

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers

A wide-angle photograph of a modern, multi-story office building with a grid of windows and a central glass-enclosed tower. The building is surrounded by a large, paved parking lot with white parking lines. Several cars are parked in the lot. The sky is blue with scattered white clouds.

OFFICE SPACE AVAILABLE

Deerfield Crossing

5181 & 5191 Natorp Blvd.
Mason, Ohio 45040

Richard Meder
Senior Vice President
+1 513 562 2253
richard.meder@colliers.com

Jackson Murphy
Associate
+1 513 562 2223
jackson.murphy@colliers.com

Deerfield Crossing

2,000 SF – 173,000 SF Available

Introducing a prime leasing opportunity in Deerfield Township, Ohio, at Deerfield Crossing: an exceptional office building poised to elevate your business presence. Nestled in the heart of Deerfield Township’s thriving business district, this strategically located property offers unparalleled visibility and accessibility. Boasting modern architecture and sleek design, the building presents a professional image that will impress clients and employees alike.

The building offers ample parking and convenient access to major transportation routes, including highways and airports, facilitating seamless connectivity with clients and partners. Surrounding amenities, including restaurants, hotels, shops, and recreational facilities, further enhance the appeal of this location, providing convenience and accessibility for employees and visitors.



Property Highlights

- Enjoy abundant natural light with a stunning **six-story** glass atrium and full-height glass on all floors.
- Prioritize employee wellness with a state-of-the-art 6,000 square foot **fitness center**, accessible and complimentary to all occupants.
- Host seamless meetings and events in the 100-person **conference center**.
- Enhance collaboration and relaxation in the building lounge, featuring **café seating** and convenient **Fooda lunch service**.
- Situated within a vibrant 16-acre **mixed-use campus**, fostering a dynamic work environment.
- Maximize visibility with **prominent signage** opportunities along Mason-Montgomery Rd.
- Commuting made effortless with **immediate access** to and from I-71.
- Benefit from the Deerfield Township submarket’s **0% earnings tax**, offering a favorable financial environment for businesses.
- Embrace convenience with numerous **on-campus amenities** within walking distance.
- Close proximity to up-and-coming **walkable retail and restaurant** development, The District at Deerfield.
- **Ample parking** with a ratio of 4:1



Availabilities to Suit Your Needs

TOWER A*

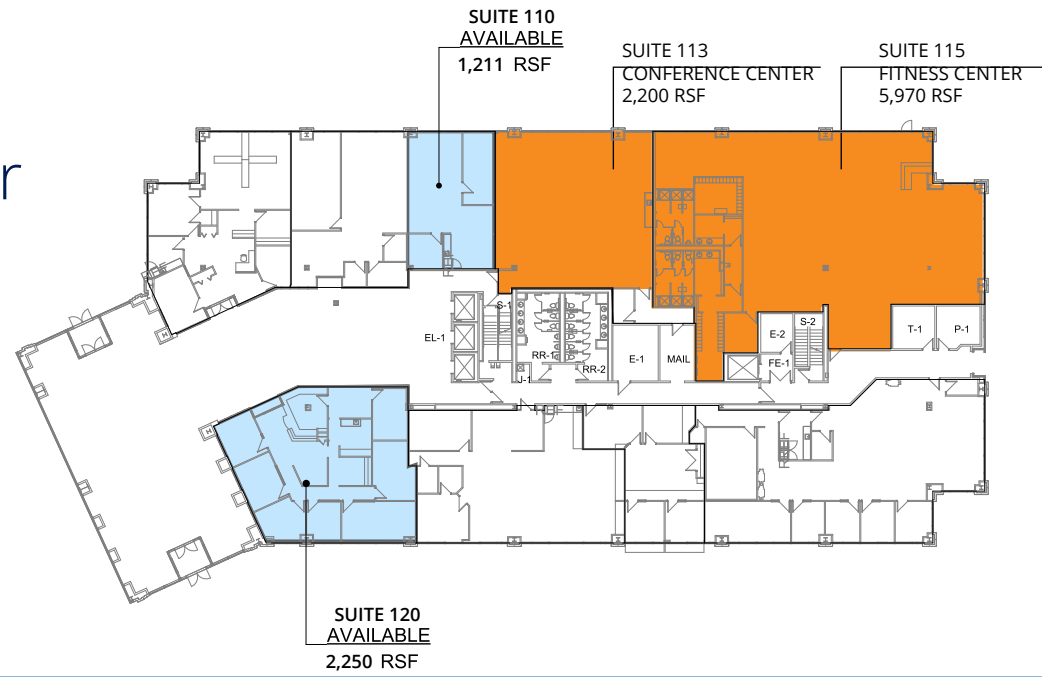
Suite 110	1,211 SF
Suite 120	2,250 SF
Suite 200	4,539 SF
Suite 210	2,844 SF
Suite 300	29,240 SF
Suite 425	5,835 SF
Suite 450	14,609 SF
Suite 520	5,659 SF
Suite 530	3,360 SF
Suite 500	18,717 SF
Suite 620	6,462 SF

