

FOR LEASE



0% EARNINGS TAX LOCATION

Property Highlights

- 200,000 square foot, four-story Class A office building
- Two-story granite and glass lobby with new exterior awnings
- Excellent interstate visibility
- Directly off Mason-Montgomery Rd with excellent access to I-71
- Upgraded traffic lights to better coordinate signal timing for smoother traffic flow
- Just minutes to I-71/I-275 interchange
- New Grab-N-Go break area with walkout to common courtyard
- 0% earnings tax
- Building signage available
- Unbeatable amenity base providing exceptional dining, shopping, banking and hotel options

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Property Photos



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Location & Amenities

8650
Governors Hill Dr

8600
Governors Hill Dr

71

TAZIKI'S
MEDITERRANEAN CAFE

Grater's
SINCE 1970
ICE CREAM

OLD NAVY

frenchie
FRESH

REGAL

PIADA
ITALIAN STREET FOOD

MAPLEWOOD
KITCHEN AND BAR

ORANGETHEORY
FITNESS

pure barre

STARBUCKS

MISSION BBQ

CRACKER BARREL
OLD COUNTRY STORE

WHOLE FOODS
MARKET

LA FITNESS

DEERFIELD TOWNE CENTER

TJ-maxx

DICK'S
SPORTING GOODS

FIREBIRDS
WOOD FIRED GRILL

planet fitness

CRUNCH

Kroger

Panera
BREAD

OLIVE GARDEN
ITALIAN KITCHEN

MARRIOTT

DEWEY'S PIZZA

ME
Massage Envy

