

**OFFICE SPACE FOR SUBLEASE**  
**4770 DUKE DRIVE**  
Mason, OH 45040



**OFFERING SUMMARY**

**AVAILABLE SF:**

5,393 SF

**PROPERTY HIGHLIGHTS**

- 5,393 SF Available For Sublease
- Lease Expires March 2023
- Open Area and Private Offices
- Lobby Exposure
- Available for Fast Occupancy
- Building Conference Room
- Aggressive Lease Rate!
- Call Agent for Rate

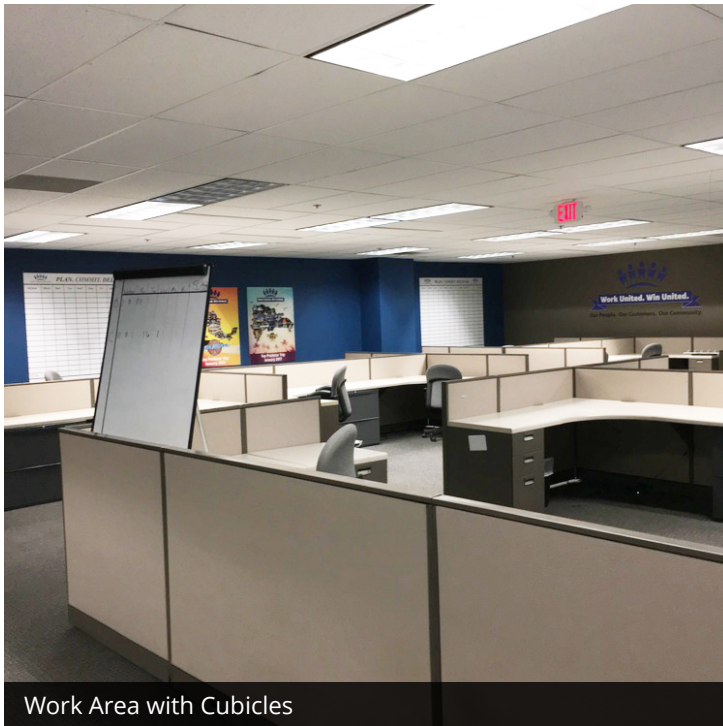
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
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Break Area



