



Build to Suit

For Sale

Custom Build Offices & Flex

8485 Mason-Montgomery Rd Mason, OH 45040

# Offices at Deerfield

Custom build office space  
For Sale

Leasing also available

SOLD

SOLD

SOLD

SHELL  
BUILDING

PROPOSED  
BUILDING

PROPOSED OFFICE  
CONDO OR FLEX

PROPOSED OFFICE  
CONDO OR FLEX

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4695 Lake Forest Drive, Suite 100  
Cincinnati, OH 45242  
513 769 1700 tel  
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## Offices At Deerfield

8485 Mason-Montgomery Rd Mason, Ohio 45040

### Property Highlights

- Build to Suit Office Condos For Sale
- Build to Suit Flex For Sale
- Build to Suit Standalone Buildings Available
- Prime Location Off Mason-Montgomery Road
- Adjacent to \$150M Mixed Use - The District at Deerfield Development
- Adjacent to \$350M Proctor & Gamble Office Expansion
- Adjacent to \$150m Mixed Use Western Row Development - Anchored by Dorothy Lane Market
- NO INCOME TAX IN DEERFIELD TOWNSHIP
- Zoning - G-B & O/W PUD ( General Business Office and Warehouse PUD)

<b>Sale Price:</b>	Call for Pricing
<b>Building Size:</b>	Up to 30,000 +/- SF Contiguous
<b>Available SF:</b>	1,000 - 30,000 SF
<b>Lot Size:</b>	2.5 Acres

