

TWO

WATERSTONE PLACE

9349 Waterstone Boulevard
Cincinnati, Ohio





THE BUILDING

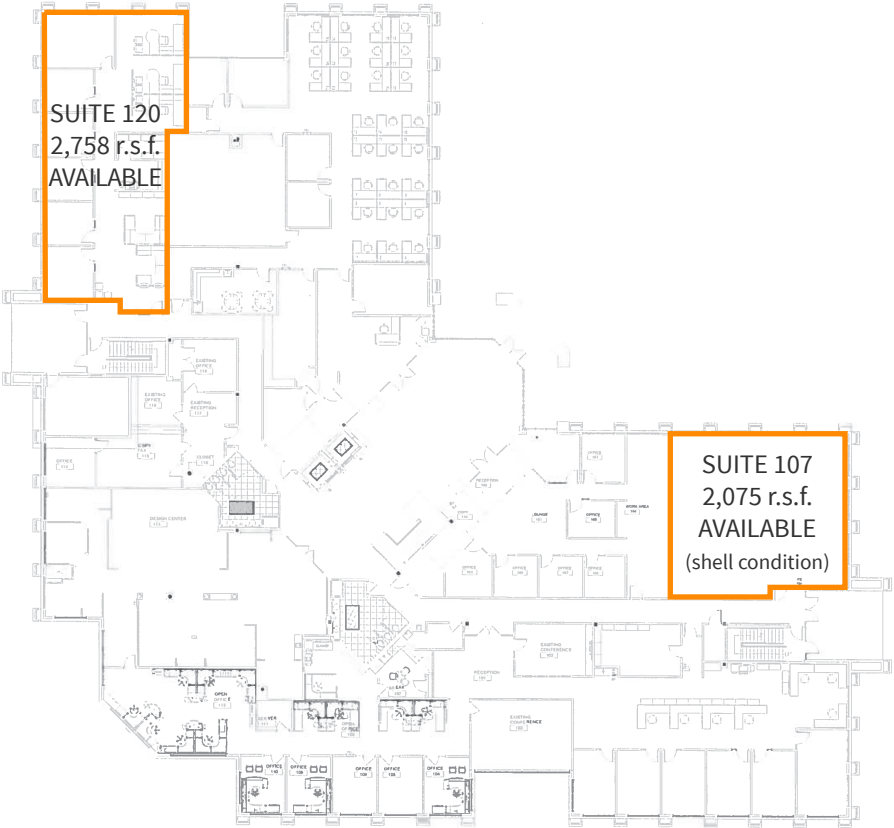
Two Waterstone Place is a three-story, Class A office building with approximately 76,000 s.f. of space. Allowing for 41,011 contiguous r.s.f., the building offers full-floor occupancy throughout the second and third floors depending on the tenant's size requirement.

A trophy address, Two Waterstone Place provides superior value in Deerfield Township. With open floorplans and flexible spaces, this asset offers an ideal headquarters location.

- On-site parking for employees, guests and clients
- Located within minutes of several nearby amenities including restaurants, hotels and retail
- Office spaces are in pristine condition, ready for immediate occupancy
- FF&E available (negotiable)
- Building signage opportunity on Interstate-71
- Ideal demographics within a local radius provides a dynamic employee base
- 0% earnings tax
- \$14.00 / s.f. net; \$10.93 in operating expenses, full-service



