

An aerial photograph of a large, single-story commercial building with a dark grey gabled roof and large glass windows. The building is surrounded by a paved parking lot with yellow parking lines. Several cars are parked in the lot, including a red car, a silver car, and a blue car. There are also trees and landscaping around the building. A blue banner with white text is overlaid on the top left of the image.

**FOR LEASE**

# KINGSGATE CROSSING

6159 FIRST FINANCIAL DRIVE  
FLORENCE, KY 41042



# PROPERTY FEATURES

Kingsgate Crossing is located by Burlington Pike and managed by Hemmer Management Group. This building has convenient parking and is ideal for medical office users.

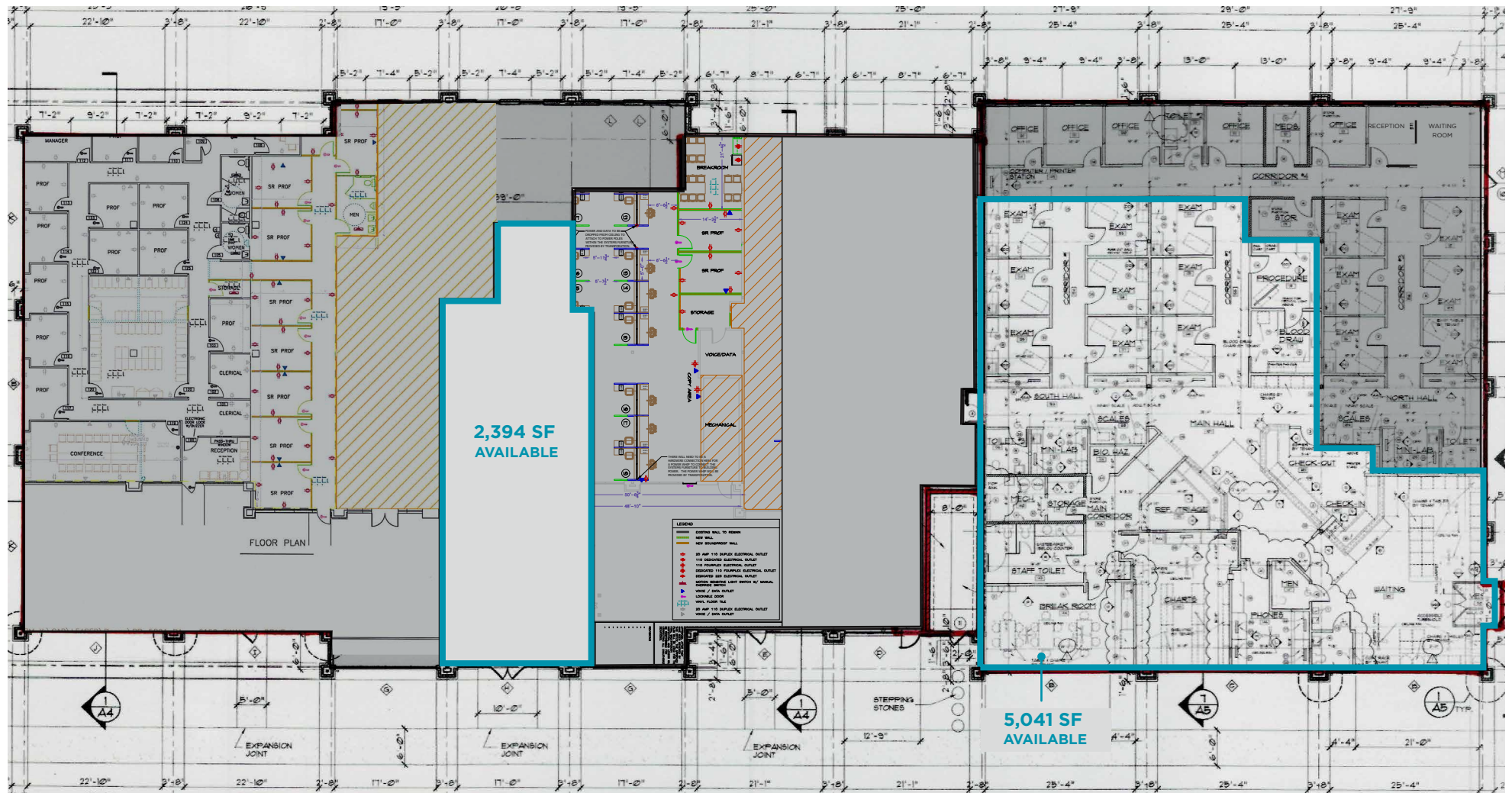


**JUST MINUTES FROM CVG**

<b>Building Size:</b>	22,735 SF
<b>Space Available:</b>	7,435 SF
<b>Site Area:</b>	2.39 AC
<b>Class:</b>	B
<b>Floors:</b>	1
<b>Parking:</b>	92 spaces; 4/1000 SF
<b>Year Built:</b>	2002
<b>Construction:</b>	Structural steel w/ brick veneer
<b>Ceiling Height:</b>	9'
<b>Sprinkler:</b>	Wet pipe system
<b>Electric:</b>	Standard office
<b>HVAC:</b>	Split systems
<b>Roof:</b>	Asphalt shingle
<b>Zoning:</b>	Medical/Office
<b>County:</b>	Boone
<b>Parcel ID:</b>	038.00_21_001.00
<b>Lease Rate:</b>	\$19.95 /SF MG
<b>OpEx:</b>	Utilities, janitorial & interior maintenance



# FLOORPLAN





# NEARBY AMENITIES



**JUST OFF BURLINGTON PIKE NEAR RESTAURANTS, SHOPPING, BANKS & MORE!**





Clean & open build-to-suit space







## CONTACT

JOE JANSZEN  
Senior Director  
+1 513 549 3011  
[joe.janszen@cushwake.com](mailto:joe.janszen@cushwake.com)



[cincyofficeadvisors.com](http://cincyofficeadvisors.com)

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