

FOR LEASE

# Wright's Summit II

809 Wright's Summit Parkway

CLASS A OFFICE SPACE



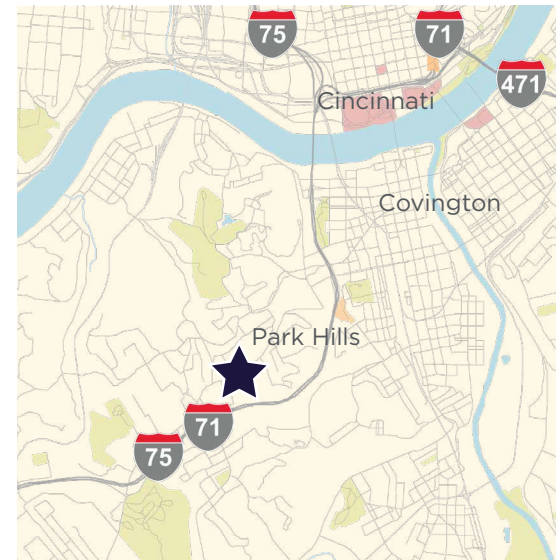
## ***Two Suites Remaining!***

**4,322 Total SF Available!**

Asking \$17.00/SF Modified Gross

### **Property Highlights**

- 3-Story, 38,144 sf Class A Office Building constructed in 2008
- Building signage available
- Prominent landscaping & signage
- 24-hour professional on-site management and maintenance
- Separately metered electric
- Building sits directly off of Dixie Highway
- Located on a bus line
- Easy access to I-71/75 at Kyles Lane exit; within minutes to downtown Cincinnati and the CVG Airport



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## Property Highlights

Address	809 Wright's Summit Parkway Ft. Wright, KY 41011
Year Built	2008
Total Bldg. SF	38,144
Available SF	4,322
Construction	Concrete and Steel
Ceiling Height	10'
Lighting	Deep Cell Parabolic
Flooring	Carpet and Tile
Windows	Double Pane Filtered Glass
Number of Floors	Three
Elevators	One - Hydraulic
Parking Ratio	4:1,000
Zoning	City of Ft. Wright
Income Tax Rate	0.99% earnings tax = Lowest payroll tax in all of Kenton County
HVAC	Split System Heating & Cooling (1,000/SF per Zone)
Building Hours	7:00 AM-7:00 PM (24/7 Access)
Security System	At tenant's preference
Sprinkler System	Wet System
ADA	ADA Access
Utility Providers	Electric: Duke Energy Gas: Duke Energy Water: City Data: Cincinnati Bell Fioptics and Spectrum Business



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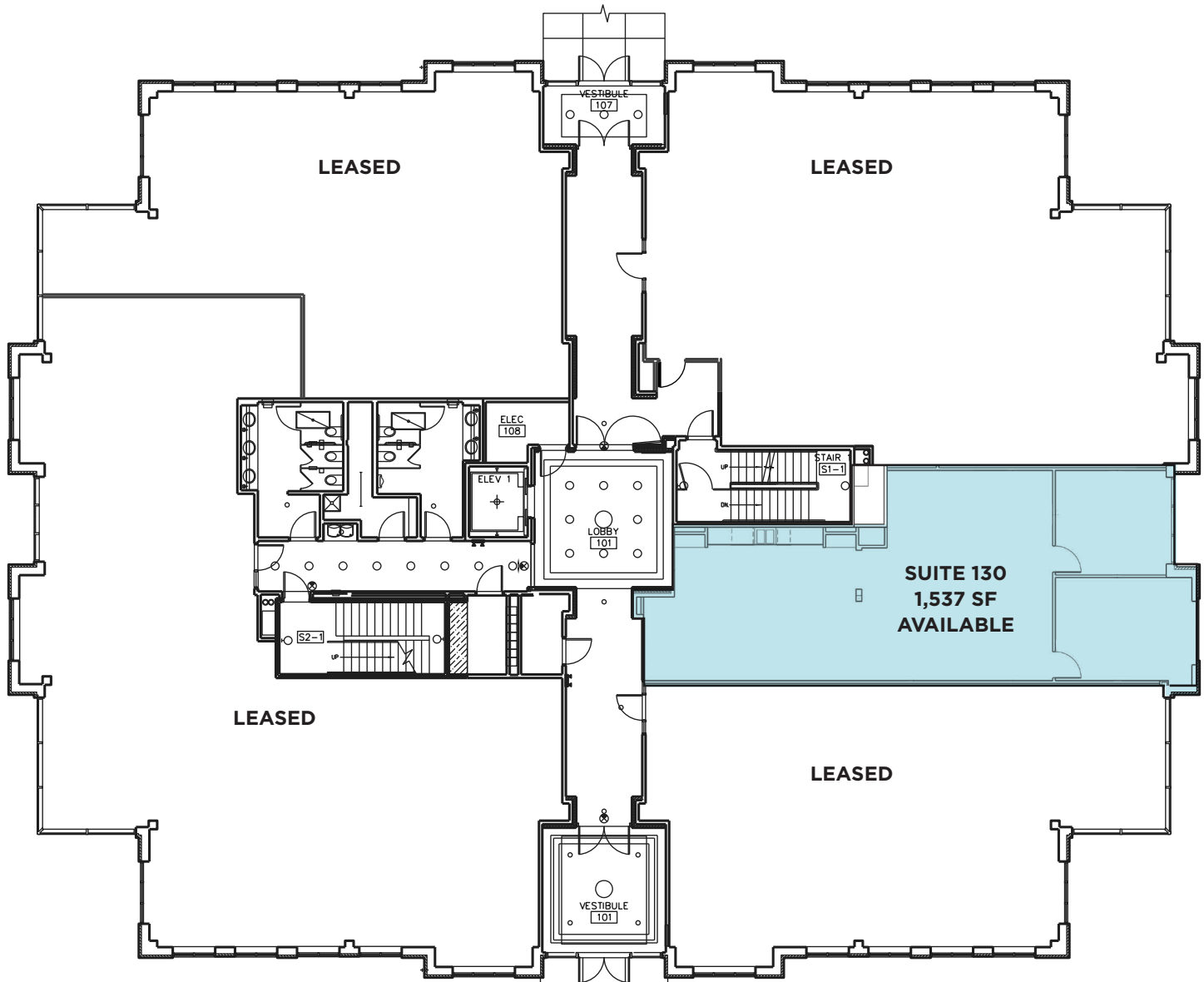
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## First Floor Plan | 1,537 SF



