

OFFICE | FOR LEASE

# OFFICE PARK FOR LEASE

*7300-7310 Turfway Road, Florence, KY 41042*

847 SqFt - 22,933 SqFt



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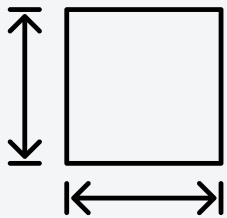


## THE OFFERING

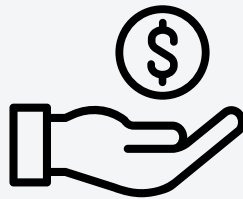
- Class B Office Space Available
- On-Site Management Team
- On-Site Maintenance Services
- Flexible Space Sizes to Suit Your Needs
- Customizable Lease Terms & Competitive Rates
- Move-In Ready Offices
- High Visibility from Interstate 75
- Room to Expand as Your Business Grows
- 24/7 Secure Electronic Access



## SPACE HIGHLIGHTS



**SOFT AVAILABLE**  
**847 SF- 22,933 SF**



**LEASE RATE**  
**\$13.00-\$19.00**



**PARKING**  
**Surface Lot**



**SPACE CONDITION**  
**Finished Box**



**SUBMARKET**  
**Florence**





## LEASING SUMMARY

## ADDRESS:

*7300-7310 Turfway Rd,  
Florence, KY 41042*

## LEASE RATE:

*Variable per Suite (Gross  
Rate)*

## SUBMARKET:

*Florence, Kentucky*

SPACE  
CONDITION:

*Finished Box | Office*

AVAILABLE  
SQUARE FT:

*847 SqFt - 22,933 SqFt*

## ZONING:

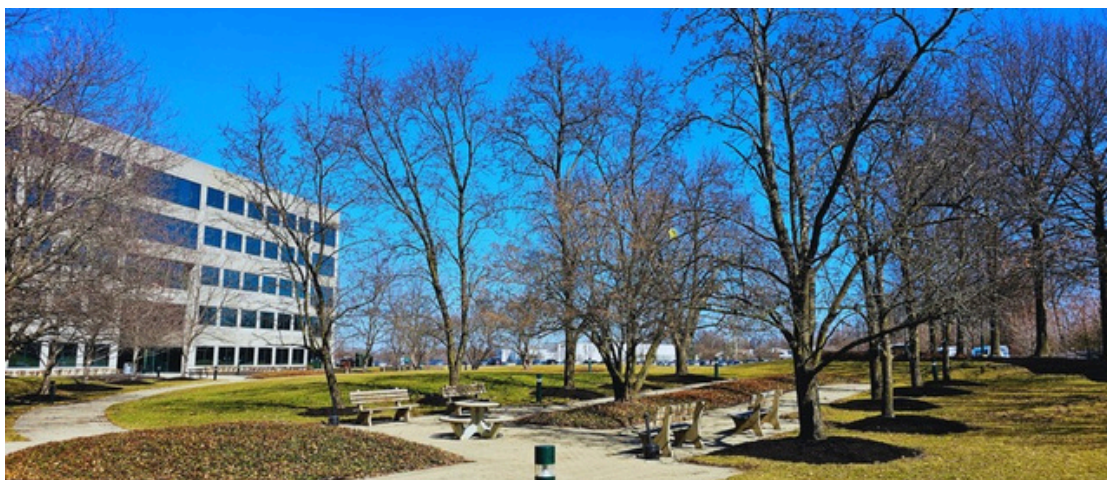
*O-2/PD/CD*

## PARKING:

*Surface Lot*

## COMMON AREAS:

*Restrooms, Lobby, Exterior  
Courtyard*





<i><b>SUITE</b></i>	<i><b>FLOOR</b></i>	<i><b>SQUARE FOOTAGE</b></i>
<b>7300 Turfway Road</b>		
<b>Unit #400 A</b>	<b>4</b>	<b>2,555 SqFt</b>
<b>Unit #400 B</b>	<b>4</b>	<b>4,100 SqFt</b>
<b>Unit #410</b>	<b>4</b>	<b>5,864 SqFt</b>
<b>Unit #440</b>	<b>4</b>	<b>1,918 SqFt</b>
<b>Unit #450</b>	<b>4</b>	<b>3,208 SqFt</b>
<b>Unit #460</b>	<b>4</b>	<b>1,107 SqFt</b>
<b>Unit #500</b>	<b>5</b>	<b>3,527 SqFt</b>
<b>Unit #510 A</b>	<b>5</b>	<b>2,150 SqFt</b>
<b>Unit #510 B</b>	<b>5</b>	<b>4,298 SqFt</b>
<b>Unit #530</b>	<b>5</b>	<b>2,971 SqFt</b>
<b>Unit #540</b>	<b>5</b>	<b>1,172 SqFt</b>
<b>Unit #552</b>	<b>5</b>	<b>847 SqFt</b>
<b>Unit #560</b>	<b>5</b>	<b>3,862 SqFt</b>
<b>7310 Turfway Road</b>		
<b>Unit #130</b>	<b>1</b>	<b>2,442 SqFt</b>
<b>Unit #150</b>	<b>1</b>	<b>2,996 SqFt</b>
<b>Unit #300</b>	<b>3</b>	<b>8,645 SqFt</b>
<b>Unit #310</b>	<b>3</b>	<b>3,512 SqFt</b>
<b>Unit #330</b>	<b>3</b>	<b>6,450 SqFt</b>
<b>Unit #330 A</b>	<b>3</b>	<b>4,192 SqFt</b>
<b>Unit #400 A</b>	<b>4</b>	<b>13,204 SqFt</b>
<b>Unit#400 B</b>	<b>4</b>	<b>9,695 SqFt</b>

[\*\*VIEW VIRTUAL TOURS HERE\*\*](#)













# Northern

KENTUCKY

## METRO AREA STATISTICS

**2.3 MM**  
POPULATION

**75K**  
HOUSEHOLD INCOME

**3.1 %**  
UNEMPLOYMENT

## LARGEST EMPLOYERS

- 1) *ST. ELIZABETH HEALTHCARE*
- 2) *FIDELITY INVESTMENTS*
- 3) *DHL*
- 4) *BOONE COUNTY SCHOOLS*
- 5) *KROGER*

## NORTHERN KENTUCKY



**Metro Population:** Northern Kentucky is part of the CincinnatiUSA MSA encompassing 2.3MM people and is the 28th largest metro area in the U.S.



**Major Cities:** Covington, Newport, Florence, Erlanger, Hebron, Union, Fort Thomas, Bellevue



**Signature Events:** Cincinnati Flying Pig Marathon, P&G Music Fusion Weekend, Oktoberfest Cincinnati, BLINK, and Merchant's and Music Festival.



**Professional Sports:** Cincinnati Reds (MLB), FC Cincinnati (MLS), and the Cincinnati Bengals (NFL).



**Arts in Region:** 100 plus arts & culture venues in the region including ballet, pops orchestra, chamber orchestra, Opera, Broadway theater and more.



**Airport:** CVG International Airport serviced by Delta, United, Frontier, Allegiant, Southwest, and Apple Air.

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