



Commercial Real Estate Solutions®

FOR SALE



Deerfield Office Condominiums (Building 300)

8521-8589 Mason Montgomery Road, Units 30 & 32
Mason (Deerfield Township), Ohio 45040

- Directly across from P&G's newly expanded campus
- Customized floor plans
- 2 contiguous units available | 1,000 SF each unit
- Quality construction
- Numerous amenities nearby
- Located just minutes from I-71
- Zero personal earnings tax area
- Awesome park with great tenant mix

Contact:

Elaine Gillespie
513.253.3004
egillespie@equity.net



Equity Inc. | O: 513.336.8765 | F: 513.336.8775 | www.equity.net
455 Delta Avenue, Suite 200 | Cincinnati, OH 45226

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.



Demographics and Traffic Counts

	1 Mile	3 Miles	5 Miles
Population	5,829	62,892	144,029
Households	2,106	24,687	54,712
Avg. HH Income	\$103,848	\$96,336	\$104,027



Property Specifications

Available Office Units:	Approximately 1,000 square feet each Building 300: Units 30 & 32 (2,000 contiguous sf) New, freestanding 8,000 sf building available with elevator
Planned Office Units:	7,000 - 12,000 sf freestanding building with elevator (call for pricing)
Surface Parking:	4 per 1,000 sf; non-reserved
Earnings Tax:	0% (Deerfield Township)
Purchase Prices:	All prices include turnkey building standard finish allowance of \$25.00/sf
Floor Plans:	A variety of space/layout plans available. Design can be modified to provide for various upgrades including stained wood trim, upgraded flooring, lighting, cabinets, etc. (upgrade pricing to be confirmed). Interior layout to your exact specifications.
Signage:	Standard signage including monument sign. Specifications available upon request.
Condominium Fee:	\$150/month per unit
Operating Expenses:	Owner is responsible for separately metered utilities and interior suite janitorial costs. Condo association documents available upon request.
Occupancy:	Existing Shell: 60-75 days for interior finish

Standard Finishing Features

- Walls:** 100 lineal feet of drywall walls painted to your color specifications; two-colors included; dark colors extra.
- Ceilings:** Suspended acoustic, 2' x 2' lay-in.
- Floors:** Quality carpet with a wide selection of colors.
- Restrooms:** One ADA compliant finished restroom per unit with wall hung sink and elongated water closet.
- Electrical:** Lay-in 2' x 2' ceiling fixtures, ample outlets per code in each office; individual circuit breaker panels; separately metered.
- HVAC:** Gas forced air heating and air conditioning systems for each unit; separately metered.
- Kitchenette:** Wet bar; sink with overhead cabinets, shelf for microwave and area for refrigerator.
- Additional Features:** Insulated glass windows and doors throughout; insulation in all exterior walls; R-30 overhead on second floor units; landscaping; non-reserved parking.
- Optional Upgrades:** Stained wood trim, crown molding, shelving, bookcases, chair rail, additional bathroom or shower. We can provide pricing on any desired upgrades.
- Condo Fee:** \$150 per month, per unit. This fee covers the costs of water/sewer, general exterior maintenance, parking lot, lawn care, etc.
- Floor Plans:** Floor plan will be determined by your office needs and specifications. Units can be built from approximately 1,000 up to 12,000 square feet.

Example of Finishes



Site Plan and Layout

PROPOSED

EXISTING