TOWER B*

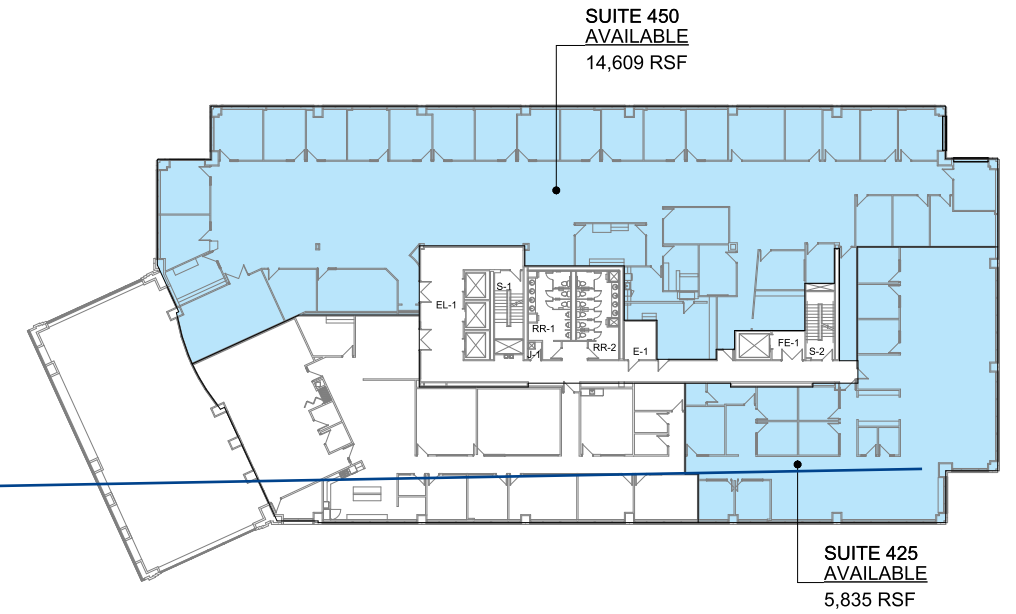
Suite 100	9,260 SF
Suite 200	27,331 SF
Suite 300	27,645 SF
Suite 440	3,688 SF
Suite 400	10,257 SF
Suite 420	8,516 SF
Suite 450	5,000 SF
Suite 550	11,335 SF

