

FOUNTAINS OF MASON

Mason Montgomery Road
& Cedar Village Drive
Mason, Ohio

FOR LEASE

Digger Daley

digger.daley@cushwake.com

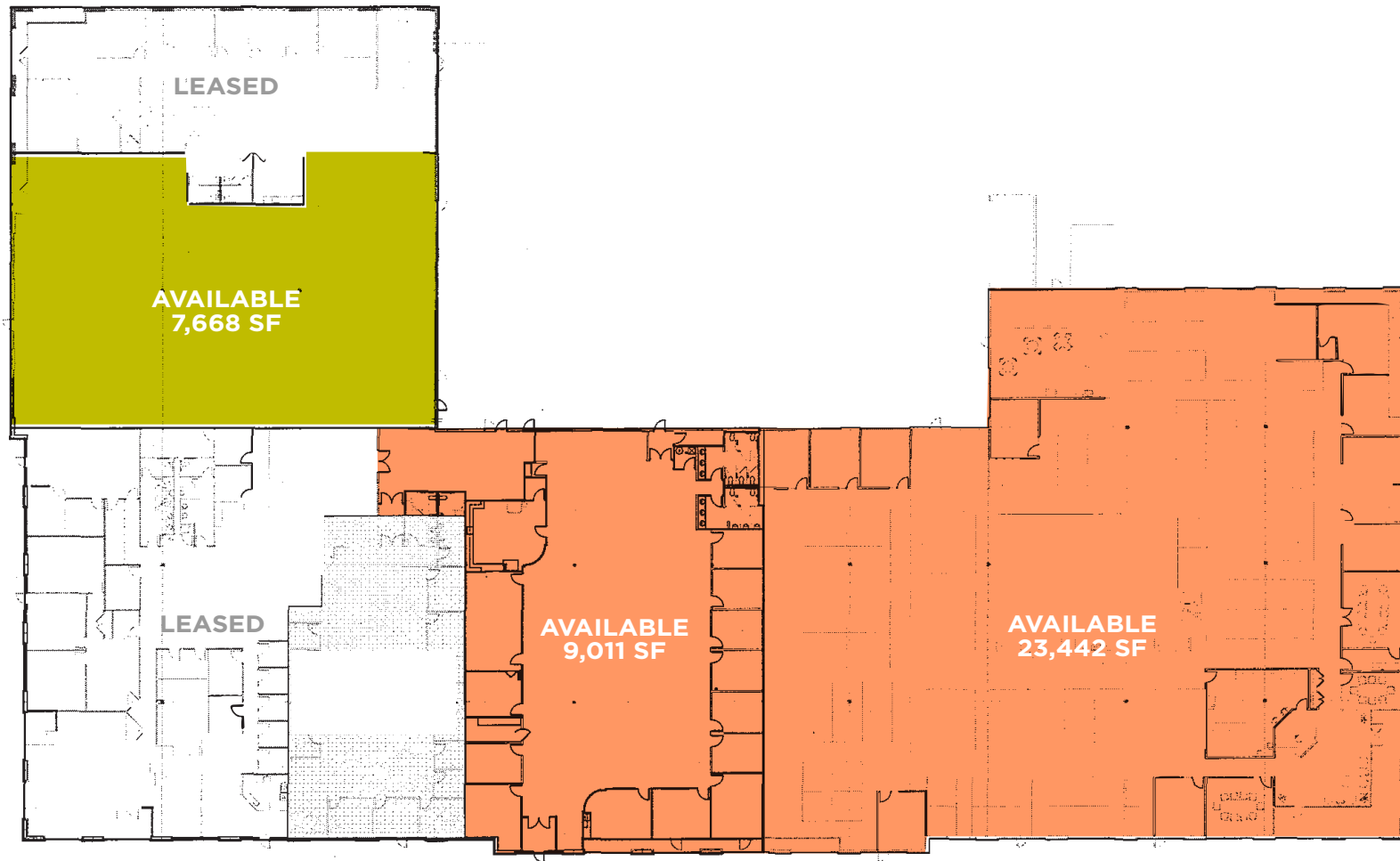
Michelle Klingenberg

michelle.klingenberg@cushwake.com



**CUSHMAN &
WAKEFIELD**

Floorplan



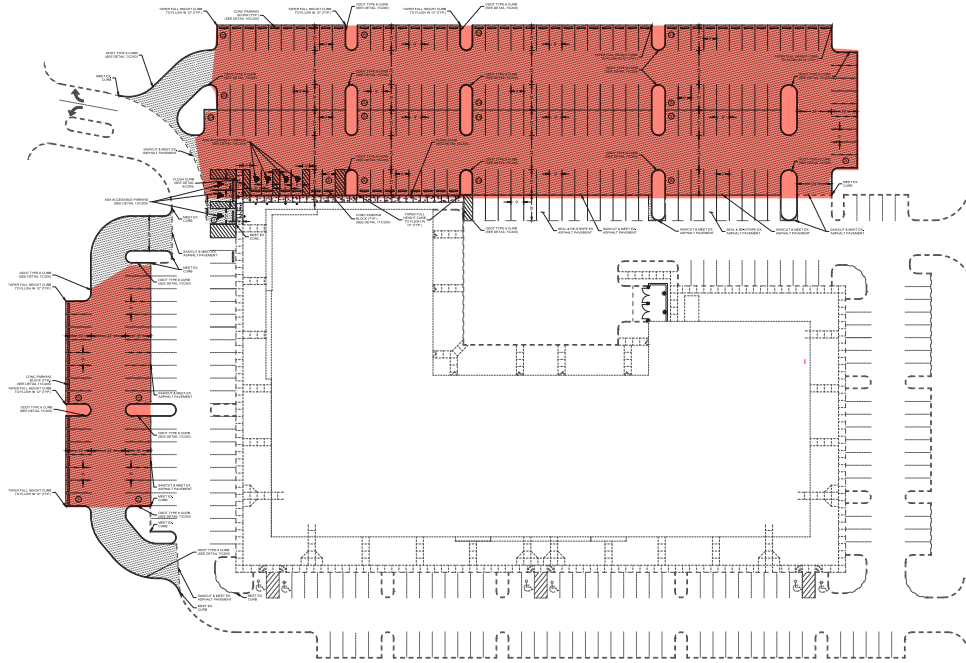
Property Specifics

Address	7288 Central Parke Boulevard
Total Sq. Ft.	60,575
Total Parking	452
Available	40,121 SF
Asking Rate	\$14.00 + Electric & Janitorial
Features	
<i>Ceiling Heights</i>	14' - to underside of joist
<i>Lighting</i>	Flourescent
<i>Flooring</i>	Concrete slab
<i>Windows</i>	Double pane tinted glass
<i>Construction</i>	Concrete slab, steel, precast concrete panels 37' Column spacing
<i>Restrooms</i>	M & W; sinks in kitchen/break rooms
<i>Roof</i>	Carlisle Ballasted EPDM
<i>Year Built</i>	2002
Utilities	
