

4600/4674

HOUSTON_{RD}
FLORENCE, KENTUCKY

321,145 SF OFFICE FACILITY

NEWMARK



location ADVANTAGES

COST OF LIVING
12.5% below national average

INTERSTATE ACCESS
5 interstates for access
 27 major metro areas within 600 miles
 165 ADT on I-71 and I-75

HOUSING PRICES
24% below national average

AIRLINE ACCESS
183 daily non-stop flights
 from CVG to 50+ global destinations

EMPLOYEE COMMUTE
23-minute average commute for employees

EMPLOYER STATE AND LOCAL INCENTIVES
Providing a competitive business environment for employers
 Including: New and Expanding Industry Incentive Programs, Job Retention Incentive Programs, Workforce Training Programs, Tax Increment Financing Program, Local Incentive Programs in Northern Kentucky, Foreign Trade Zone, Kentucky Innovation Network @ Northern Kentucky Incentives [\(Source Link: Northern Kentucky Tri-ED\)](#)

business CLIMATE



RIGHT-TO-WORK

Kentucky is a Right-to-Work state



COST-FRIENDLY LOCATION

#1 cost-friendly business location among large U.S. cities
(Source: Tax Foundation/KPMG Location Matters Report)



FAVORABLE TAX CONDITIONS

#8 in the country for most favorable tax conditions for corporate headquarter operations. Relatively moderate sales tax burdens, low unemployment insurance taxes and low property taxes account for these below-average tax burdens. *(Source: Tax Foundation/KPMG Location Matters Report)*

BUSINESS SCHOOLS

6 Universities

with graduate and undergraduate business programs

LABOR POOL

Over 230,000 workers

in labor pools necessary for business success including: management, business and finance, IT, legal, sales and administrative functions. *(Source: JobsEQ)*

FORTUNE 500

7 Company Headquarters

Including: Kroger Co., Procter & Gamble, Fifth Third Bancorp, Western & Southern Financial Group, American Financial Group, Cincinnati Financial Corp., Cintas Corp.



COLLEGE GRADUATES

#1 best city in the nation for college graduates. *(Source: SmartAsset)*

SUPERIOR VISIBILITY WITH 165,700 ADT ON I-75 AND I-71

4674

4600

HOUSTON ROAD



NEARBY AMENITIES (5 MILE RADIUS)

Hotels, restaurants, shopping and more

Including: **808** Retail Stores (restaurants, home improvement, apparel, furniture, etc.); **499** Financial, insurance and real estate companies; **1,494** Service businesses (hotels, health, automotive, entertainment, etc.)