*197,758 SF total available from Tower A and Tower B combined

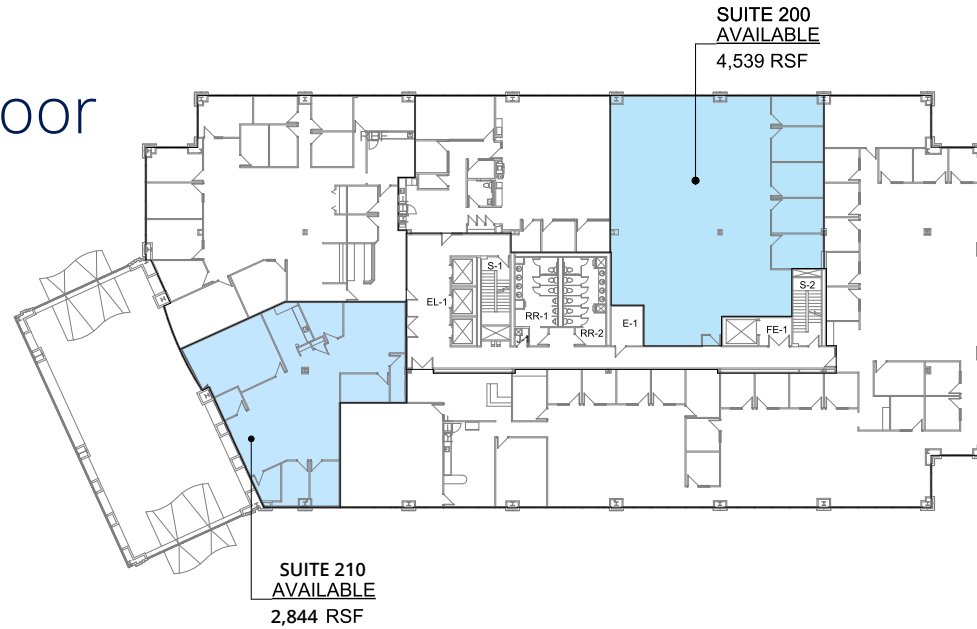
First Floor



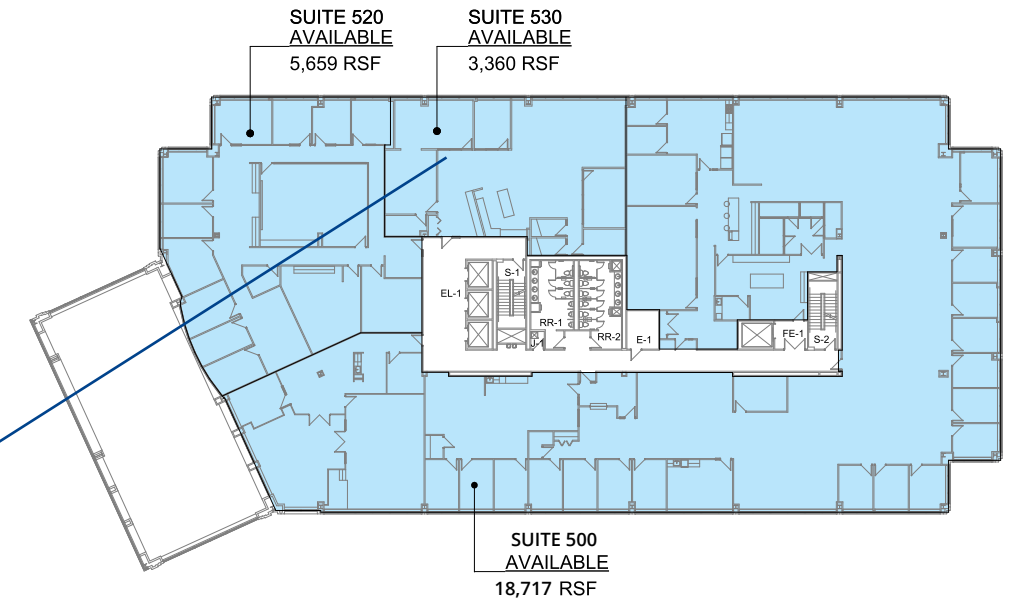
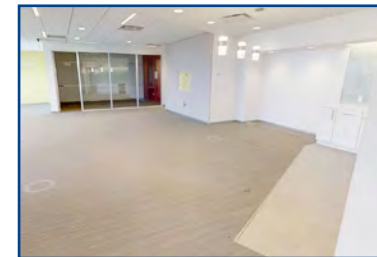
Fourth Floor