CARRABBA'S
ITALIAN GRILL

deSha's
AMERICAN TAVERN

HYATT

CUSHMAN & WAKEFIELD

Hilton

SMITH HALLEMANN
PARTNERS

hotels

restaurants

shopping

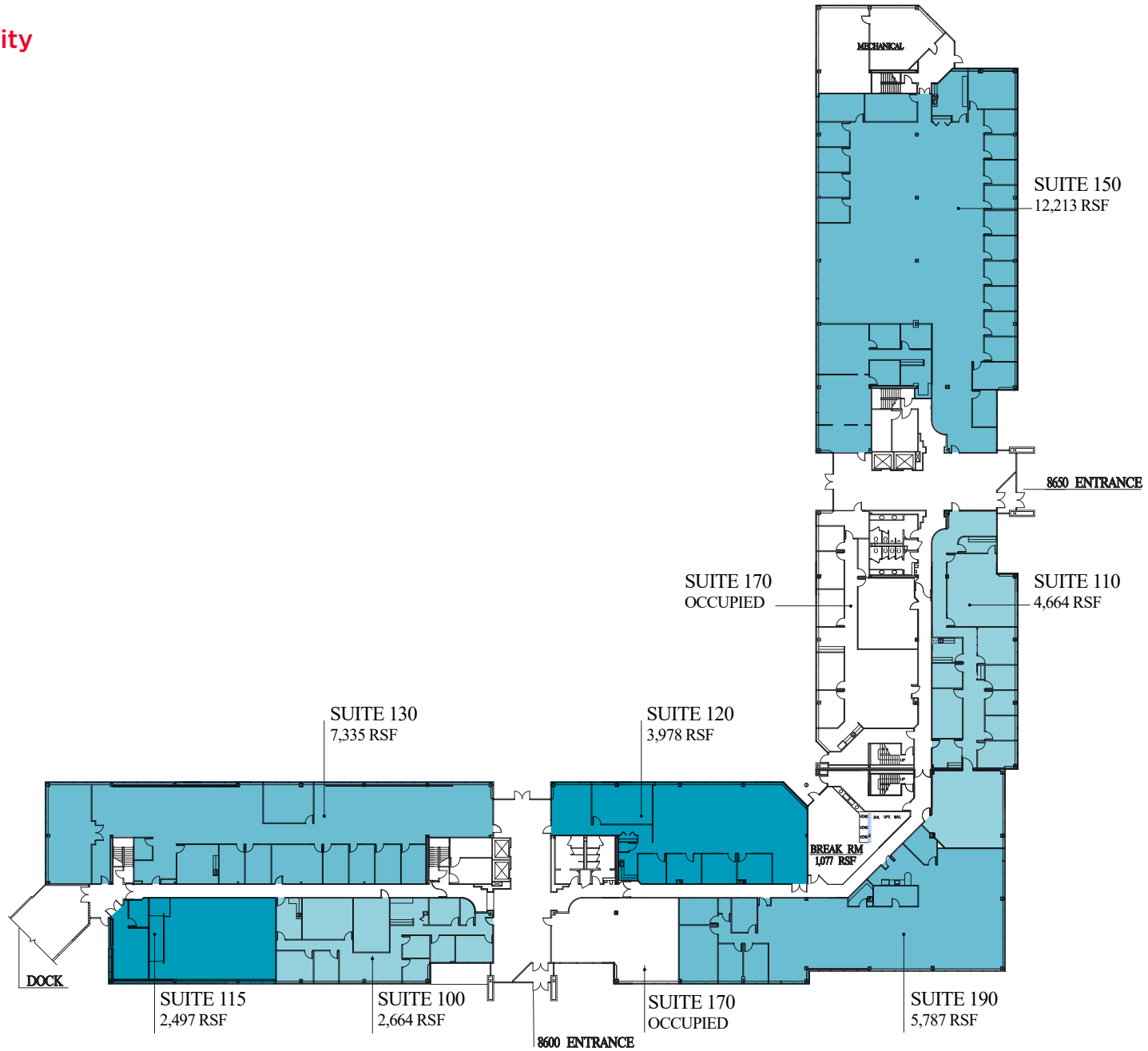
fitness

Availability Overview

Suite 100	2,664 rsf	\$10.50 Net/\$8.67 OpEx	12,496 rsf Contiguous with Suites 115+130
Suite 110	4,664 rsf	\$10.50 Net/\$8.67 OpEx	10,451 rsf Contiguous with Suite 190
Suite 115	2,497 rsf	\$10.50 Net/\$8.67 OpEx	12,496 rsf Contiguous with Suites 100+130
Suite 120	3,978 rsf	\$10.50 Net/\$8.67 OpEx	
Suite 130	7,335 rsf	\$10.50 Net/\$8.67 OpEx	12,496 rsf Contiguous with Suites 100+115
Suite 150	10,263 rsf	\$10.50 Net/\$8.67 OpEx	
Suite 180	1,950 rsf	\$10.50 Net/\$8.67 OpEx	12,213 rsf Contiguous
Suite 190	5,787 rsf	\$10.50 Net/\$8.67 OpEx	10,451 rsf Contiguous with Suite 110
Suite 200	8,223 rsf	\$10.50 Net/\$8.67 OpEx	
Suite 201	13,866 rsf	\$10.50 Net/\$8.67 OpEx	Full Floor Available
Suite 210	5,745 rsf	\$10.50 Net/\$8.67 OpEx	
Suite 250	22,477 rsf	\$10.50 Net/\$8.67 OpEx	
Suite 350	17,000 rsf	\$10.50 Net/\$8.67 OpEx	
Suite 355	2,314 rsf	\$10.50 Net/\$8.67 OpEx	
Suite 365	4,226 rsf	\$10.50 Net/\$8.67 OpEx	28,326 rsf Contiguous
Suite 370	4,786 rsf	\$10.50 Net/\$8.67 OpEx	
Suite 400	48,108 rsf	\$10.50 Net/\$8.67 OpEx	Full Floor Available
165,883 rsf			

