

FOR LEASE

Ft. Wright Executive II

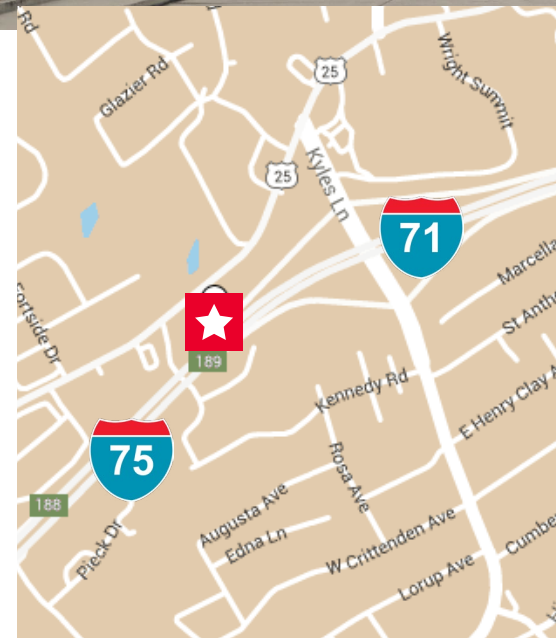
1881 Dixie Highway | Fort Wright, KY 41011



7,379 SF Available
Asking \$15.50/SF Modified Gross

Property Highlights

- Three story, 34,000 sf Office building constructed in 1999
- 120 parking spaces
- 18-person conference center
- Separately metered electric
- Located on a bus line
- Building sits directly on Dixie Highway with great exposure to Dixie Highway and I-71/I-75
- Monument signage available on Dixie Highway
- Easy access to I-71/I-75 at Kyles Lane Exit; within minutes to Downtown Cincinnati and CVG Airport



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1881 Dixie Highway | Fort Wright, KY 41011

Property Highlights

Address	1881 Dixie Highway Ft. Wright, KY 41011	Parking Ratio	3.5:1,000
Year Built	1999	Zoning	City of Ft. Wright
Total Bldg. SF	34,000	Income Tax Rate	1%
Available SF	7,379	HVAC	Split system heating & cooling (1,000/sf per zone)
Construction	Concrete and steel	Building Hours	7:00 a.m. - 7:00 p.m. (24/7 access)
Ceiling Height	9'	Security System	At tenant's preference
Lighting	Fluorescent	Sprinkler System	Wet system
Flooring	Carpet and tile	ADA	ADA access
Windows	Double pane filtered glass	Utility Providers	Electric: Duke Energy Gas: Duke Energy Water: City Data: Cincinnati Bell Fiber and Spectrum Business
Number of Floors	Three		
Elevators	One		