FLOORPLANS

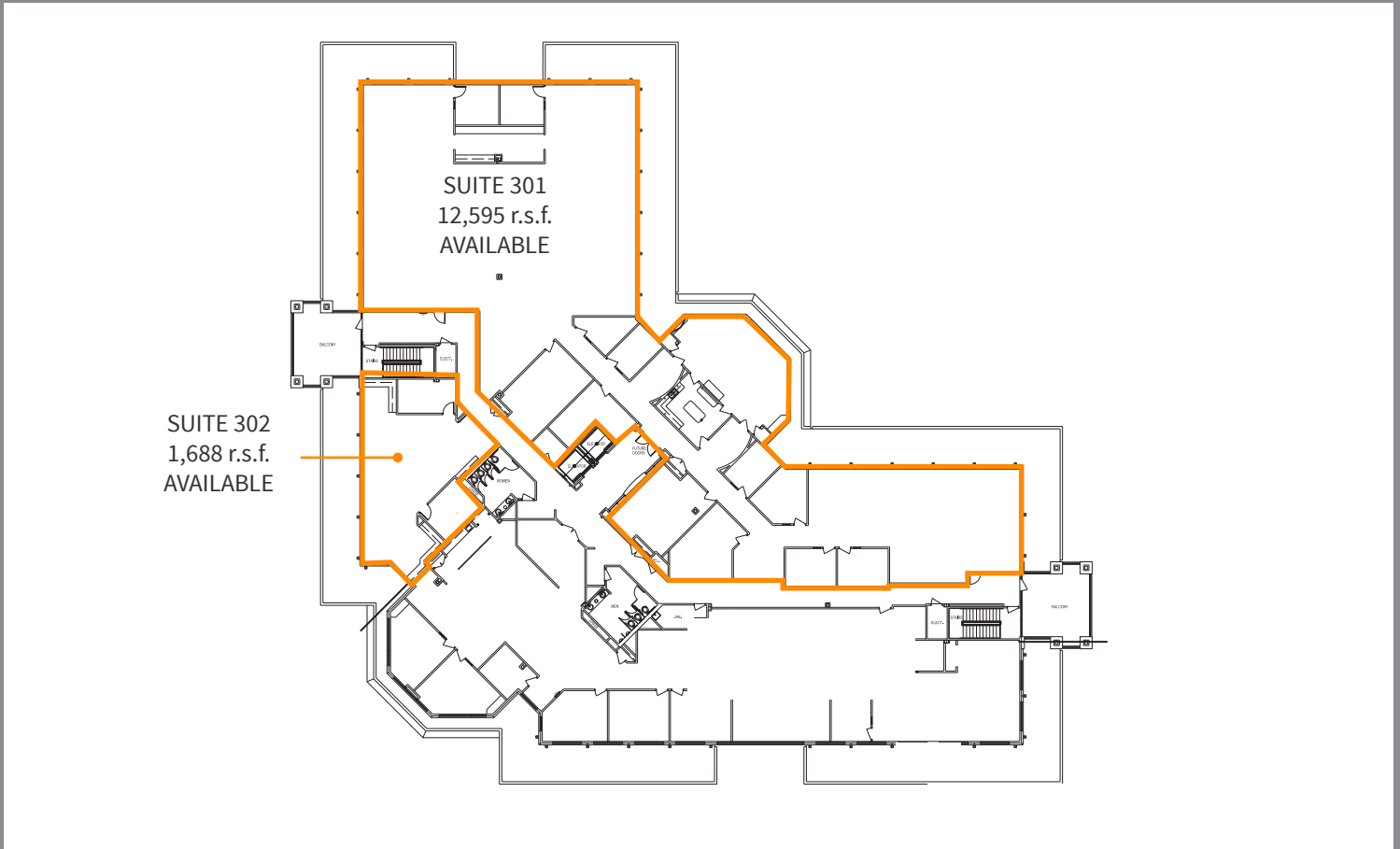


1st Floor



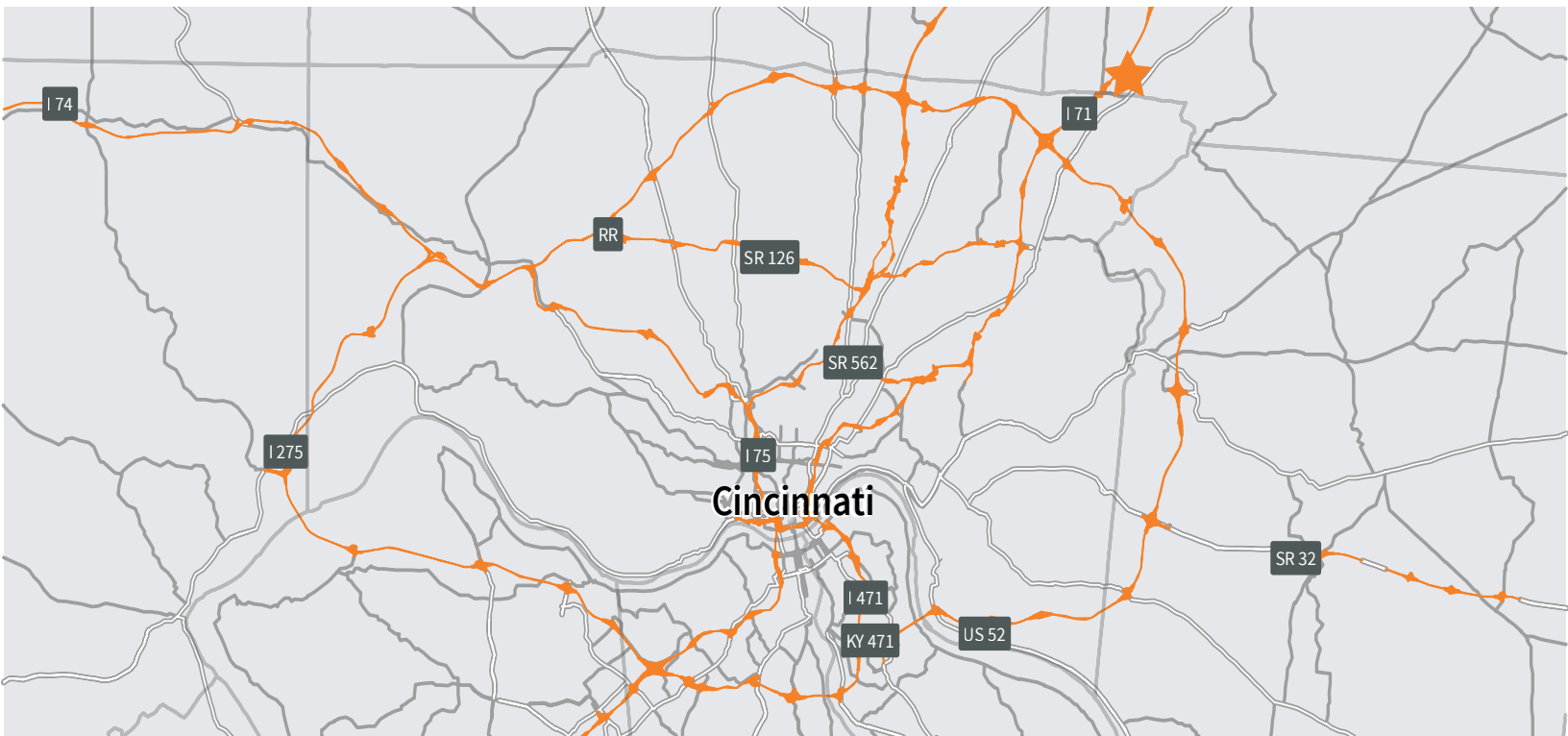
2nd Floor

With 45,844 square feet ready for occupancy and several suite options available, Two Waterstone Place offers flexibility. The second and third floor suites offer contiguous space and are connected by an elevator and internal stairway.



3rd Floor

REGIONAL LOCATION



THE NEIGHBORHOOD



The surrounding neighborhood provides the ideal backdrop for companies looking for successful corporate neighbors, lively nearby amenities and accessibility to the Greater Cincinnati region.

Nearby restaurants:

Taqueria Maya Mexican
Olive Garden Italian
Cousin Vinny's Pizza
Grand Oriental
Arby's
Honey Baked Ham
Frisch's Big Boy
Potbelly Sandwich Shop
Steak 'n Shake
O'Charley's Restaurant & Bar
Wendy's
Dunkin' Donuts
Skyline Chili
Waffle House
River City Grille
Applebee's Neighborhood Grill
Chick-fil-A
Brixx Wood Fired Pizza
Golden Corral
Flipdaddy's Brilliany Burgers & Craft Beer Bar
Fricker's
McDonald's
White Castle
Jersey Mike's Subs
Taco Bell
KFC
LongHorn Steakhouse
Iron Chef Grill
Burger King
Boston Market

Nearby hotels:

SpringHill Suites by Marriott
TownPlace Suites by Marriott
Comfort Inn Northeast
Hampton Inn & Suites
Mason Inn
Best Western Mason
Cincinnati Marriott Northeast
Hilton Garden Inn
Hyatt Place Cincinnati

Nearby retailers and services:

Kings Automall
Costco Wholesale
Target
Michaels
Best Buy
Barnes & Noble
Planet Fitness
Salon Concepts
DSW
Gordon Food Service
The Home Depot
Cincinnati Children's Mason
Mercy Health
OfficeMax
Kohl's
JCPenney
ALDI
FedEx Office Print & Ship Center
Huntington Bank
Sam's Club
Meijer
Chase Bank
Menards