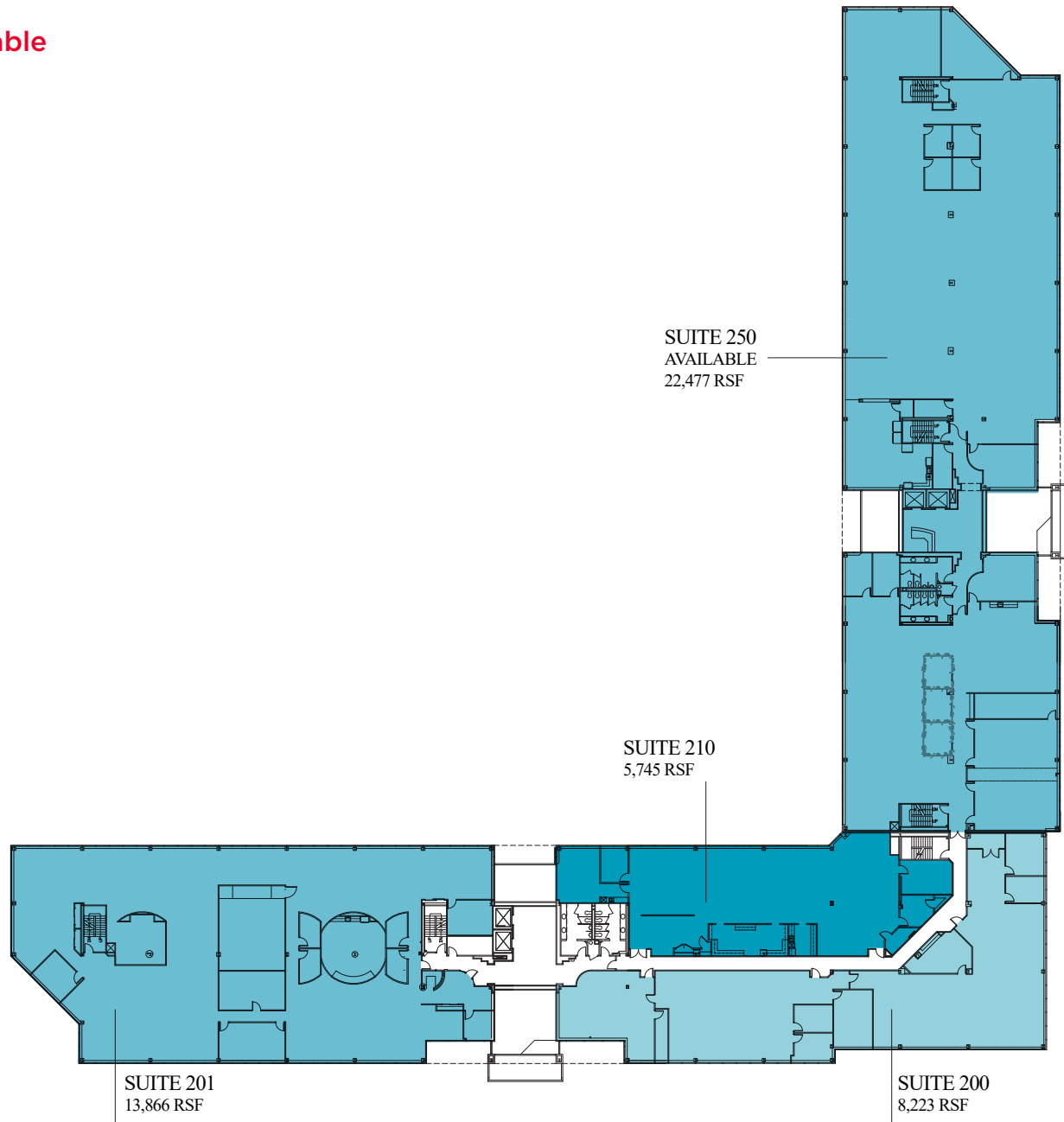


1st Floor Availability

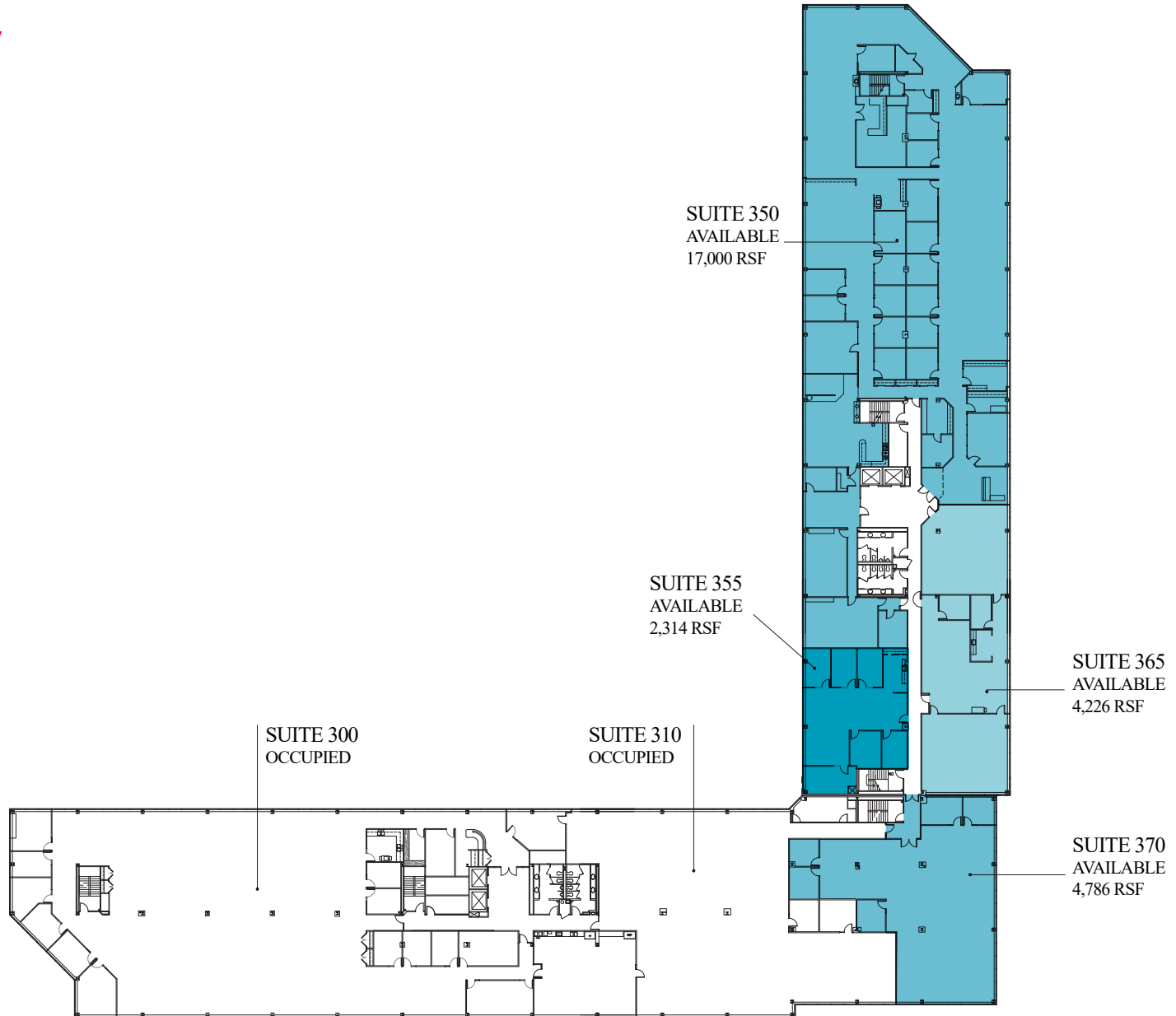


