



408 4TH AVENUE

MASON, OHIO 45040 | ORCA COWORKING

**YOUR OWN OFFICE.
EVERYTHING ELSE INCLUDED.**

Approximately 1,800 SF of private, direct-entry office space inside ORCA Coworking. The suite gives your team its own dedicated workspace while keeping access to the shared coworking environment, meeting areas and amenities. Furniture, internet and utilities are included - a simple, turnkey office solution.

ALL-INCLUSIVE ASKING RENT

\$3,300 / MO

FURNITURE + INTERNET INCLUDED

±1,800 SF

ROUGHLY 44' x 41'

DIRECT ENTRY

PRIVATE SUITE

TURNKEY

FURNISHED + CONNECTED

FLEXIBLE

SIMPLE LEASE

ADAM RATH

BROKER

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Adam@RathEquity.com

ZAC MINTURN

RATH EQUITY

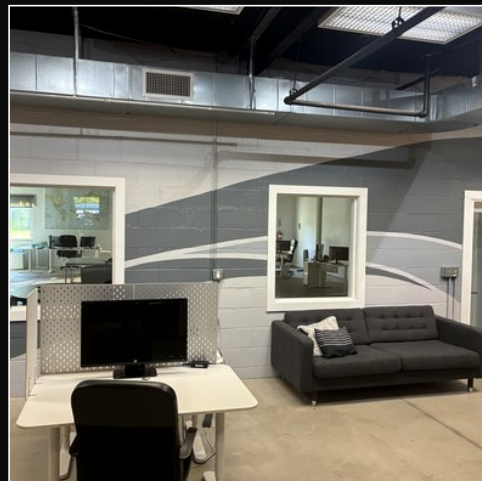
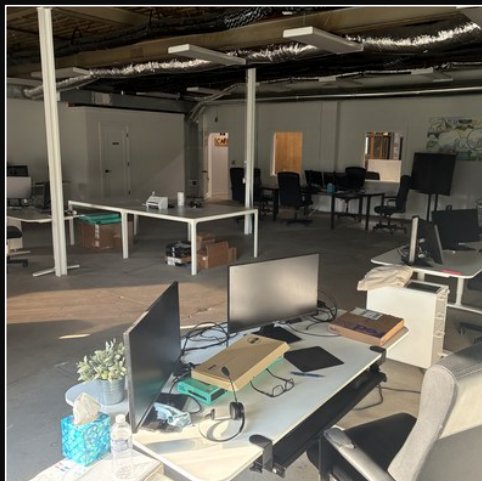
513.266.5232

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PRIVATE SPACE. COWORKING ENERGY.

A READY-TO-GO OFFICE INSIDE ORCA COWORKING



THE AVAILABLE SUITE | OPEN WORK AREA • FURNITURE INCLUDED • DIRECT PRIVATE ENTRY

WHAT YOU GET

- **PRIVATE DIRECT-ENTRY OFFICE**
Your own dedicated space - separate from the shared coworking floor.
- **FURNITURE + INTERNET INCLUDED**
Skip the setup. Desks, connectivity and utilities are included.
- **FULL ORCA COWORKING ENVIRONMENT**
Use the shared work areas, meeting/conference spaces and common amenities.
- **SIMPLE, TURNKEY LEASE**
Asking \$3,300 per month with flexible lease structure.



ORCA MASON

DOWNTOWN MASON | 10,000 SF COWORKING FACILITY

- Meeting + conference rooms
- Shared coworking areas
- Coffee / common areas

BRING YOUR LAPTOP. START WORKING.