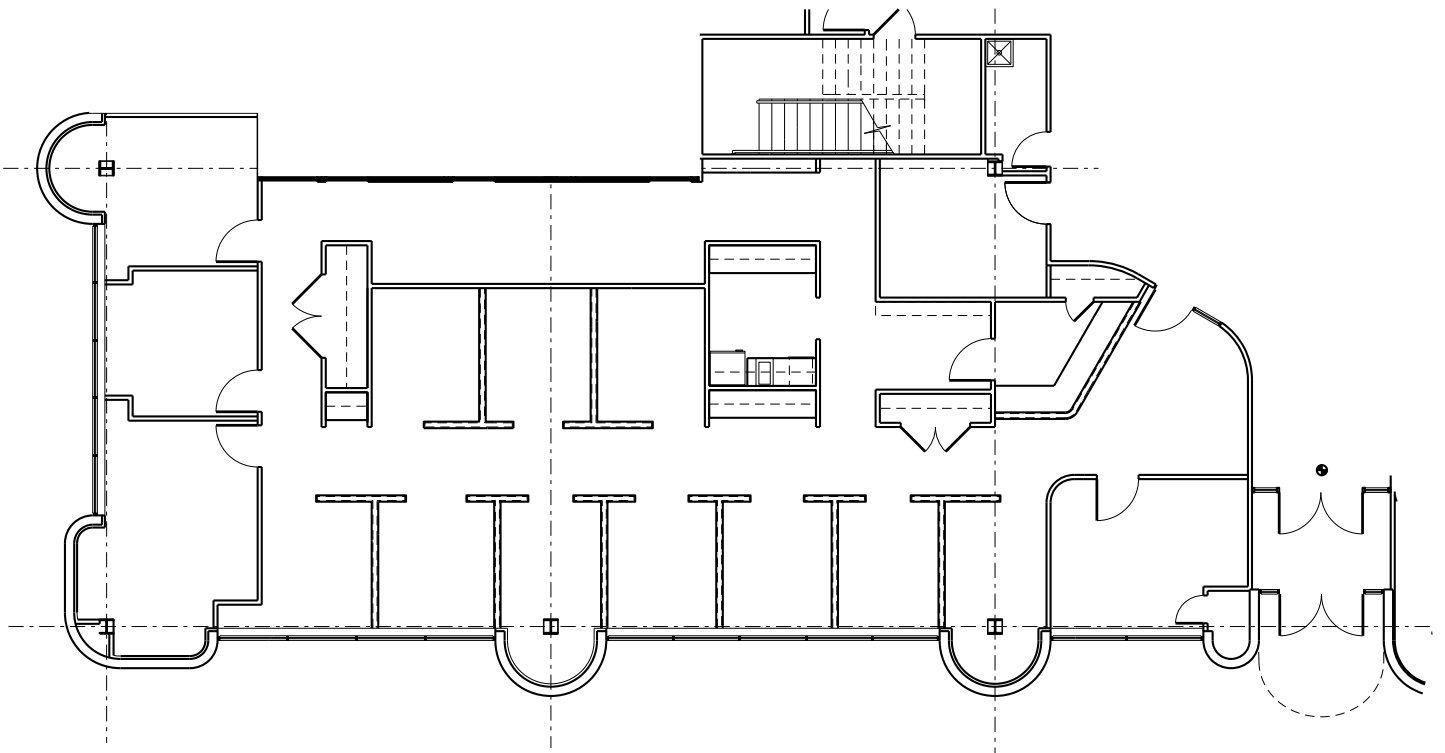


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1881 Dixie Highway | Fort Wright, KY 41011