### For More Information

**Laurence Bergman**

O: 513 322 6307

[larry@bergman-group.com](mailto:larry@bergman-group.com) | OH #BRKP.0000348029

**Matt Hiudt**

O: 513 322 6310

[mhiudt@bergman-group.com](mailto:mhiudt@bergman-group.com) | OH #SAL.2018002042



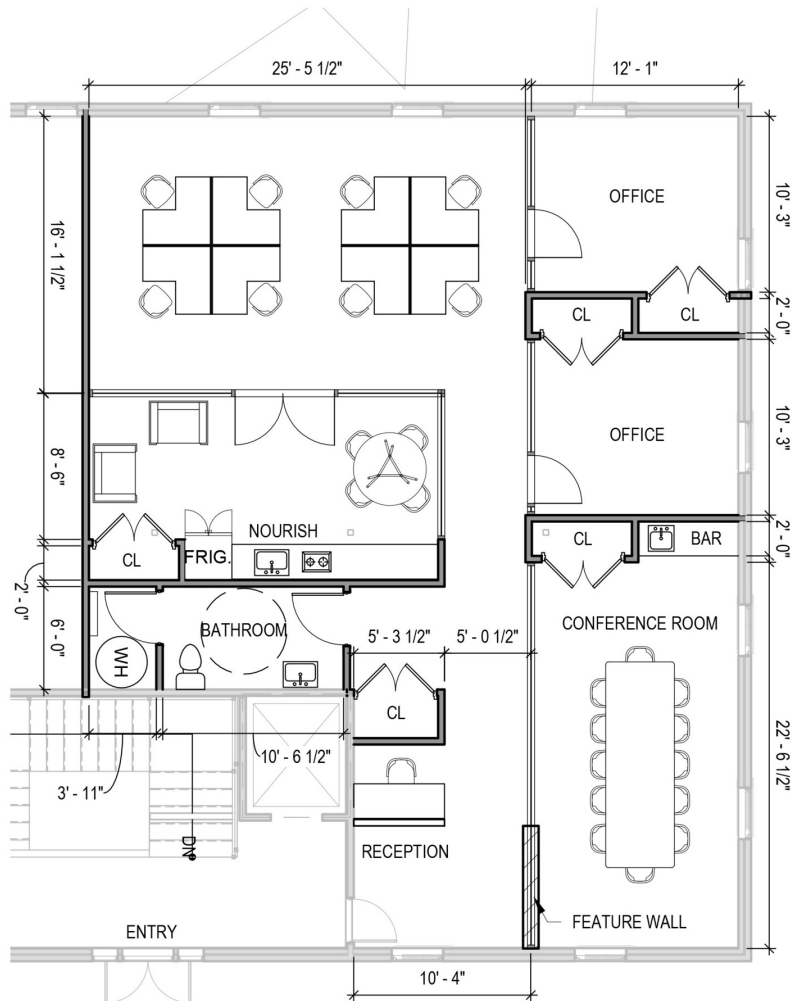




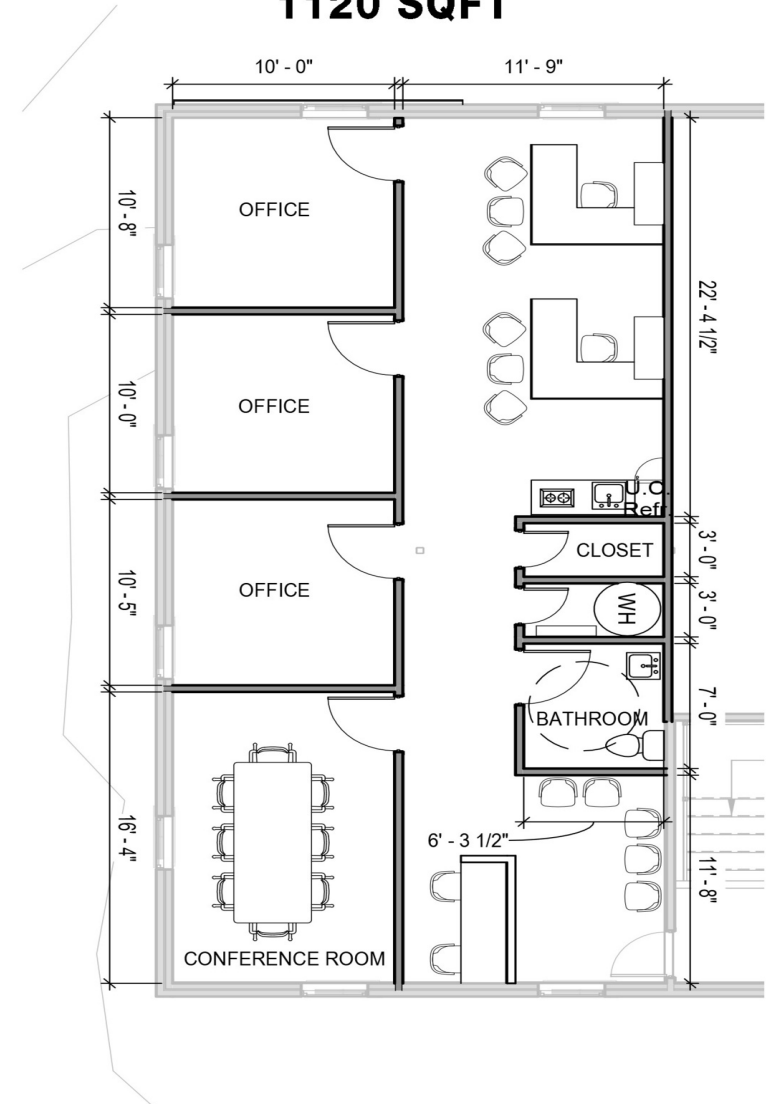




**1620 SQFT**

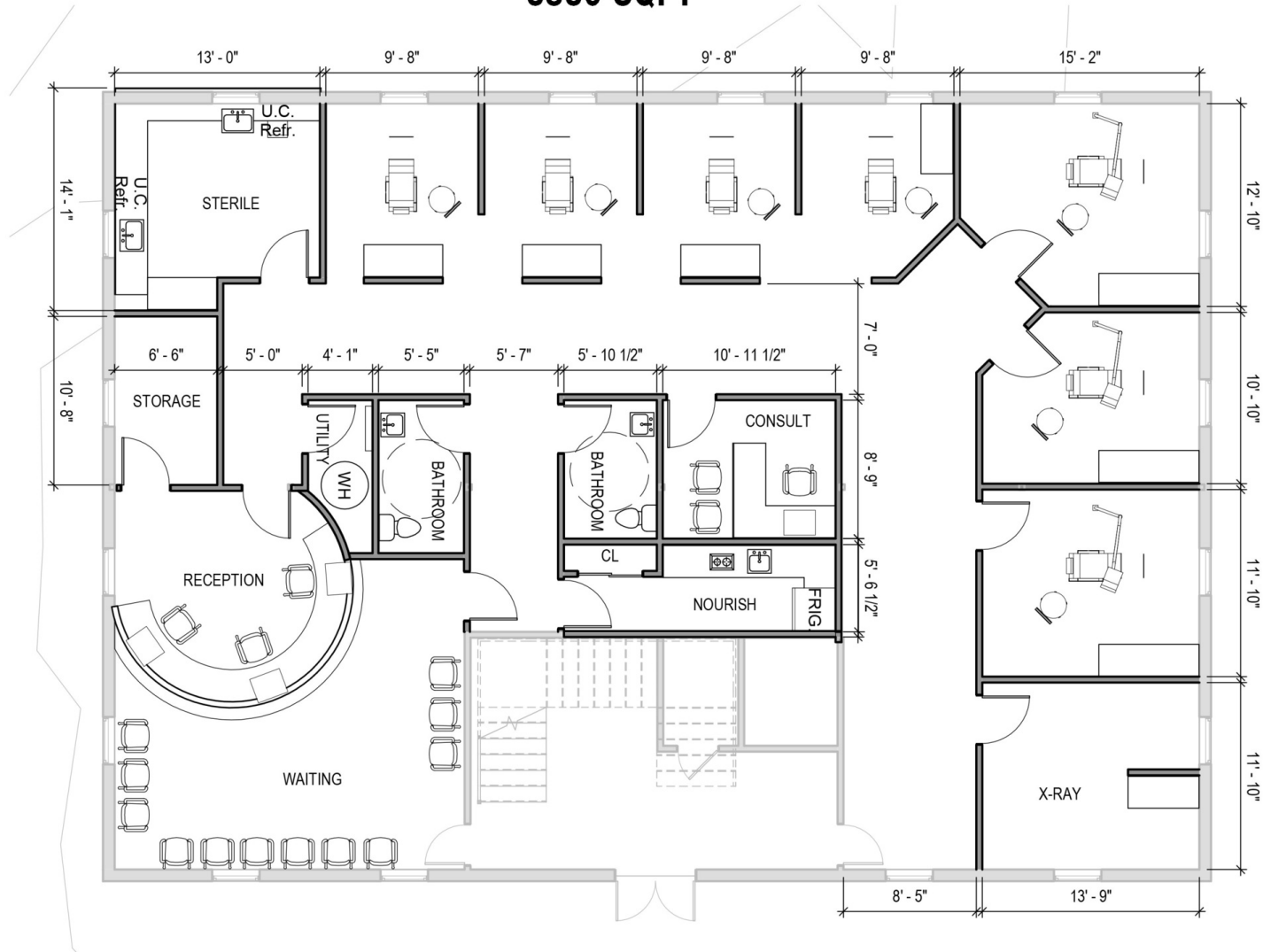


**1120 SQFT**





**3830 SQFT**









## MARKET OVERVIEW

### BUSINESS CLIMATE



**Primary Economic  
Driving Force of  
Warren County**  
- Deerfield Township



**40,000 Population**  
- Deerfield Township



**More Than 1,000  
Businesses**  
- Deerfield Township



**4.3 Million Square  
Feet Of Retail Space**  
- Deerfield Township

### Top Fortune 500 Companies Located in Deerfield Township





## MARKET OVERVIEW

### BUSINESS CLIMATE

Deerfield Township falls between three major cities, Cincinnati, Columbus and Dayton. Deerfield Township is located within 600 Miles of over:

**50%**

U.S. Purchasing Power

**50%**

U.S. Manufacturing Firms

**50%**

US Population

-Deerfield Township  
[Choosedeerfield.com](http://Choosedeerfield.com)







### Location Description

Located off of Mason-Montgomery Road, minutes from I-71 and Fields Ertle in Deerfield Township. Directly across from P&G Mason Business Center. Access via Bowen Drive on Office Pkwy.

### Location Details

<b>Market</b>	Mason
<b>Sub Market</b>	Deerfield Township
<b>County</b>	Warren
<b>Township</b>	Deerfield Twp.

### Deerfield Township

Deerfield Township is a vibrant community of 40,000 plus residents in the Cincinnati Metropolitan Area who enjoy excellent schools, a top notch park system, and a bustling retail and entertainment scene. It is the most populous jurisdiction in Warren County comprising over 16 square miles in southwest corner of Warren County and borders both Hamilton and Butler Counties. Located directly on I-71, one mile from I-75 and just two miles from I-275, Deerfield Township is situated at an important crossroads for both travel and commerce. Residents and businesses enjoy easy access to all parts of the Greater Cincinnati Region and beyond with Deerfield Township being located within 600 miles of over 50% of the United States' purchasing power, population, and manufacturing establishments.

Sources: \*US Census Bureau, 2020 Census

### For More Information

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