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Full 2nd Floor Available

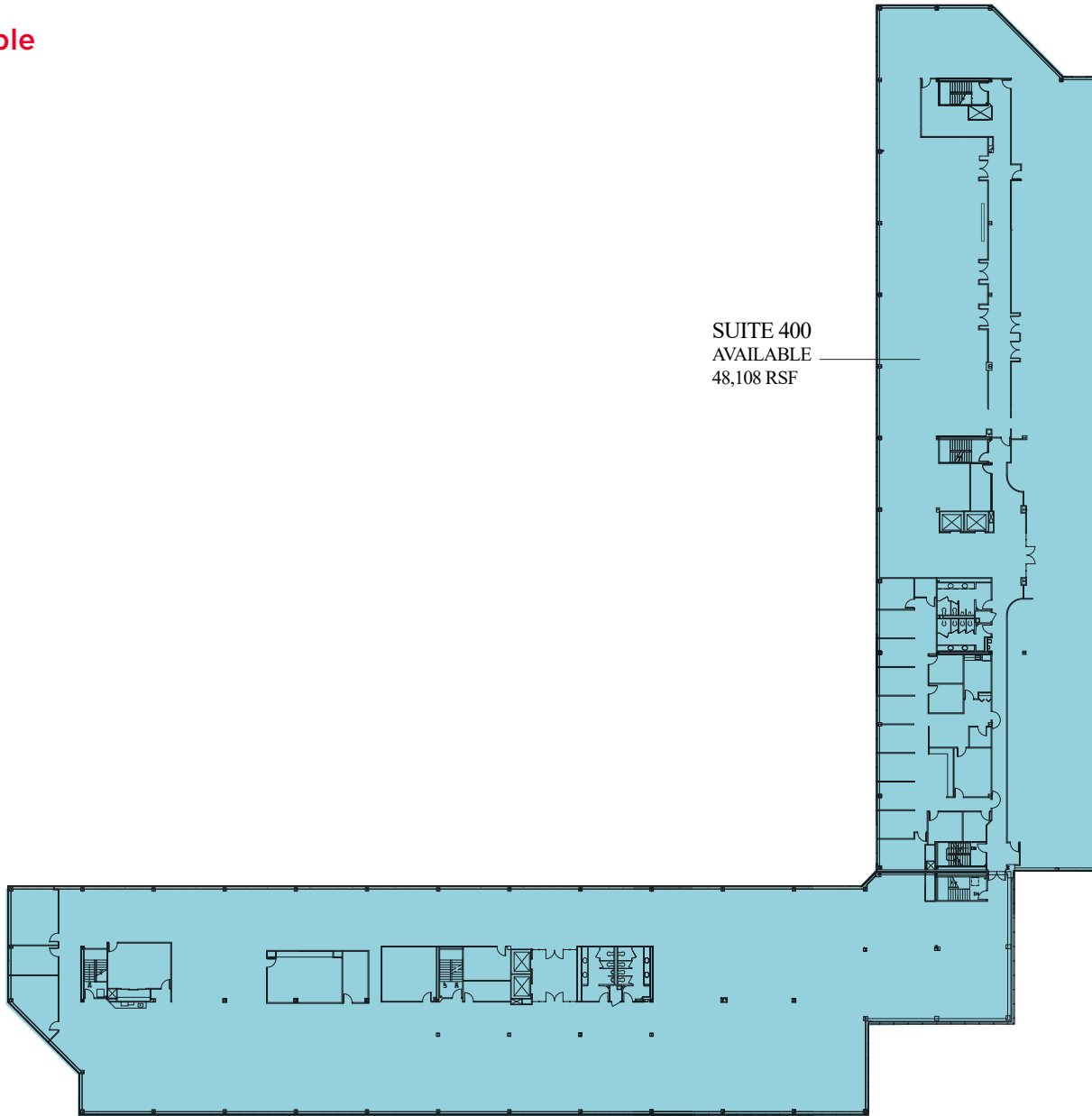


3rd Floor Availability

