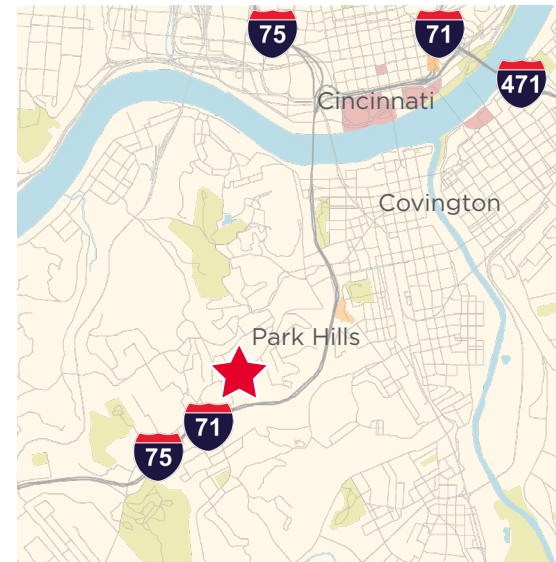




2,346 SF on the First Floor
Asking \$18.50/SF Modified Gross

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



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 |



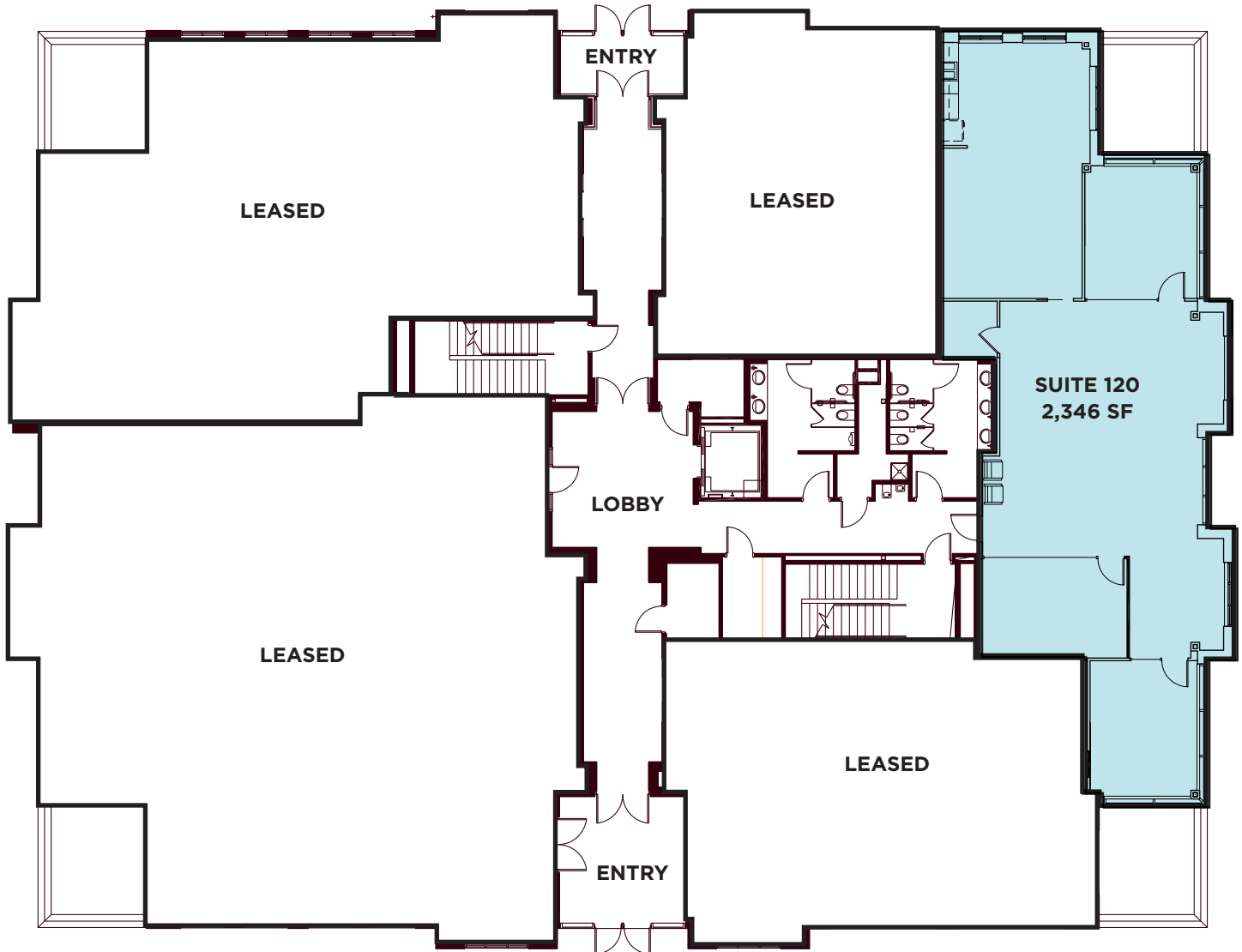


FOR LEASE

Wright's Summit I

909 Wright's Summit Parkway

First Floor | 2,346 SF



Digger Daley
Senior Director
+1 513 763 3028
digger.daley@cushwake.com

Scott Abernethy, SIOR, CCIM
Senior Director
+1 513 763 3013
scott.abernethy@cushwake.com

201 E. Fourth St. | Suite 1800
Cincinnati, OH 45202
+1 513 421 4884
cincyofficeadvisors.com



FOR LEASE

Wright's Summit I

909 Wright's Summit Parkway

Aerial & Location



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

Digger Daley
Senior Director
+1 513 763 3028
digger.daley@cushwake.com

Scott Abernethy, SIOR, CCIM
Senior Director
+1 513 763 3013
scott.abernethy@cushwake.com

201 E. Fourth St. | Suite 1800
Cincinnati, OH 45202
+1 513 421 4884
cincyofficeadvisors.com