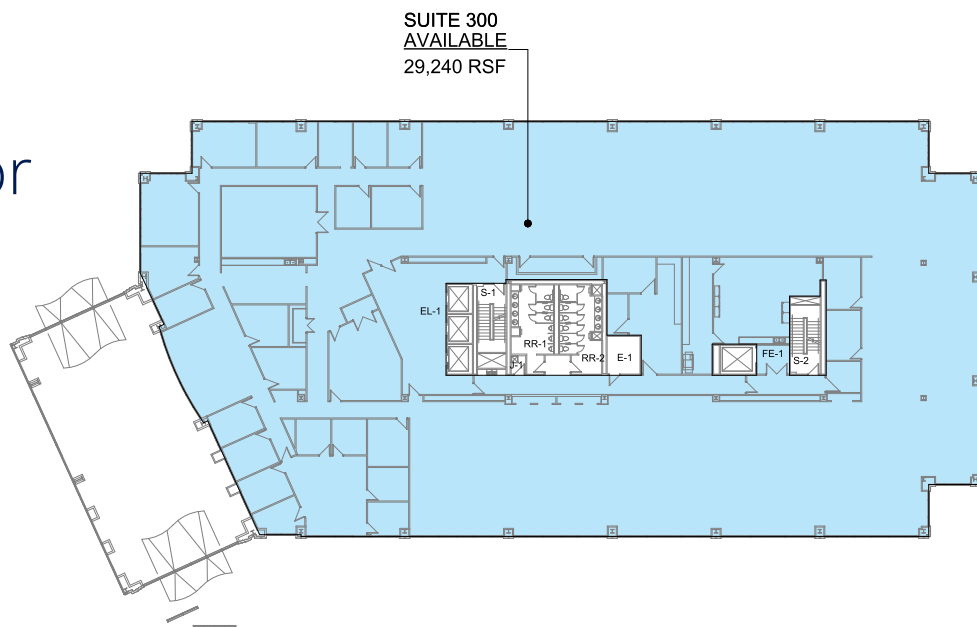
Second Floor



Fifth Floor

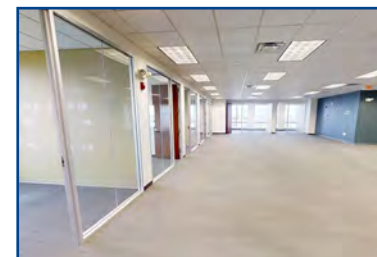


Third Floor

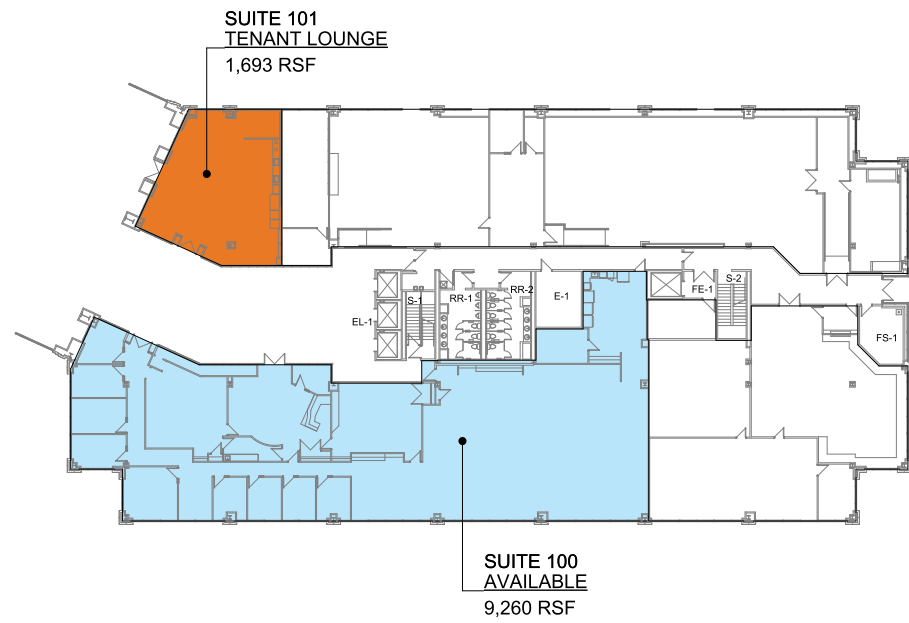


Sixth Floor

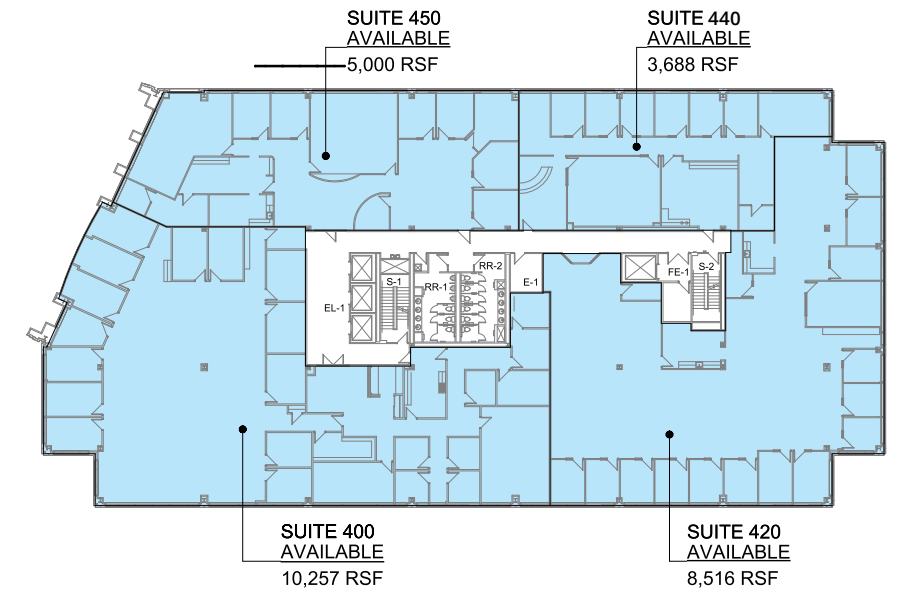
- SUITE 600
- Plug & Play!
 - Modern furniture throughout
 - Kitchen appliances included



