



OFFERING SUMMARY

TOTAL AVAILABLE SF:	20,682 SF
MINIMUM DIVISIBLE:	5,528 SF +/-
LEASE RATE:	\$10.50 NNN
EST. JANITORIAL:	\$0.90 (Paid by Tenant)
EST. ELECTRIC:	\$1.75 (Paid by Tenant)
PARKING RATIO:	5.41/1,000
LOT SIZE:	5.51 Acres
YEAR BUILT:	2002

PROPERTY HIGHLIGHTS

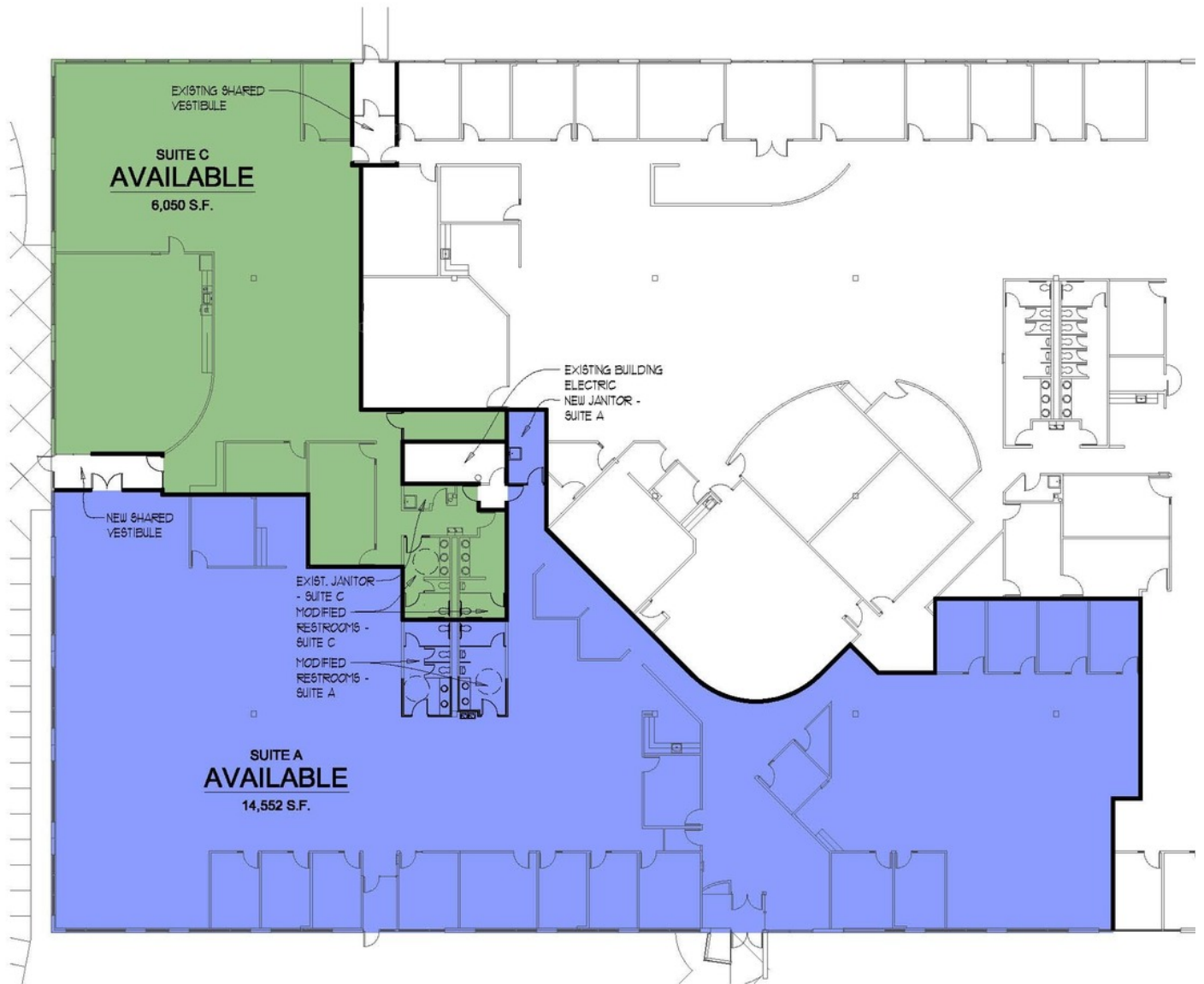
- Multiple options for divisibility
- Located in Deerfield Township - 0% Earnings Tax
- Building is in great condition & well-maintained
- Central, access-oriented, convenient location
- Prominent building signage opportunities
- Ample, asphalt-paved surface parking
- Located at the epicenter of Warren County's multi-million dollar infrastructure improvement plan
- Surrounded by numerous national retailers - many within walking distance
- Near P&G's new Global Beauty Innovation Center - a \$300 million, 500,000 SF addition to its existing research facility/campus
- Very strong demographics - population of 139,502+ and an average household income of \$101,854 (within a 5-mile radius)