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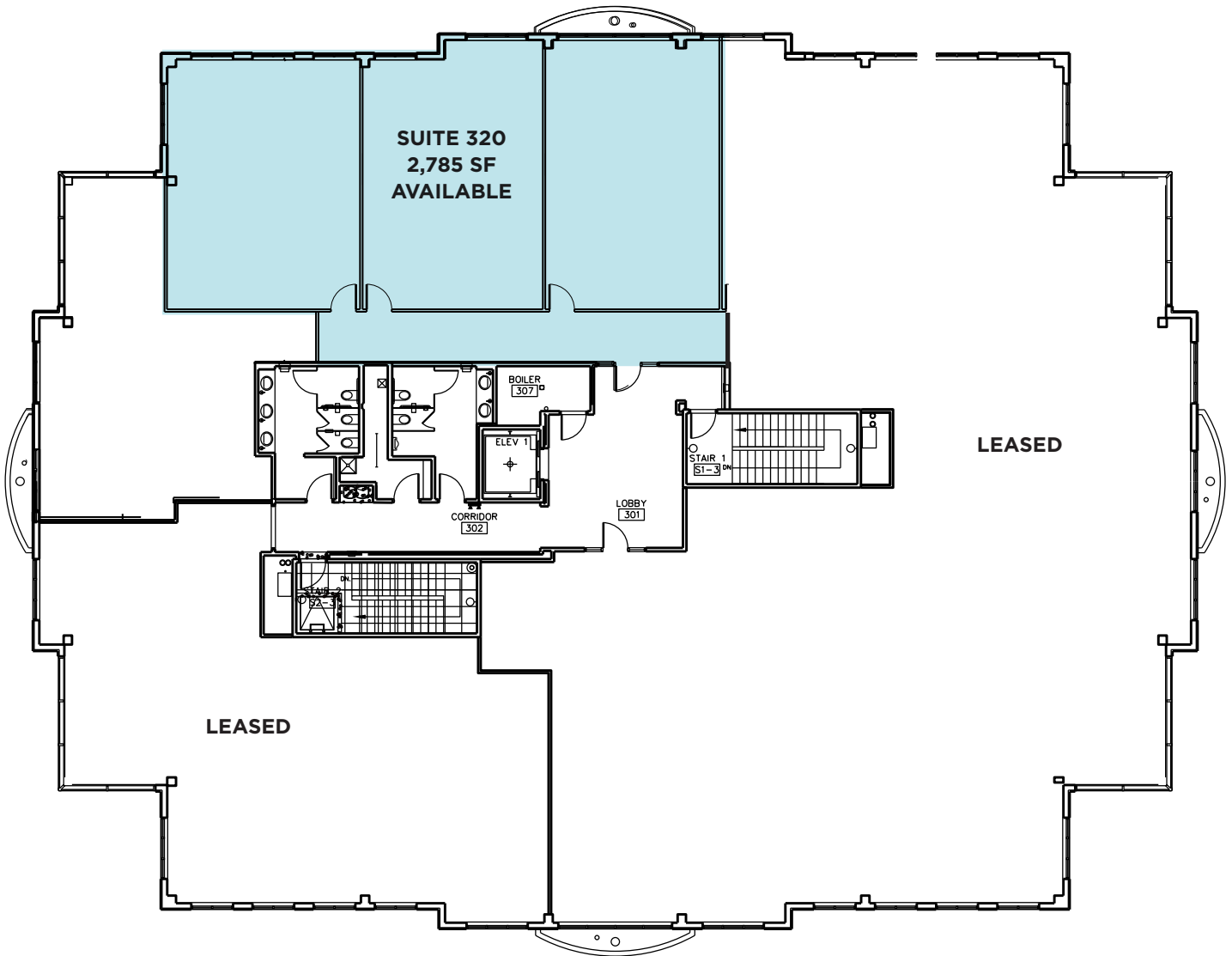
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## Third Floor Plan | 2,785 SF



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## Aerial / Location Map



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