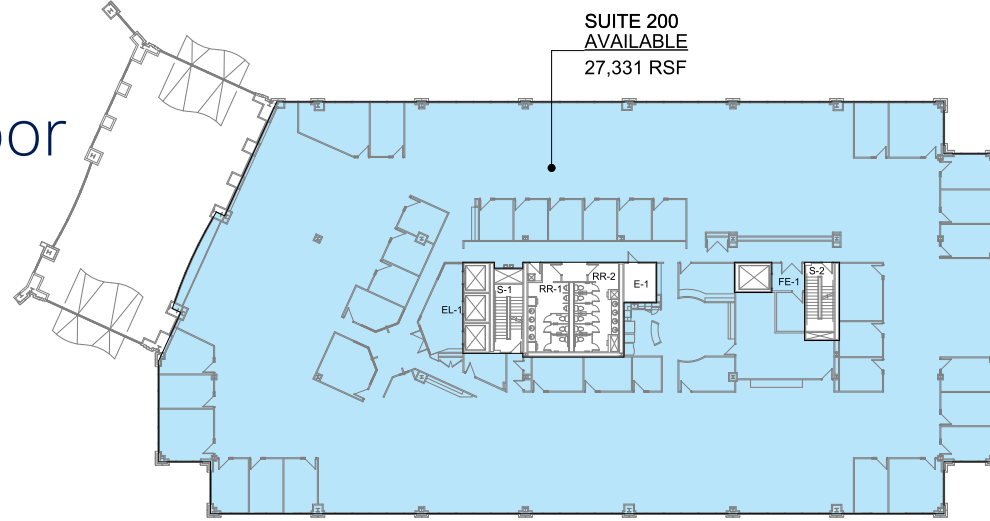
First Floor



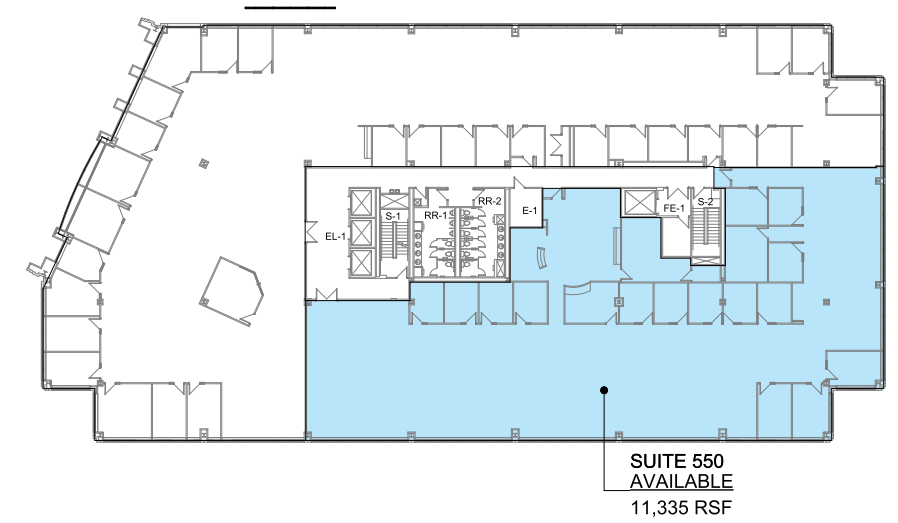
Fourth Floor



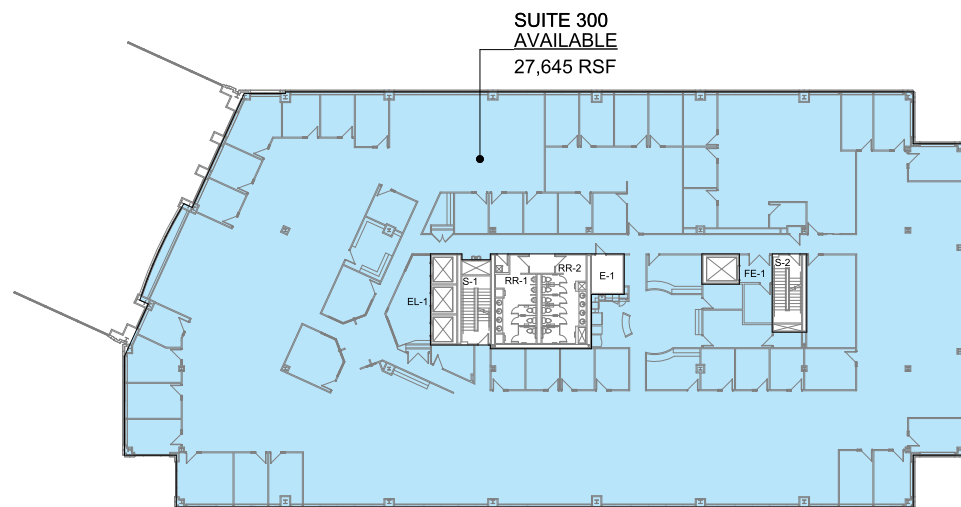
Second Floor



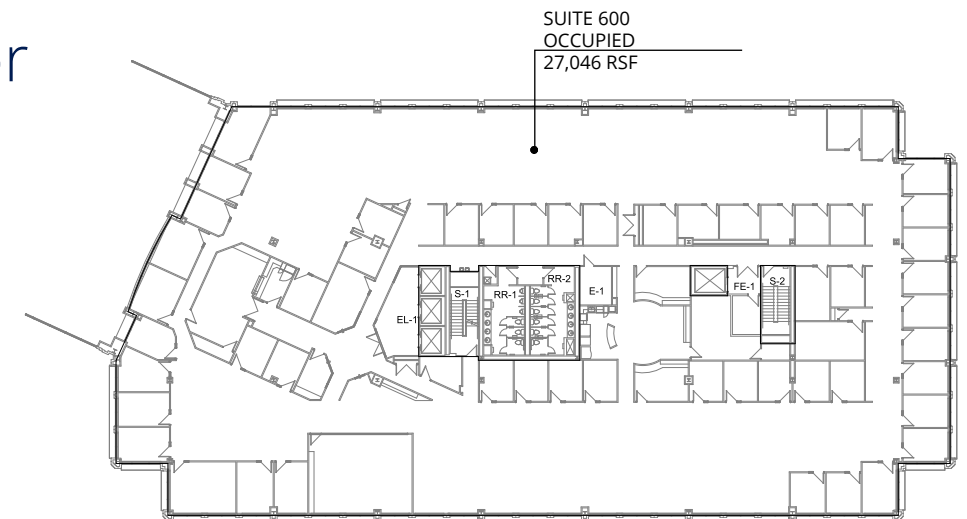
Fifth Floor



Third Floor



Sixth Floor





Gym Facilities



Collaboration Spaces



Kitchenettes



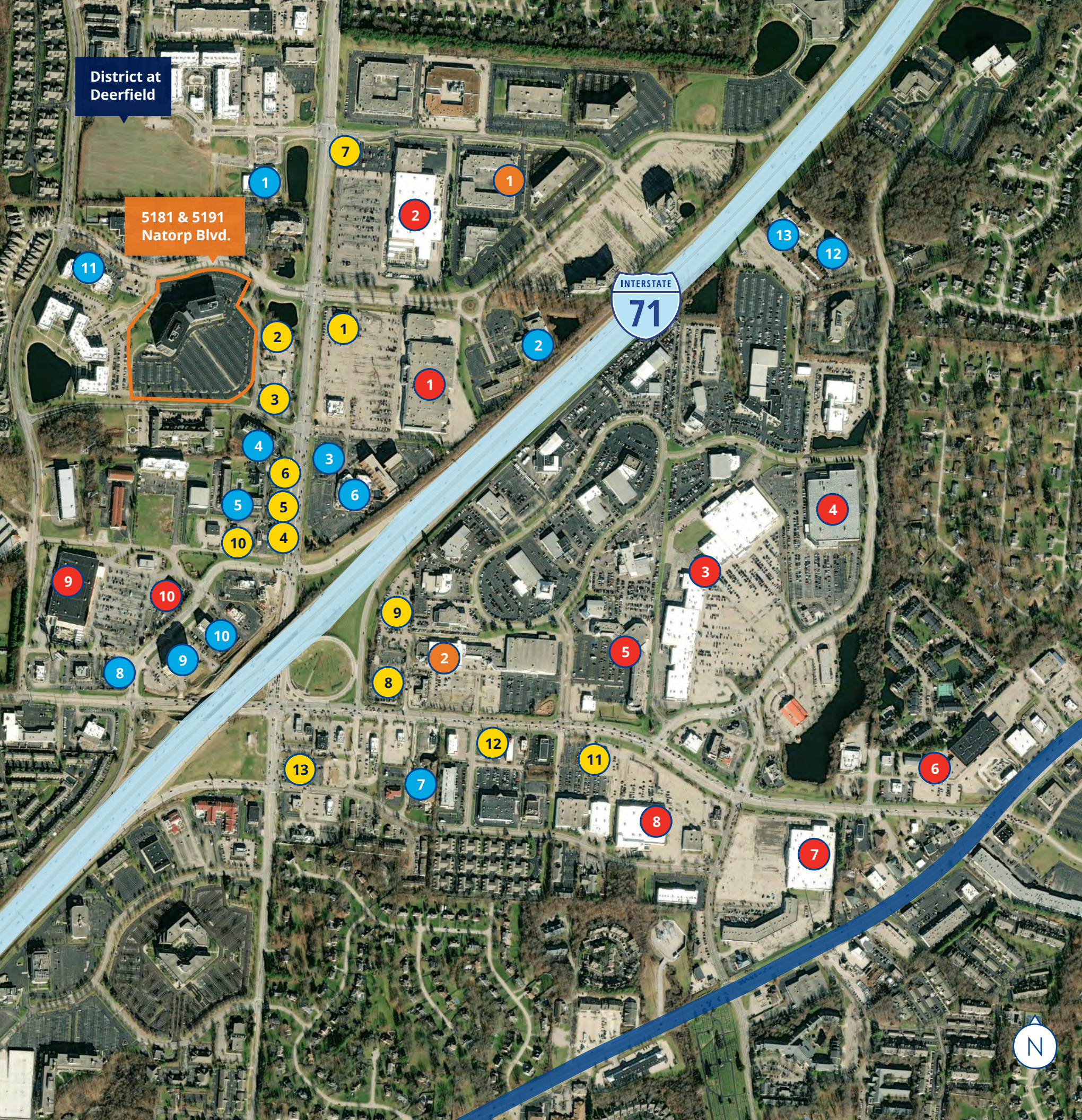
Conference Center



Lounge with Fooda Service



Floor to Ceiling Windows



Nearby Amenities

Restaurants/Café

1. Bibibop
2. Carraba's Italian Grill
3. Chick-fil-A
4. Dunkin'/Shell Gas
5. Popeyes
6. Waffle House
7. Noodles & Company
8. Olive Garden
9. Cracker Barrel
10. Skyline
11. Longhorn Steakhouse
12. Taco Bell
13. Frisch's Big Boy

Retail

1. Governor's Pointe North
2. Lowe's
3. Waterstone Center
4. Costco Wholesale
5. King's Mall Shopping Center
6. ALDI
7. Governor's Plaza
8. Kohls
9. The Home Depot
10. Gordon Food Service Store

Services

1. Mercy Health-Deerfield Medical Center
