

FOR LEASE · MASON, OHIO

# Office Flex Building

7264 Columbia Road · Mason, Ohio 45039

**3,600 SF**  
AVAILABLE

**\$12.95/SF**  
NNN ASKING RATE

**\$3.92/SF**  
OPEX (2026 EST.)



# Property Overview

---

**18,000 SF**

TOTAL BUILDING SIZE

**3,600 SF**

TOTAL AVAILABLE

**\$12.95/SF**

NNN ASKING RATE

**\$3.92/SF**

2026 EST. OPEX

**1,800 SF**

EACH SUITE

**No Load Factor**

EFFICIENT LEASING

★ Suites 500 & 600 can be combined — up to **3,600 SF contiguous** space available

SUITE 500 • 1ST FLOOR

# Suite 500

1,800 SF

Specification	Details
Suite	500
Floor	1st Floor
Asking Rate	\$12.95/SF NNN
Operating Expenses	\$3.92/SF (2026 Est.)
Load Factor	None
Availability	Immediate

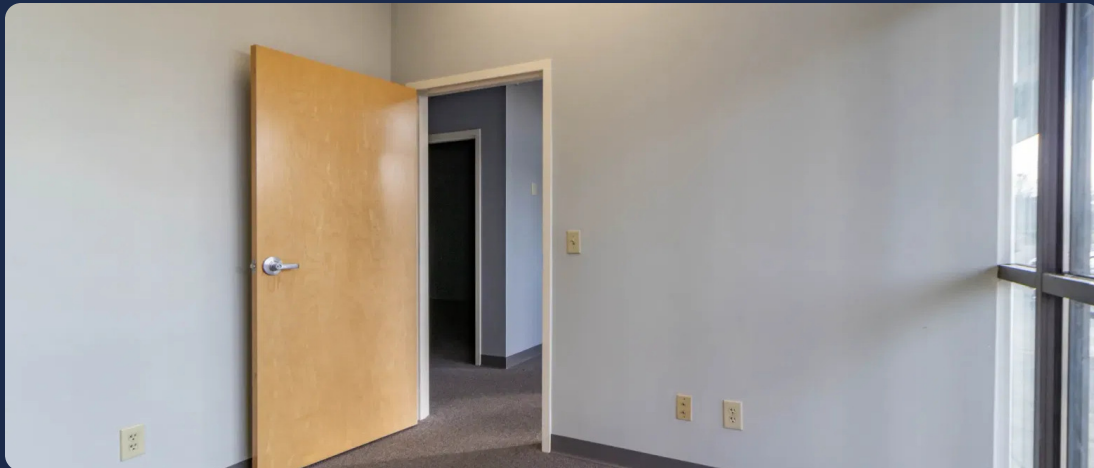
- Reception area (13'5" × 10'3")
- Private office (10'7" × 10'3")
- Two additional offices
- Studio/flex space (8'6" × 16'7")
- Two private bathrooms with closets
- Floor-to-ceiling glass storefront
- High ceilings

★ Can be combined with Suite 600 for 3,600 SF contiguous

[View 3D Virtual Tour ↗](#)



