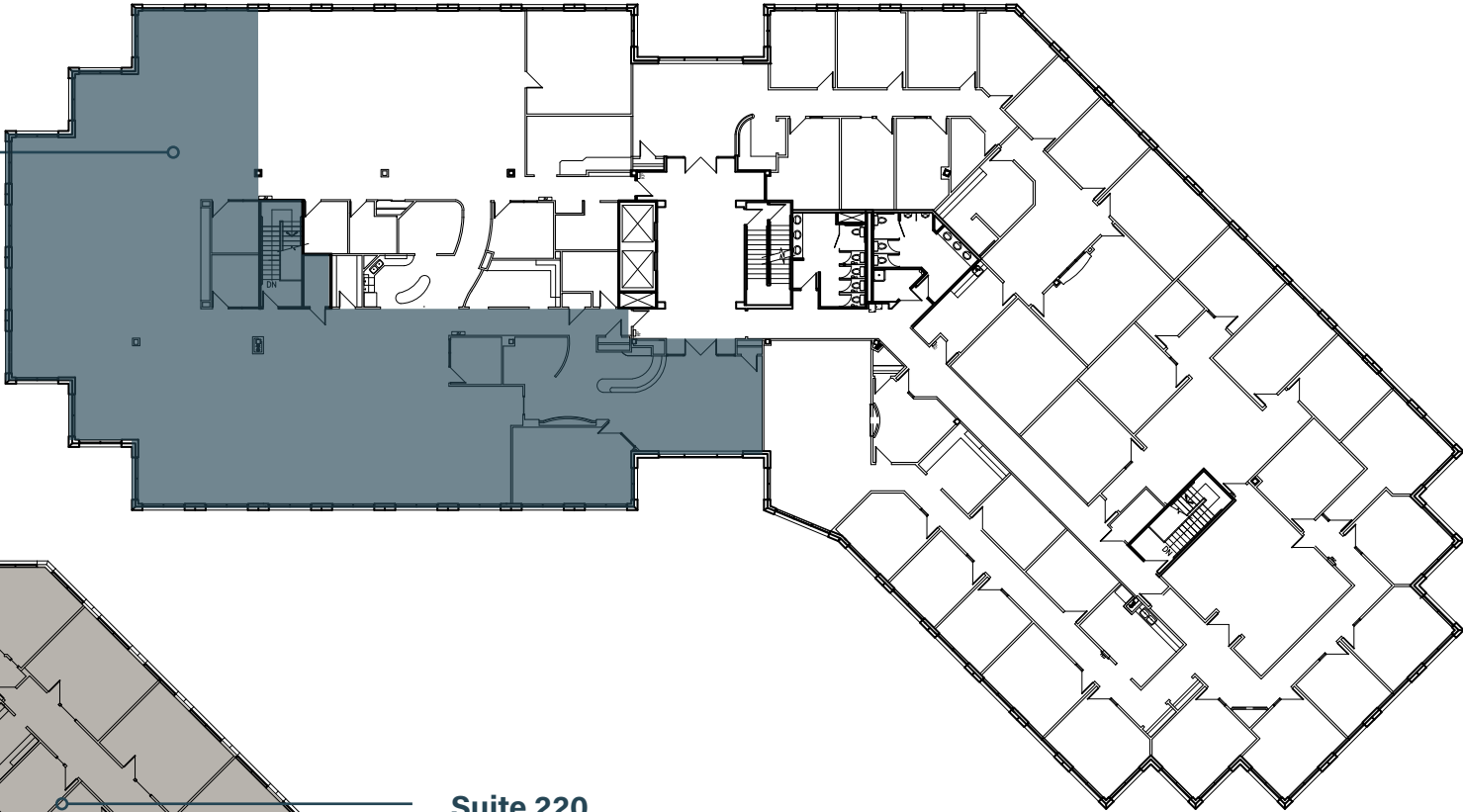
First Floor



Second Floor



Suite 300
7,883 SF
Virtual Tour



Third Floor



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.

