

FOR LEASE
Wright's Summit II
809 Wright's Summit Parkway



One Suite Remaining!

2,870 SF Available on the First Floor

Asking \$18.50/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 | 2,870 |
| 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 |

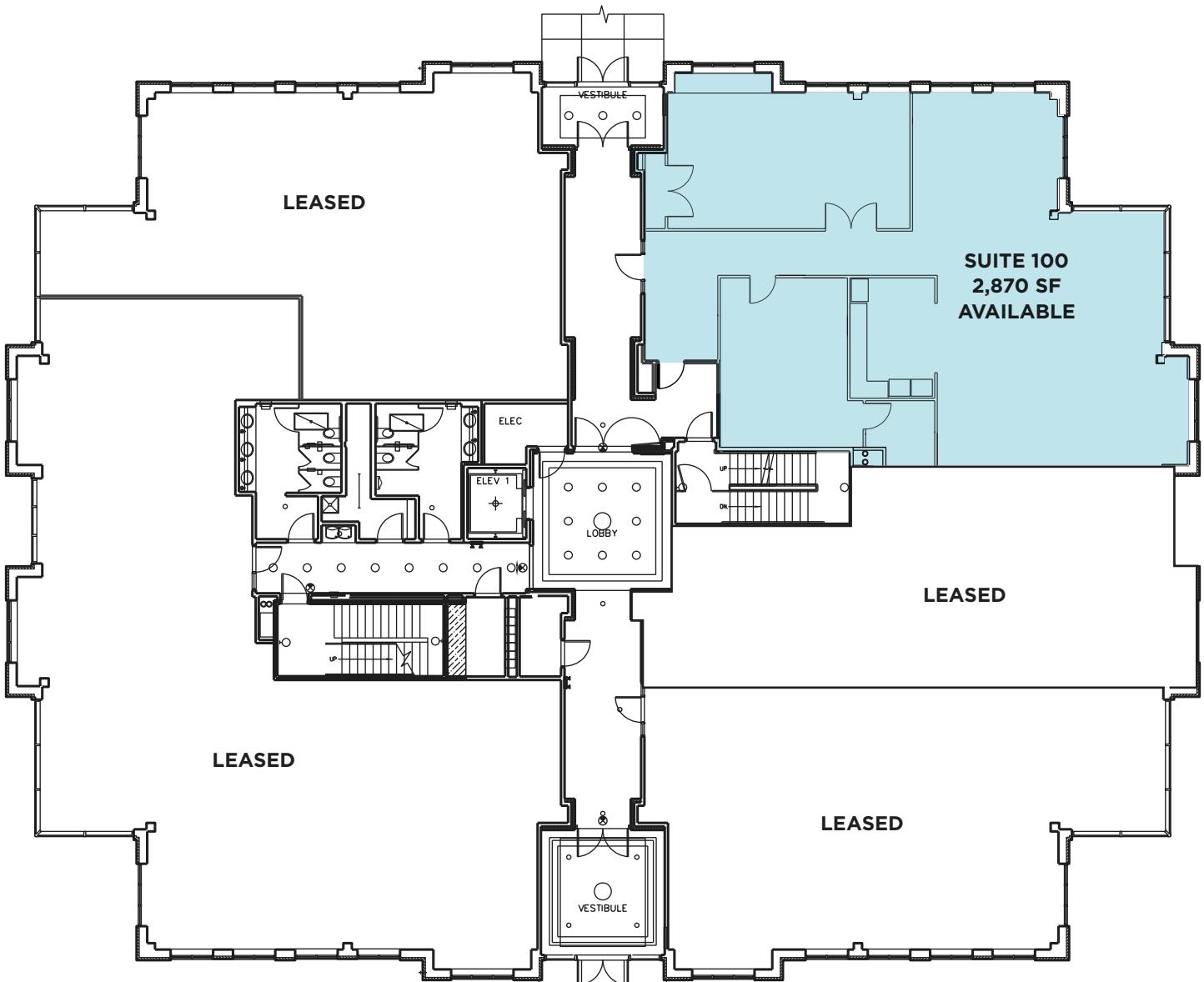


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First Floor | 2,870 SF



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Aerial & Location



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