building DETAILS

BUILDING 1

BUILDING 2

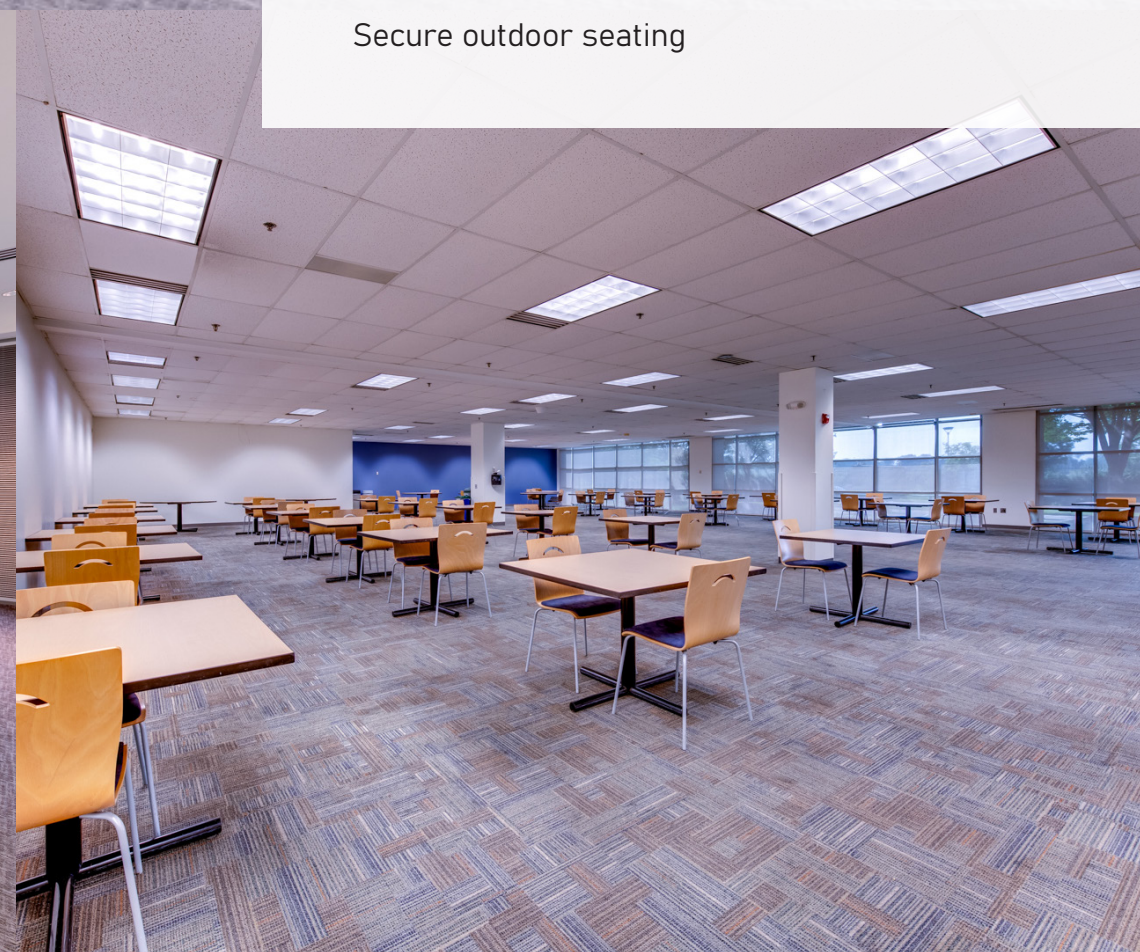
ADDRESS	4600 Houston Road	4674 Houston Road
MUNICIPALITY:	Unincorporated Boone County	Unincorporated Boone County
SIZE (SF):	135,192	185,953
ZONING:	C-2/PD/HDO and O-2/PD/HDO	O-2/PD/HDO
YEAR BUILT:	1997	2001
FLOORS:	3	3
STRUCTURE:	Steel frame, precast concrete façade 14' deck height	Steel frame, precast concrete façade 14' deck height
ELEVATORS:	4	2
HEATING:	Electric	Electric
COOLING:	(3) 250-ton York chillers	(2) 450-ton Carrier chillers
CONTROLS:	DDC System with central monitoring	DDC System with central monitoring
AIR QUALITY:	Up to 100% air exchange per hour MERV 14 filtration	Up to 100% air exchange per hour MERV 14 filtration
ELECTRIC:	Duke Energy 4,000 AMP Service	Duke Energy 4,000 AMP Service
EXTERIOR LIGHTING:	LED	LED
INTERIOR LIGHTING:	LED	LED
LIFE/SAFETY:	Fire alarm system with horns & strobes	Fire alarm system with horns & strobes
FIRE SUPPRESSION:	Wet sprinkler system	Wet sprinkler system
GENERATOR:	(2) 900 KW generator 10,000-gallon diesel tank	(1) 2,500 KW generator 10,000-gallon diesel tank
INTERNET:	altafiber AT&T Spectrum	altafiber AT&T Spectrum





amenities

- On-site cafe
- 100% Back-up power
- Cafeteria and commercial kitchen space
- Fitness facility with showers
- Secure outdoor seating