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





PROPOSED SUITE DIVISION OPTION A
NOT TO SCALE

Proposed Suite Division A

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PROPOSED SUITE DIVISION OPTION B
NOT TO SCALE

Proposed Suite Division B

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PROPOSED SUITE DIVISION
NOT TO SCALE

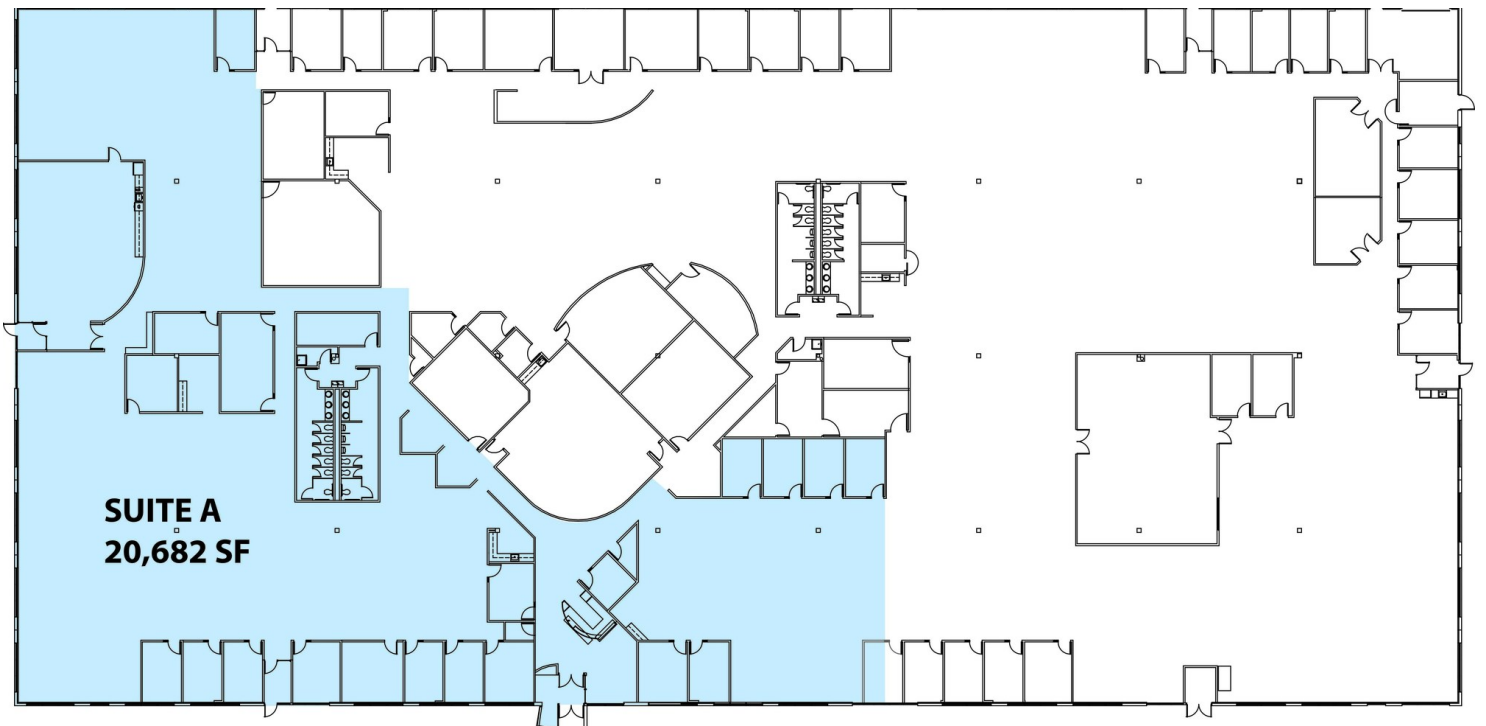
Proposed Suite Division C

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OFFICE FOR LEASE
4690 PARKWAY DRIVE
Mason, OH 45040