● 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

- **GROCERY**

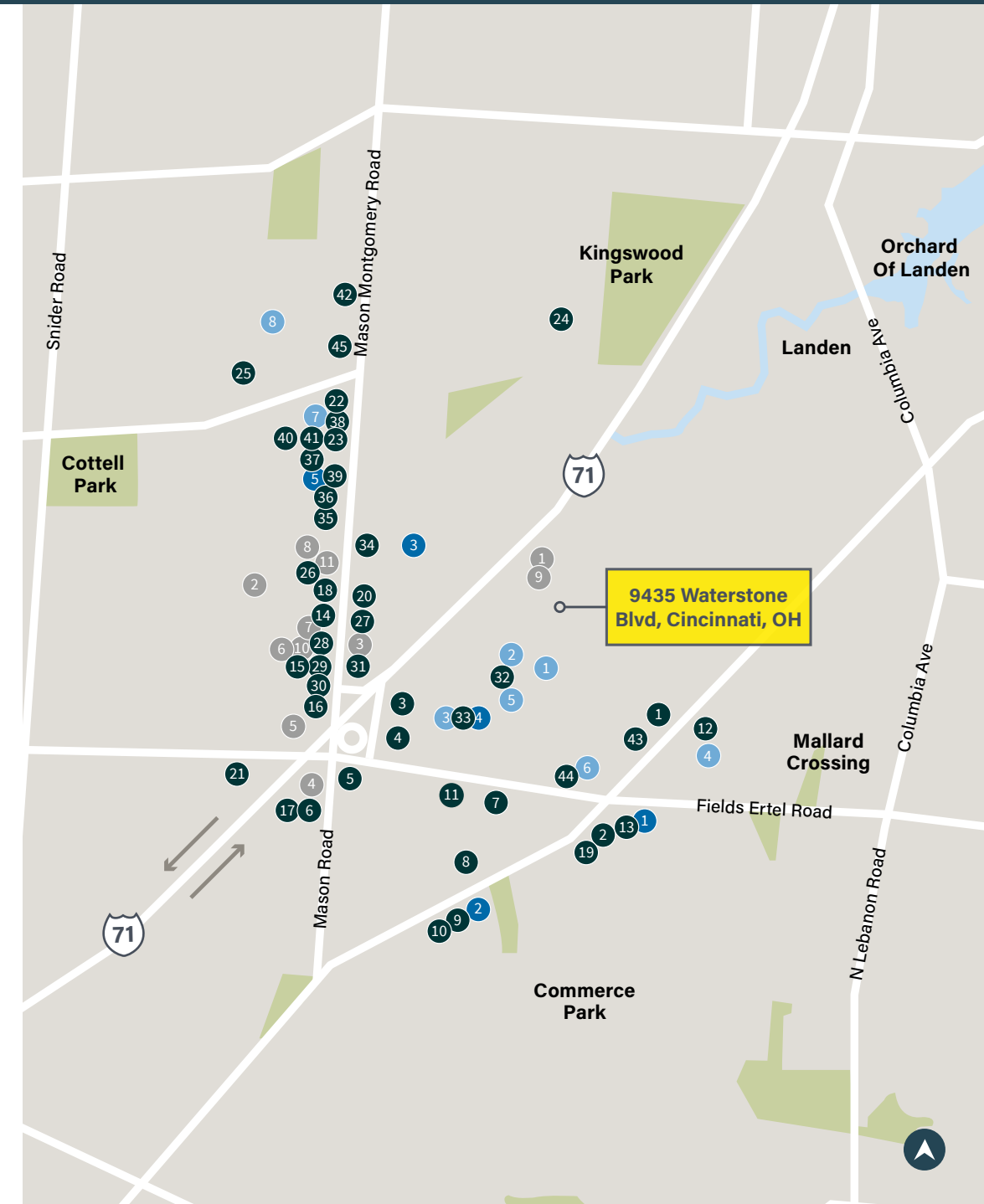
1. Costco Wholesale
2. Target
3. Samarkand Food Market
4. Meijer
5. Waterstone Center
6. ALDI
7. Whole Foods Market
8. Walmart Supercenter

- **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





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