

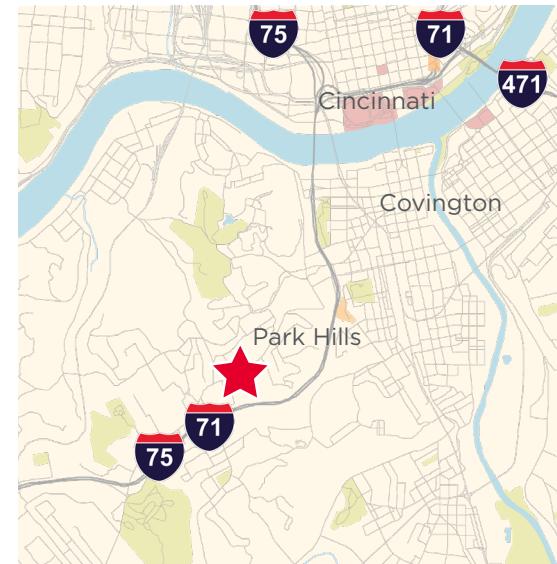


CLASS A OFFICE SPACE

**2,346 SF on the First Floor
Asking \$18.50/SF Modified Gross**

Property Highlights

- 3-Story, 38,144 sf Class A Office Building constructed in 2004
- 2,346 contiguous sf available
- Monument signage available
- 24-hour professional management and maintenance on-site
- 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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FOR LEASE
Wright's Summit I
909 Wright's Summit Parkway

Property Highlights

Address	909 Wright's Summit Parkway Ft. Wright, KY 41011
Year Built	2004
Total Bldg. SF	38,144
Available SF	2,346
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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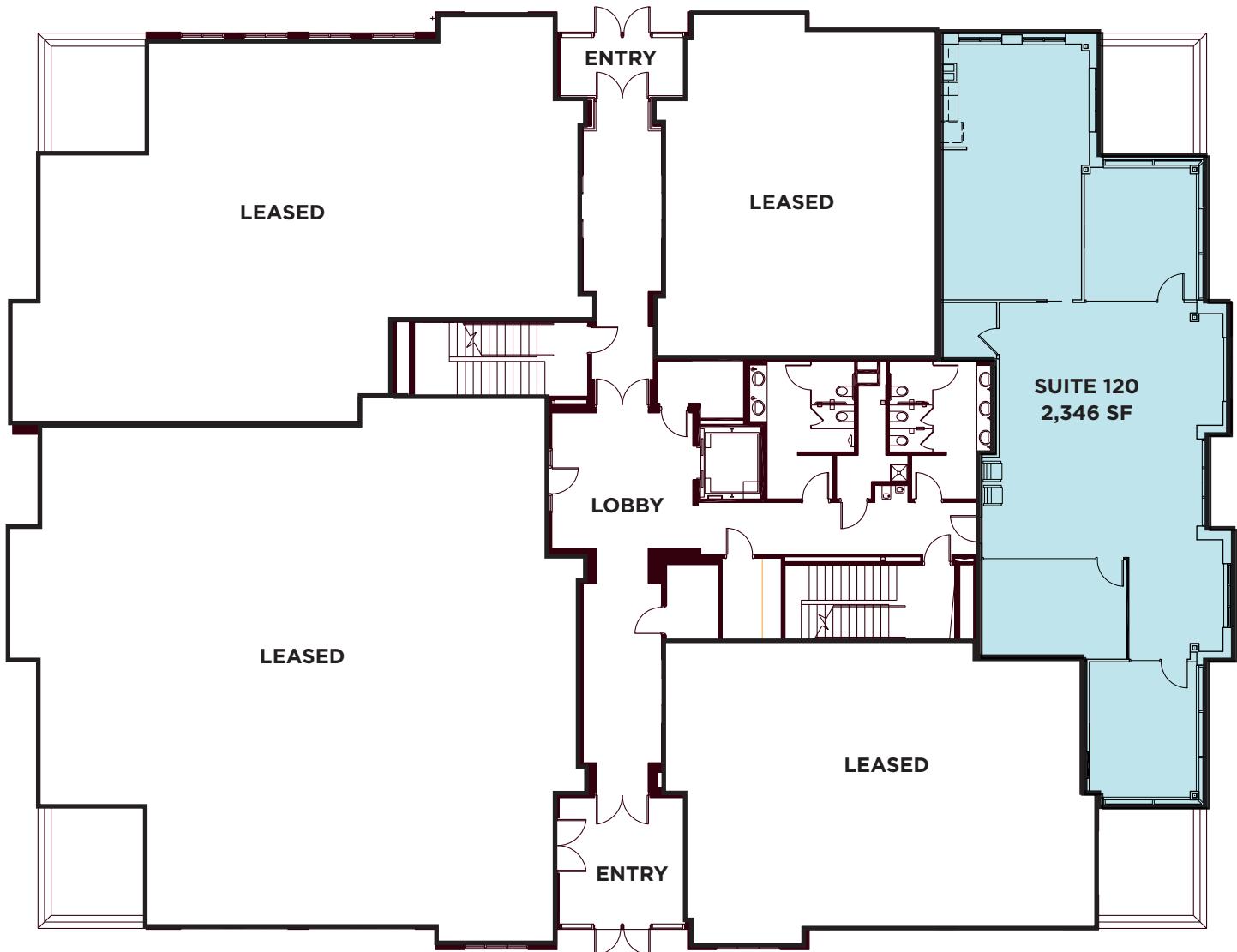
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First Floor | 2,346 SF



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Aerial & Location



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