floor plans

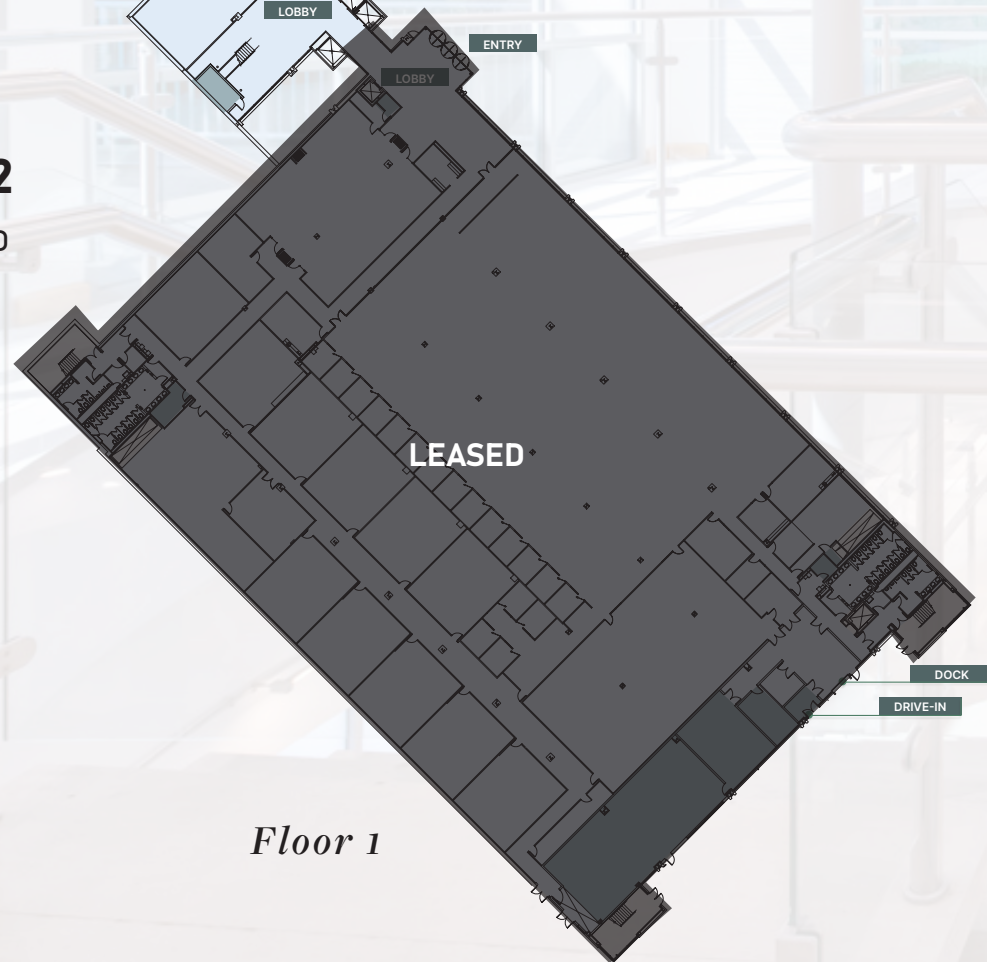
BUILDING 1

4600 HOUSTON RD

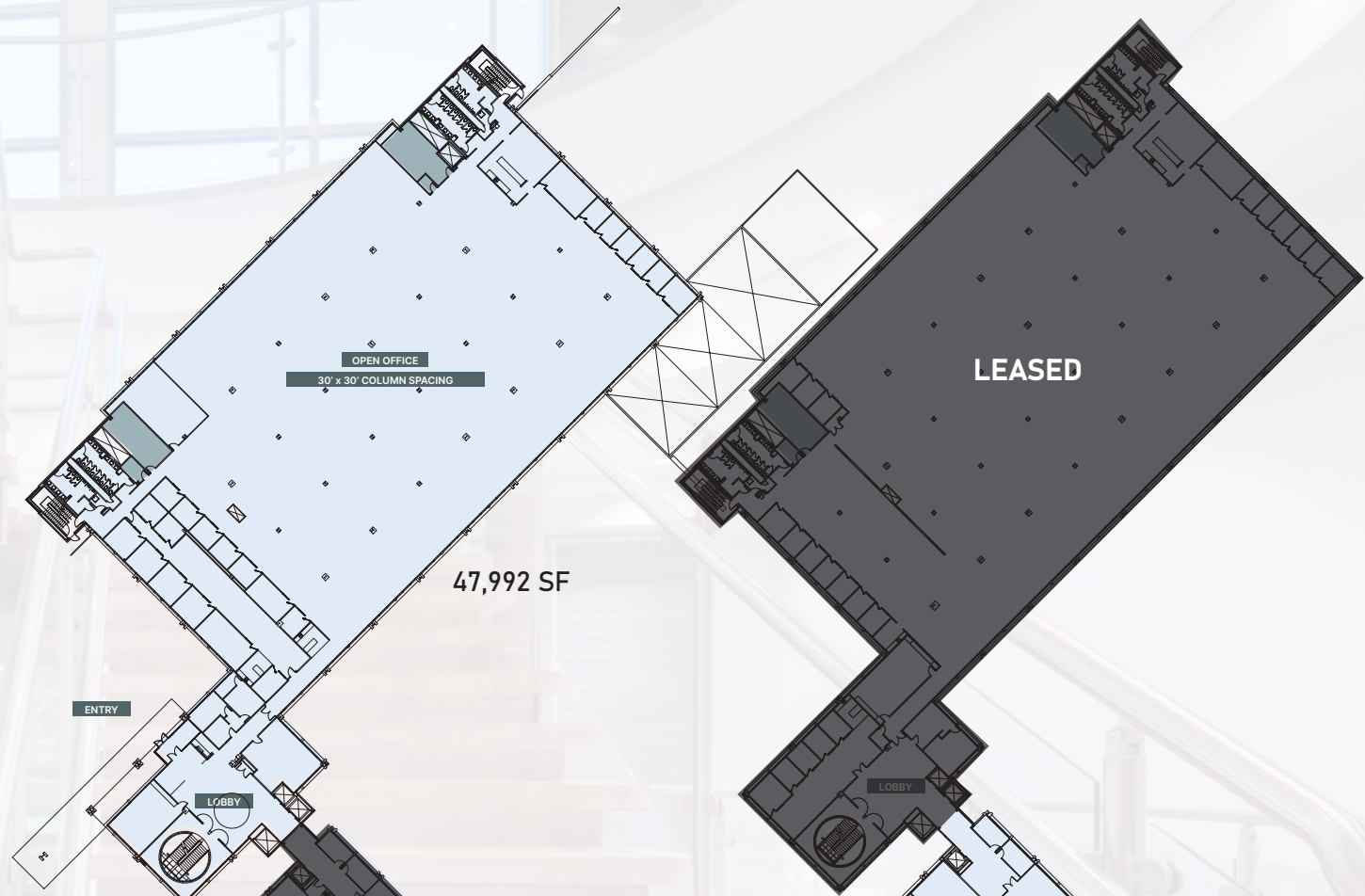


BUILDING 2