<i>Electric</i>	208/120 Volt, 3-phase with individual meters ranging from 200-800 amps
<i>Gas</i>	Duke Energy
<i>Water/Sewer</i>	City
<i>Phone/Data</i>	Cincinnati Bell/Spectrum
Zoning	
<i>Municipality</i>	City of Mason

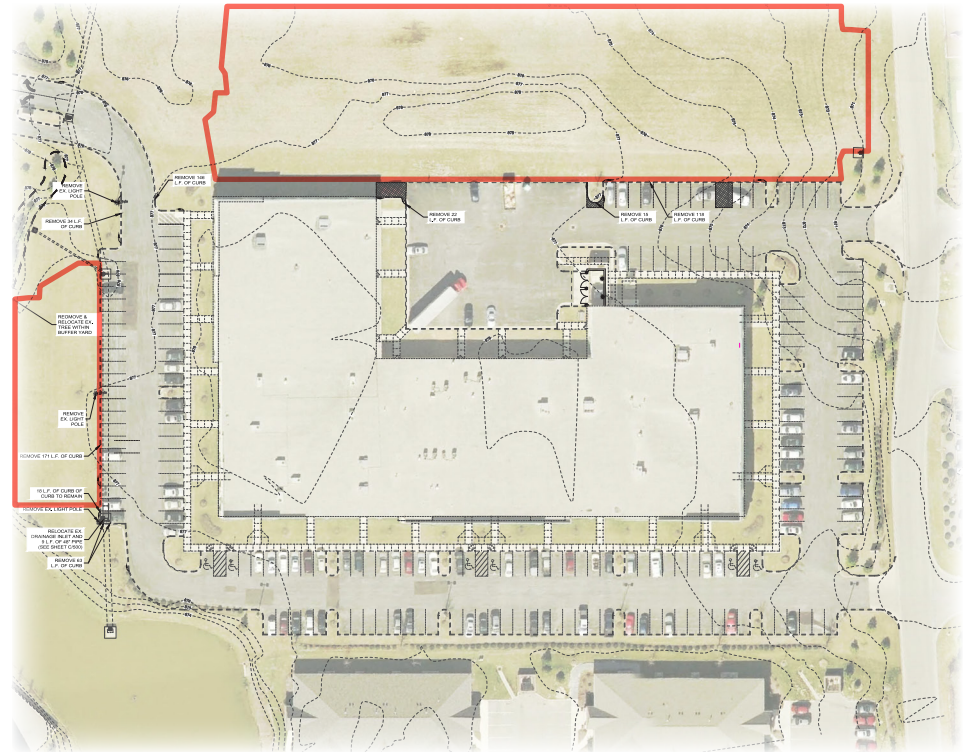
<i>Income Tax Rate</i>	1.12%
Building Systems	
<i>HVAC</i>	Rooftop mounted package units
<i>Heat</i>	Gas heat
<i>Sprinkler Systems</i>	Wet system
<i>Life/Safety</i>	Fire alarm panel, wet sprinkler system, fire extinguishers
Signage	Monument & facade signage available



Expanded Parking - 452 Spaces



Current Parking - 242 Spaces



Digger Daley, Director
201 East Fourth Street, Suite 1800
Cincinnati, OH 45202
(513) 763 3028
digger.daley@cushwake.com

Michelle Klingenberg, Senior Associate
201 East Fourth Street, Suite 1800
Cincinnati, OH 45202
(513) 763 3023
michelle.klingenberg@cushwake.com