Work Area with Cubicles



Classroom Training Area

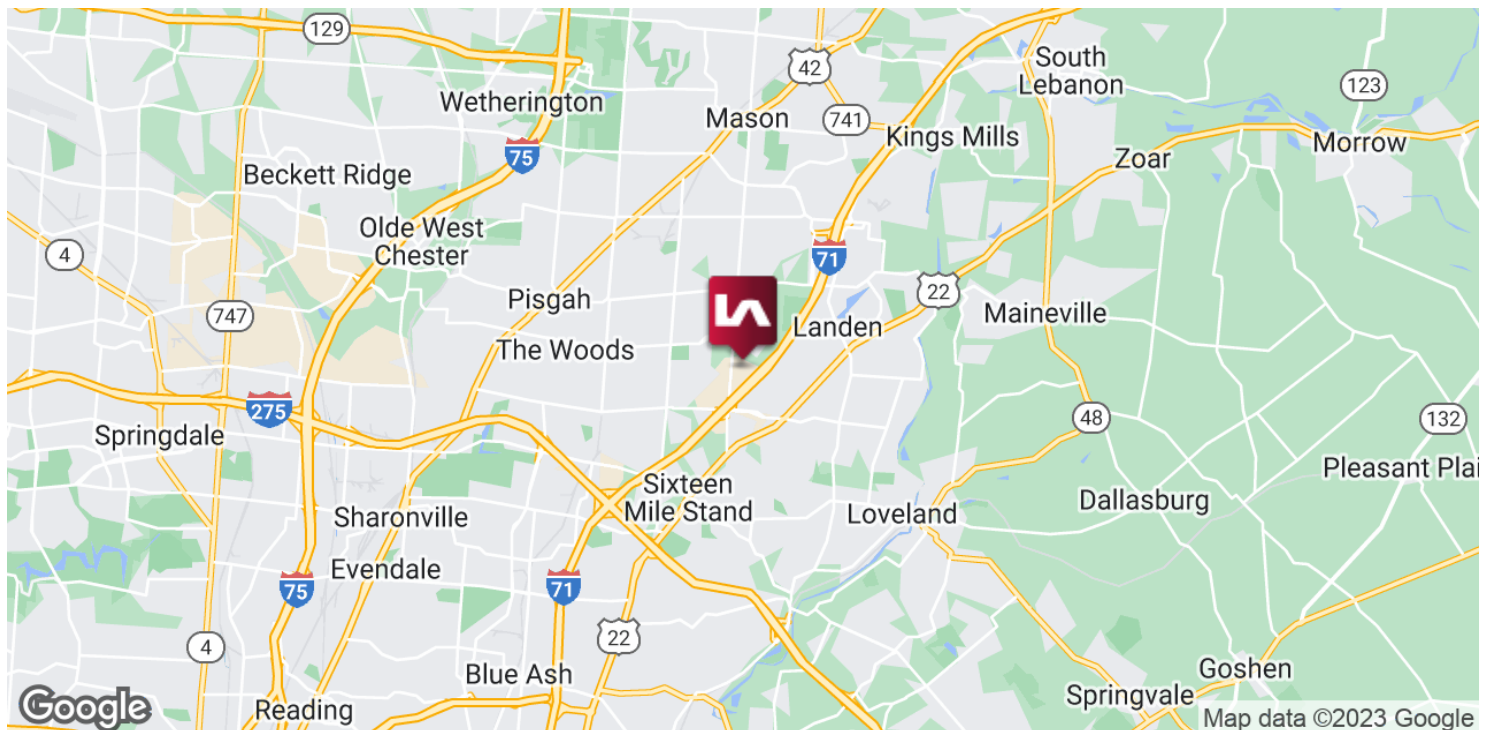
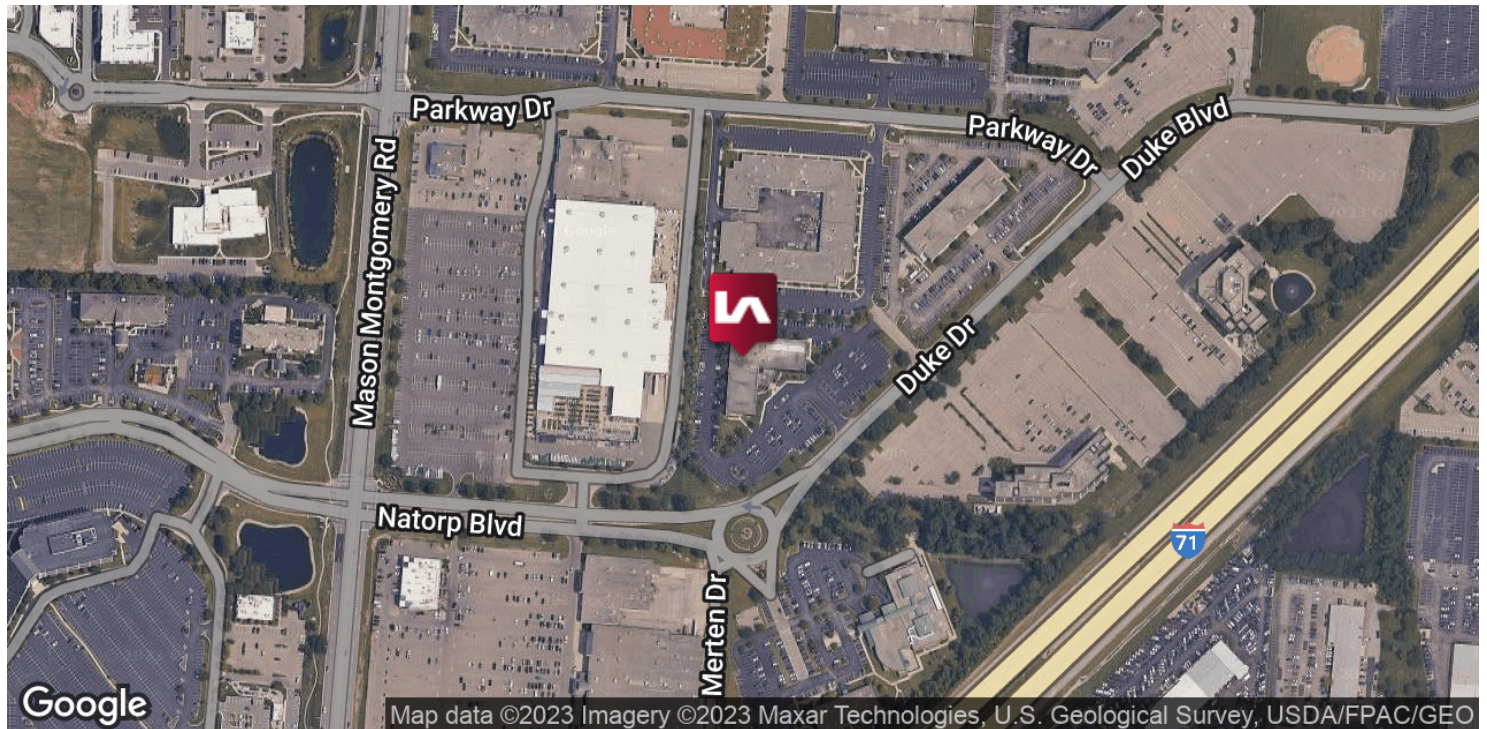
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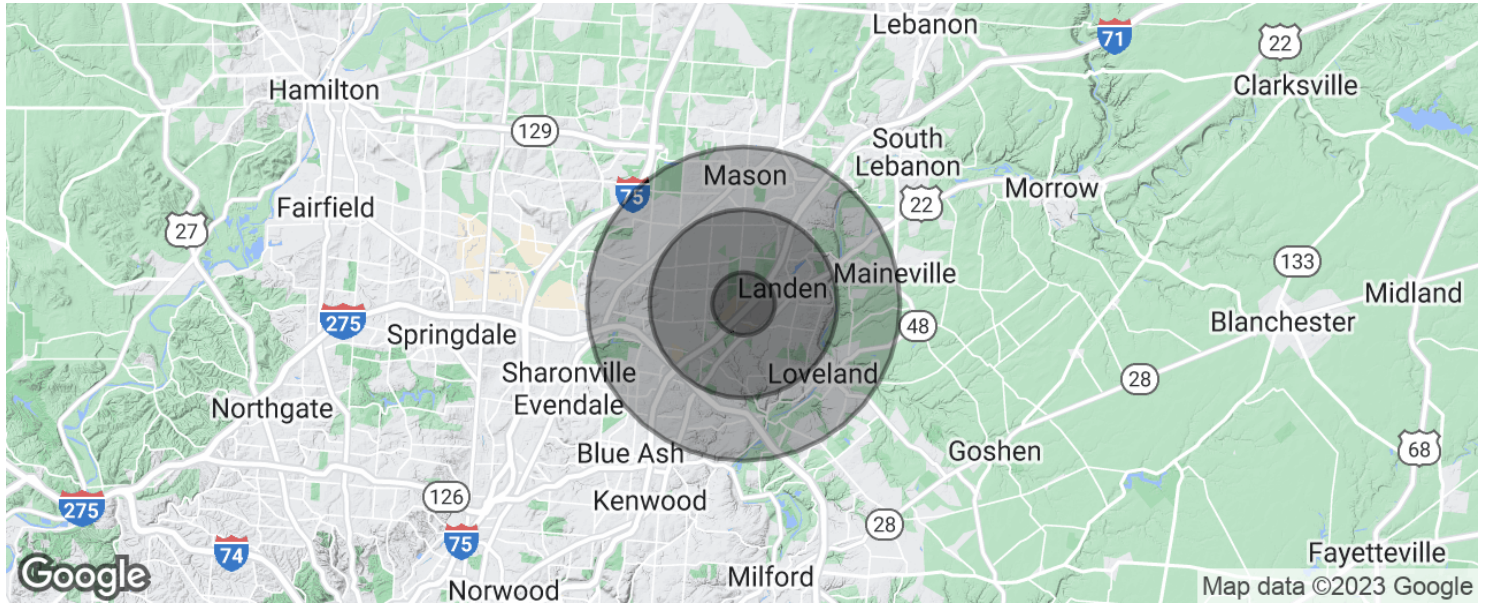
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,029	57,555	139,859
Median age	35.2	37.4	38.5
Median age (Male)	34.9	36.4	37.3
Median age (Female)	35.5	38.3	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,293	21,522	52,116
# of persons per HH	2.6	2.7	2.7
Average HH income	\$95,685	\$99,888	\$102,197
Average house value	\$287,004	\$283,886	\$295,049

\* Demographic data derived from 2020 ACS - US Census

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