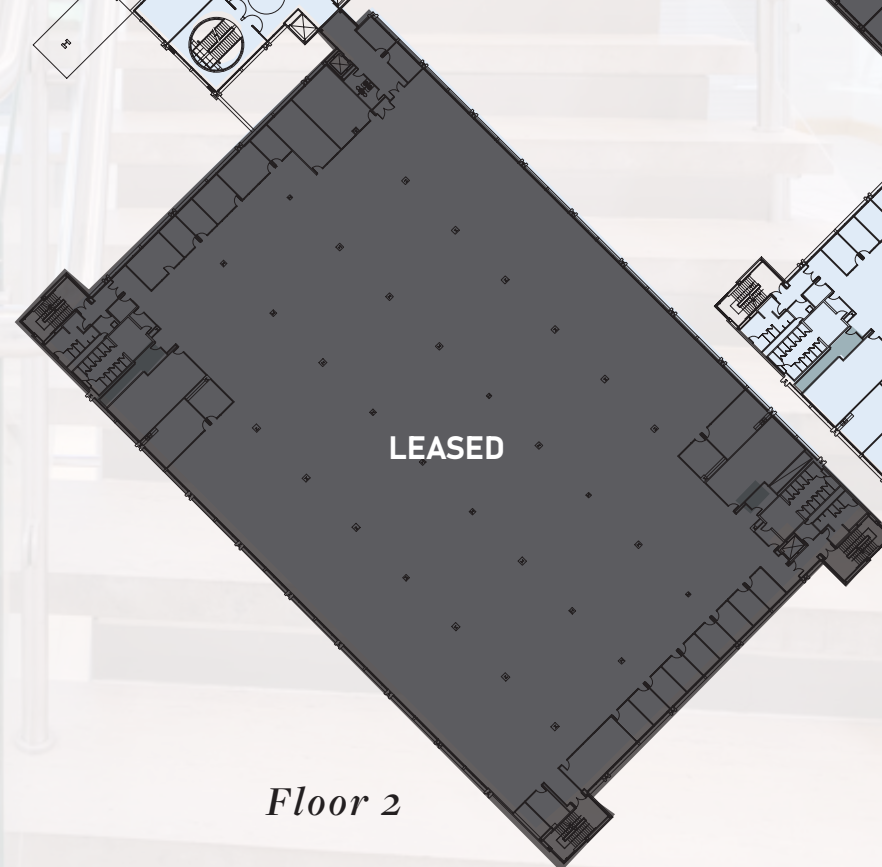
4674 HOUSTON RD



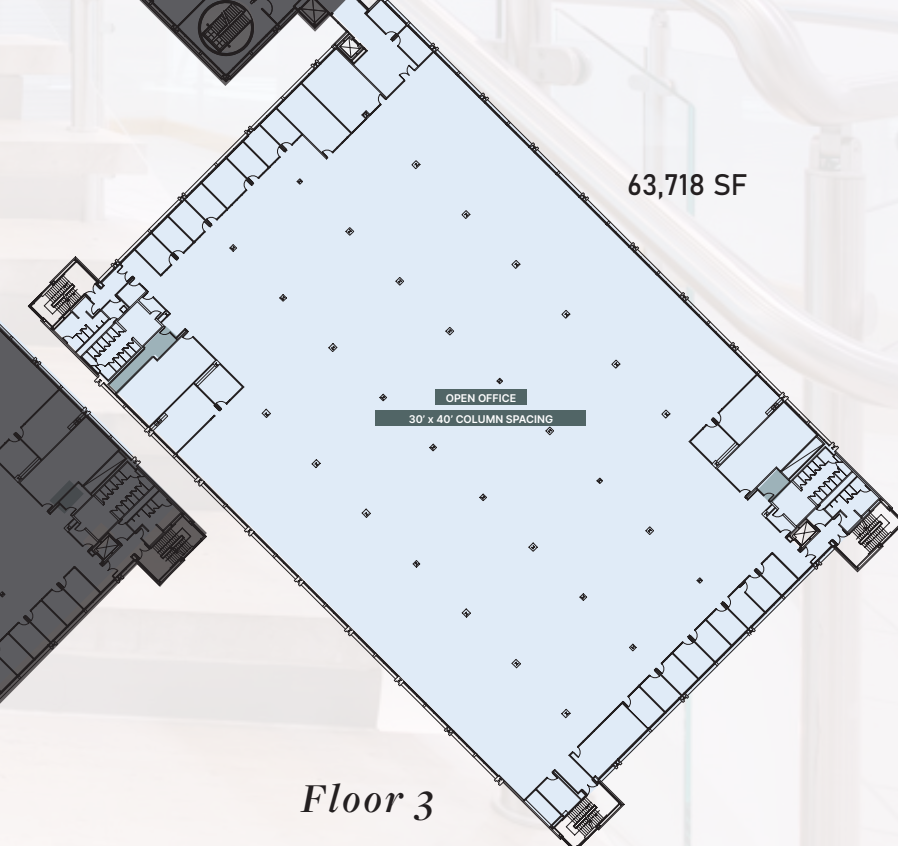
Floor 1

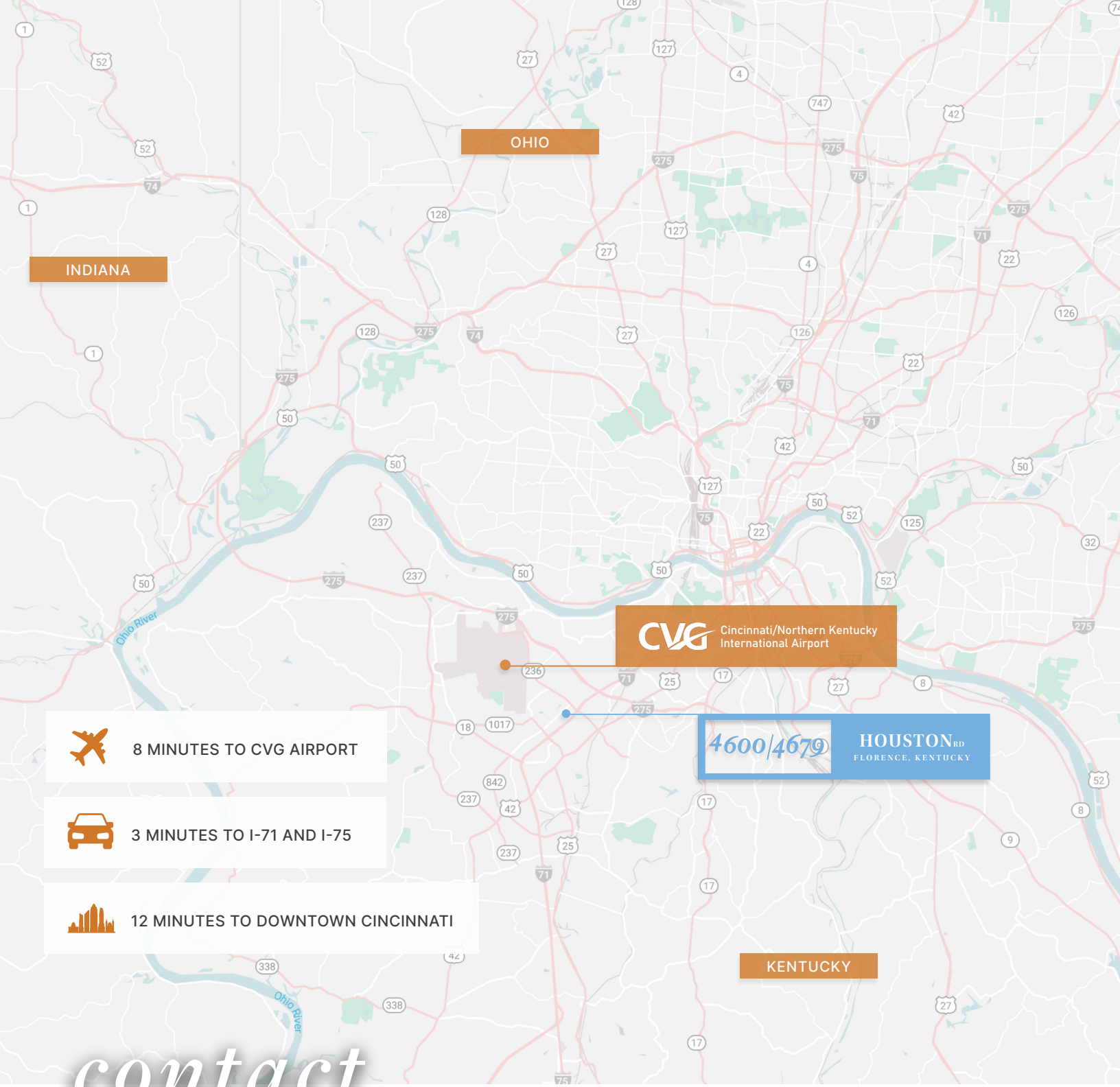


Floor 2



Floor 3







OHIO


INDIANA

CVG Cincinnati/Northern Kentucky International Airport

4600/4679 HOUSTONRD
FLORENCE, KENTUCKY

 8 MINUTES TO CVG AIRPORT

 3 MINUTES TO I-71 AND I-75

 12 MINUTES TO DOWNTOWN CINCINNATI

KENTUCKY

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