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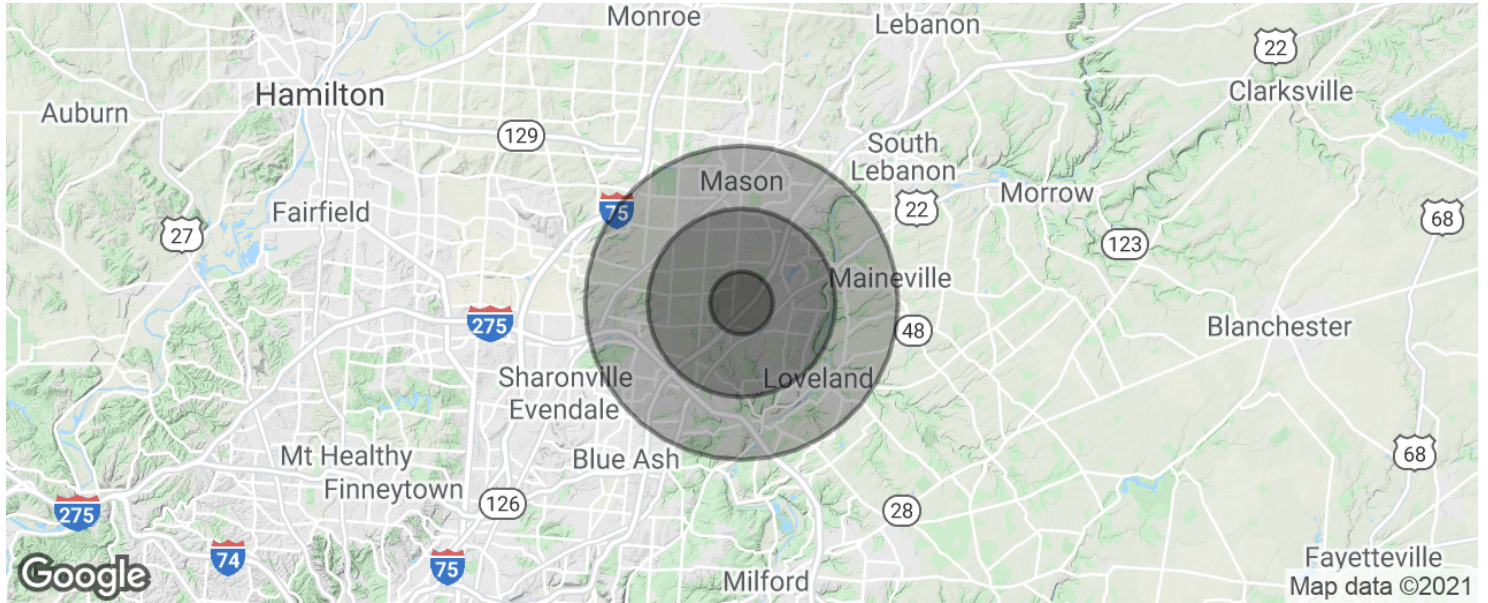
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,943	57,486	139,502
Median age	35.1	37.1	38.4
Median age (Male)	34.8	36.1	37.1
Median age (Female)	35.4	38.0	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,296	21,531	51,914
# of persons per HH	2.6	2.7	2.7
Average HH income	\$91,819	\$98,369	\$101,854
Average house value	\$271,451	\$279,676	\$293,242

* Demographic data derived from 2010 US Census

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