Suite 100 | 3,625 sf

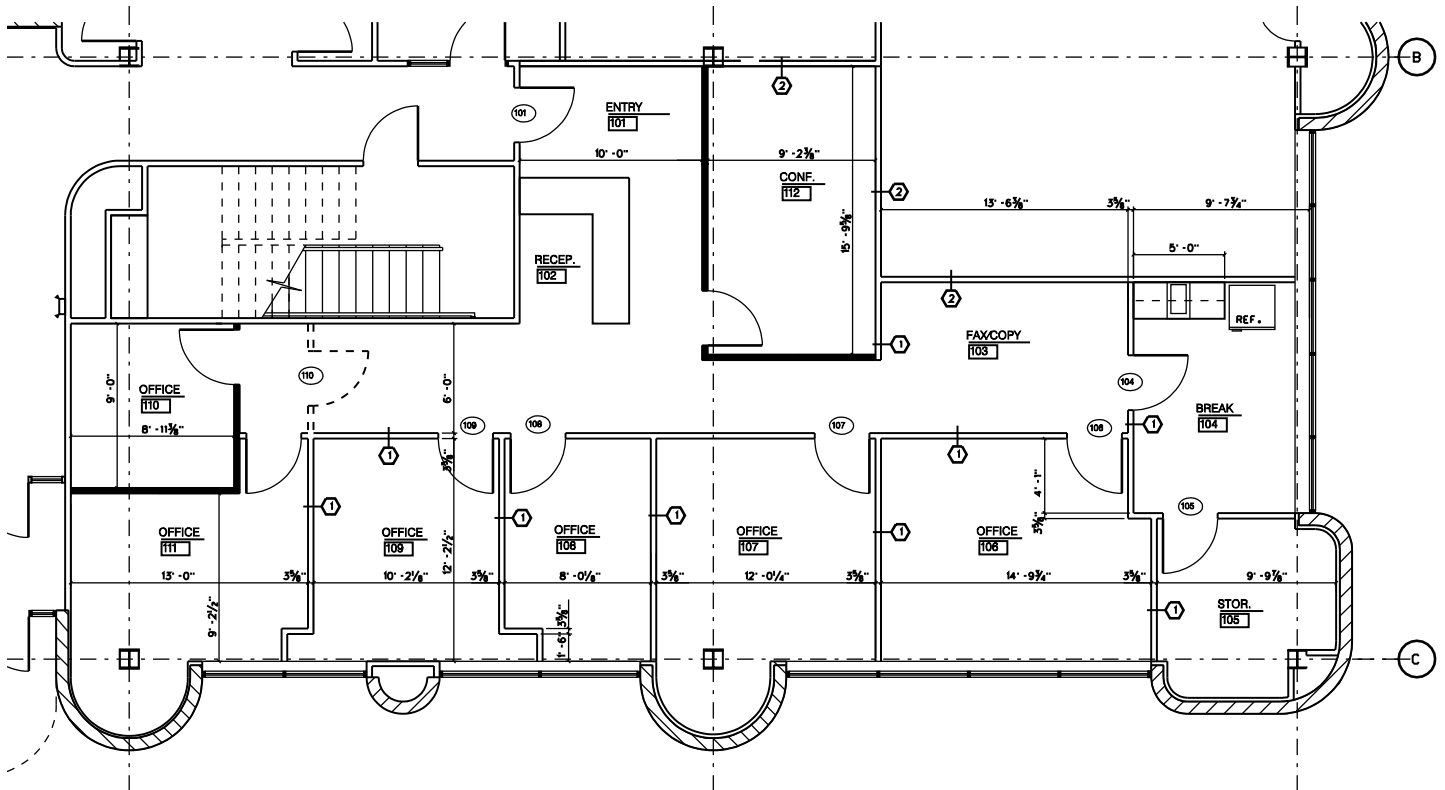


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1881 Dixie Highway | Fort Wright, KY 41011

Suite 140 | 1,840 sf

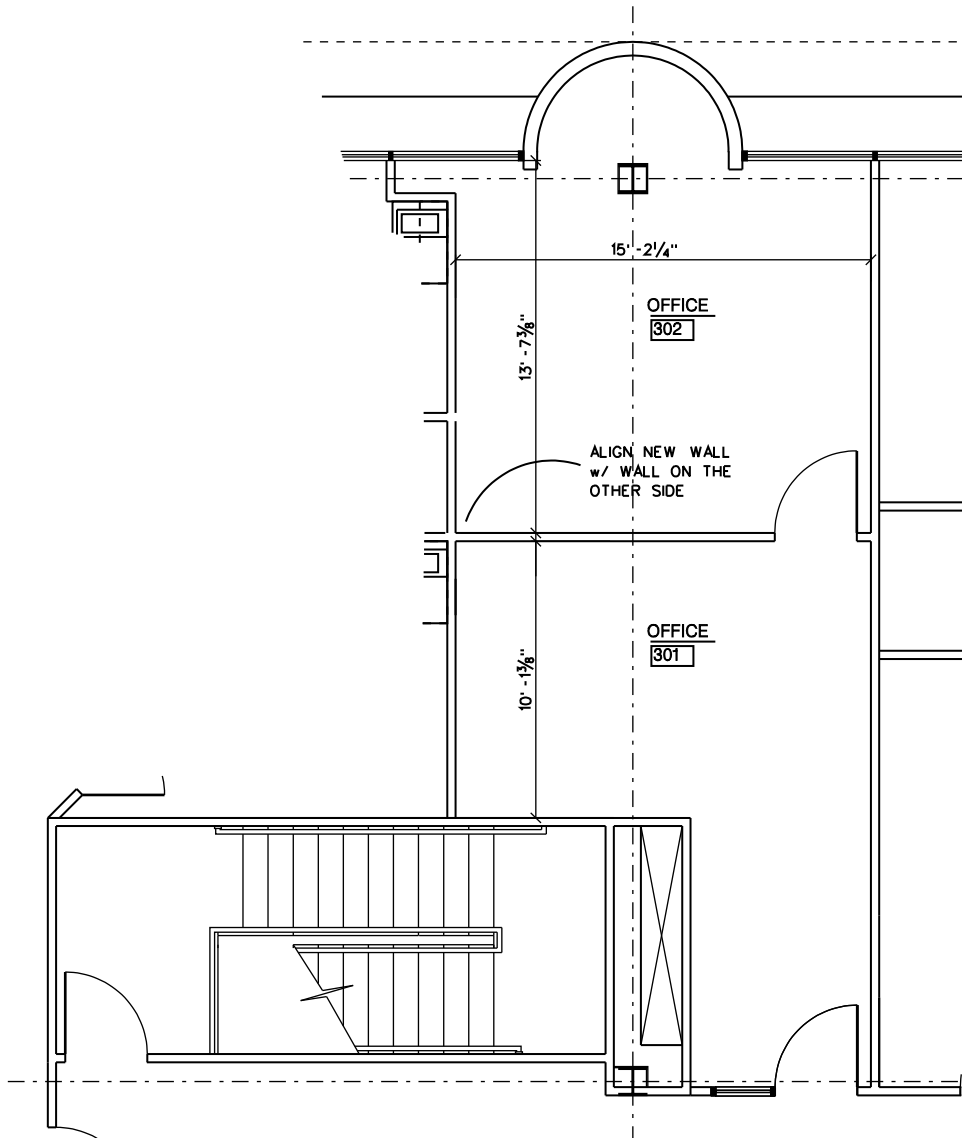


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1881 Dixie Highway | Fort Wright, KY 41011

Suite 330 | 519 sf



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Suite 340 | 1,395 sf