# Suite 500 • Interior Gallery

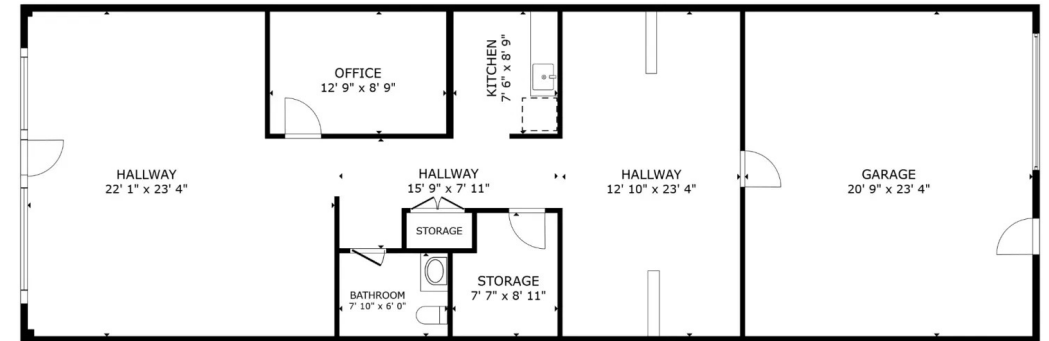


SUITE 600 • AVAILABLE

# Suite 600

1,800 SF

Specification	Details
Suite	600
Size	1,800 SF
Asking Rate	\$12.95/SF NNN
Operating Expenses	\$3.92/SF (2026 Est.)
Load Factor	None
Availability	Immediate



- Open, flexible floor plan
- Bright, light-filled interior
- Grade level entry from parking
- High ceilings
- Professional finishes
- Private restroom facilities
- Secure rear parking access

★ Can be combined with Suite 500 for 3,600 SF contiguous

[View 3D Virtual Tour ↗](#)

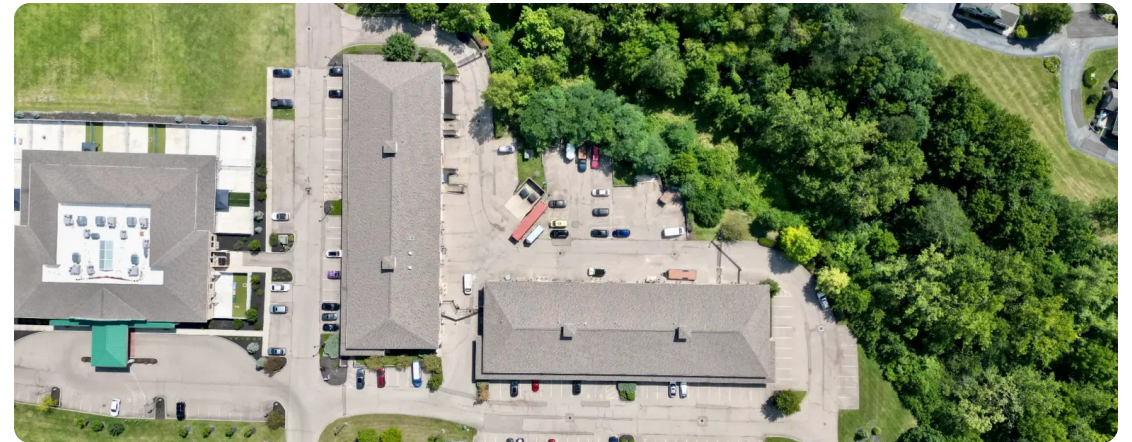
# Suite 600 · Interior Gallery

---



# Exterior & Aerial Gallery

---



# Location & Amenities

---

## Location Highlights

---

- Mason, Ohio 45039 – Warren County
- Direct access to I-71 and US-42
- Adjacent to Kings Island corridor
- Minutes from I-275 interchange
- Surrounded by national retail, dining, and hospitality

---

### PROPERTY ADDRESS

**7264 Columbia Road**  
**Mason, Ohio 45039**

## Nearby Amenities

---

- **Dining:** Penn Station, East Coast Subs, and numerous national chains along Columbia Road
- **Retail:** Luxottica, national retailers along Western Row Road
- **Recreation:** Kings Island, Soak City, Adventure Port
- **Corporate Neighbors:** Cintas Corporation, AtriCure, Festo Corp, Rhinestahl, Absolute Machine Tools



# Nick Barela

PRESIDENT, PRINCIPAL · REPUBLIC COMMERCIAL REAL ESTATE

DIRECT

(513) 549-5440

MAIN

(513) 549-0090

FAX

(513) 549-0070

EMAIL

[nick.barela@republic-cre.com](mailto:nick.barela@republic-cre.com)

WEBSITE

[www.republic-cre.com](http://www.republic-cre.com)



REPUBLIC  
COMMERCIAL REAL ESTATE

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.