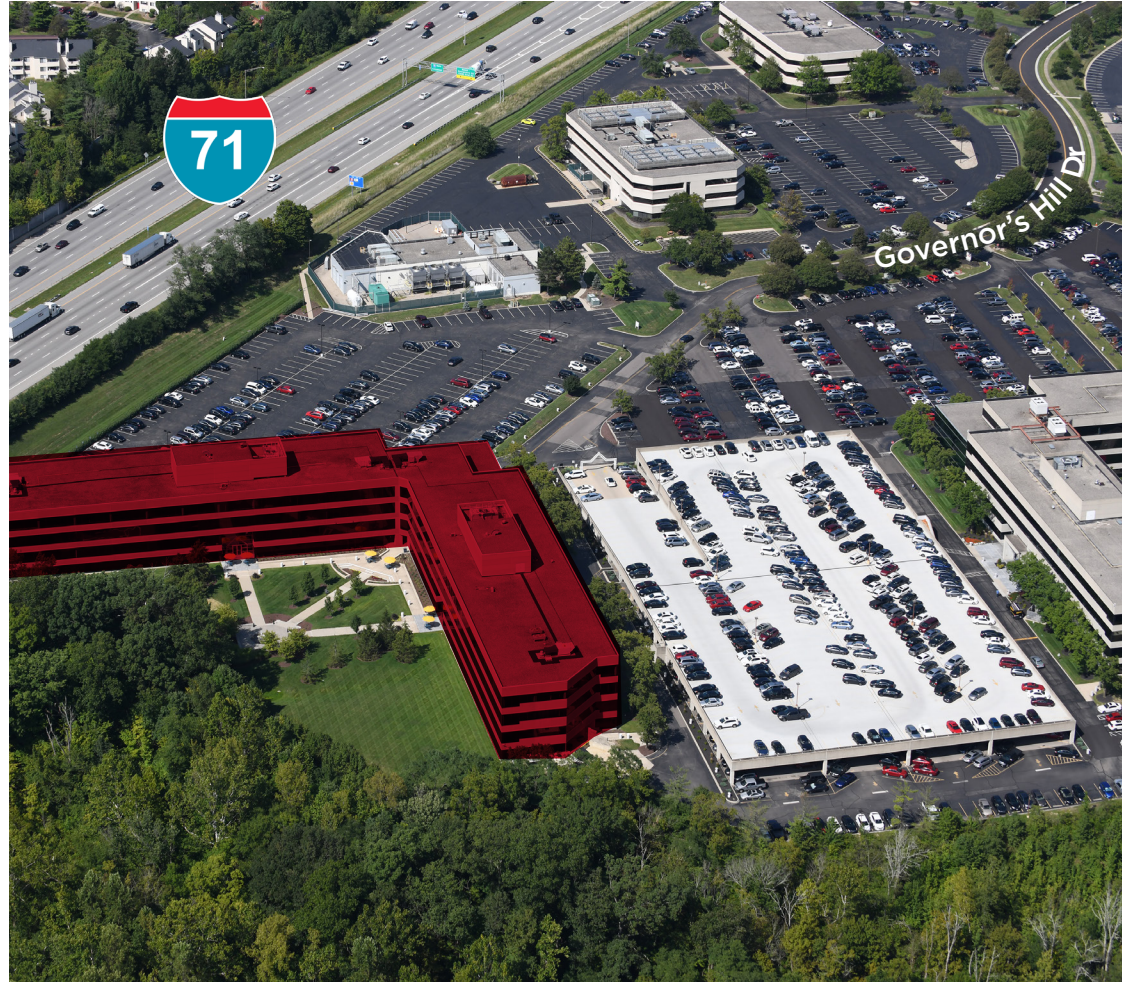
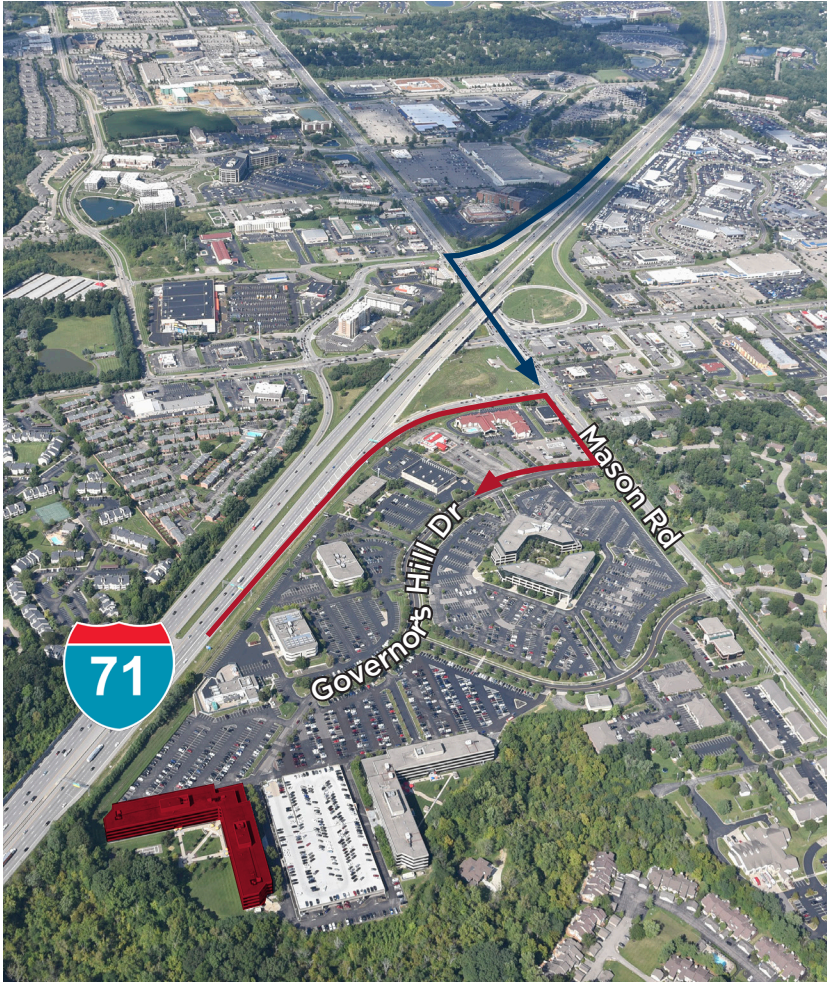


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Full 4th Floor Available



Immediate Access & Highway Visibility



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