2. Cincinnati Children's Mason Campus
3. First Financial Bank & ATM
4. Best Western
5. Mason Inn
6. Marriot Cincinnati
7. Comfort Inn
8. Fifth Third Bank & ATM
9. Drury Inn & Suites
10. La Quinta Inn & Suites
11. Homewood Suites by Hilton
12. Hawthorn Suites by Wyndham
13. King's Inn & Suites

Recreation

1. SGN Golf
2. Altitude Trampoline Park

Interstate 71

Downtown Cincinnati/NKY: 20.4 miles

Columbus State Capitol: 88.2 miles

Montgomery Rd.



The District at Deerfield Development

A GREAT amenity to Deerfield Crossing



Under Construction - The District at Deerfield

Live. Work. Play

The District at Deerfield is a development within walking distance to Deerfield Crossing that contains restaurants, shopping, entertainment, apartments, and even a medical facility.

- Gives an urban feel to a suburban location
- 85,000 SF of street level retail and restaurant space
- 362 elevated apartments
- Mercy Health medical office building
- Activated green space open to the public
- Pedestrian infrastructure providing walkability



The Location

Deerfield Township, Ohio

Deerfield Township and Mason, Ohio, are vibrant suburban areas located in the southwestern part of the state. Known for its family-friendly atmosphere, excellent schools, and strong sense of community, both offer residents a high quality of life. The city boasts a range of amenities, including parks, recreational facilities, shopping centers, and restaurants. One of the area's notable attractions is Kings Island, a renowned amusement park featuring thrilling rides and entertainment options.

Additionally, Deerfield and Mason are home to diverse neighborhoods, from established communities to newer developments, providing housing options for residents of all ages and backgrounds. With its convenient location near I-71, Mason offers unparalleled accessibility to both Columbus and Cincinnati, making it an ideal place to live, work, and play.

Join other companies

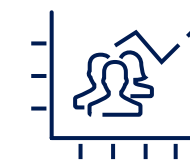
- Cengage Learning
- Procter & Gamble
- Luxottica Retail
- Cintas
- Harris Technologies
- Portion Pac, inc

Demographics



2023 population

151,082



Projected 2028 population

153,022

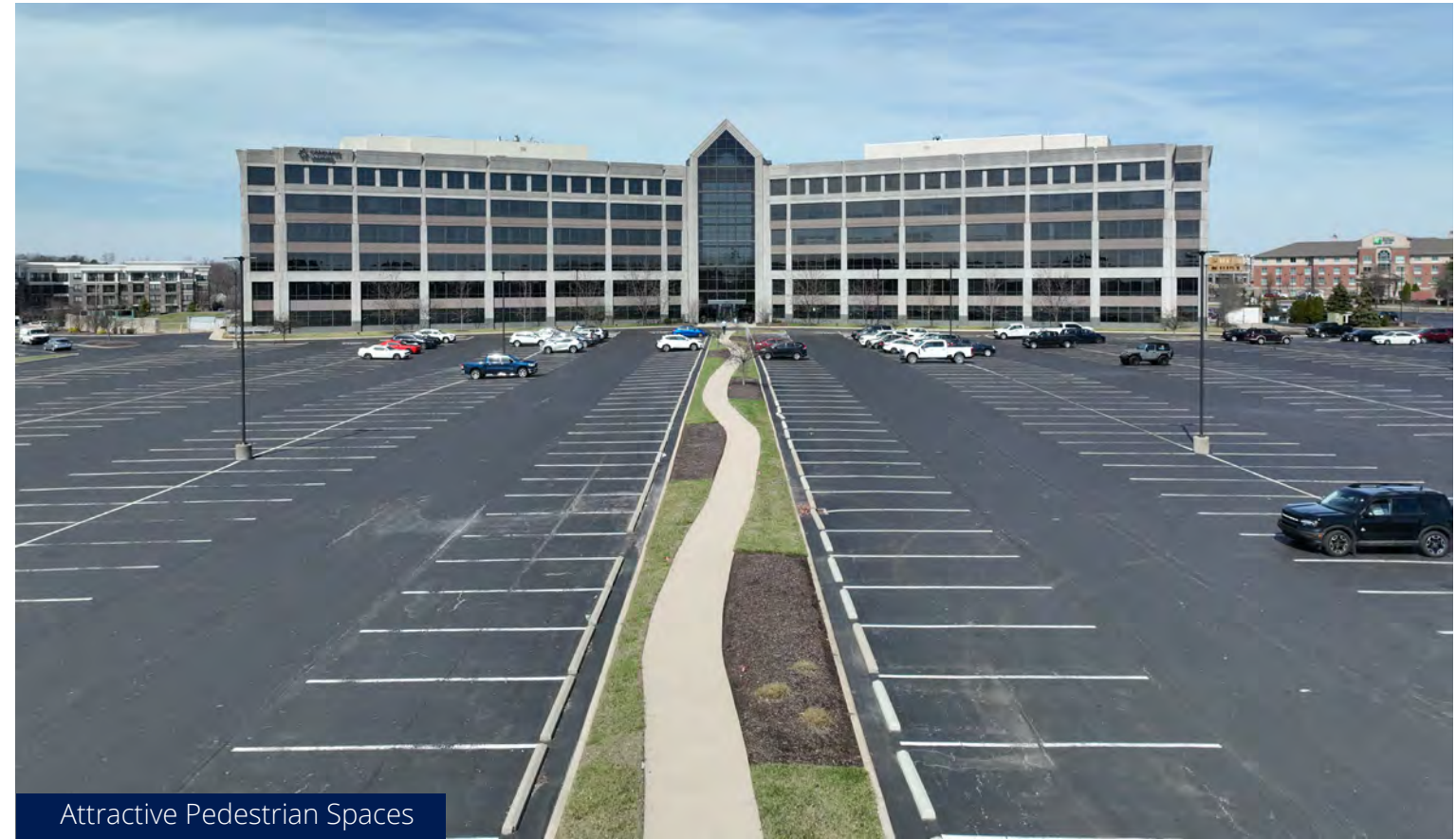


2023 Average Household Income

\$145,767



Current District at Deerfield Development



Attractive Pedestrian Spaces



Green Space and Outdoor Seating



Ample Parking Available



Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



Accelerating success.

Colliers | Greater Cincinnati

425 Walnut Street, Suite 1200

Cincinnati, OH 45202

P: +1 513 721 4200

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.