

# CURÖ•BRKG

**±1,000 SF FOR SALE OR LEASE**

6900 HOUSTON RD #24 | FLORENCE, KY 41042

**SALE PRICE**  
**\$129,500**

**MG LEASE**  
**\$1,100**



## CURÖ•BRKG

[CUROBRKG.COM](https://CUROBRKG.COM) | 859.393.1140

TRACY WARNER | [TRACY.WARNER@CUROBRKG.COM](mailto:TRACY.WARNER@CUROBRKG.COM)

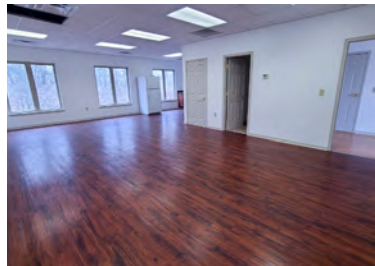
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Fantastic office suite situated on Houston Road offers the perfect blend of functionality and comfort, featuring a welcoming reception area, a private office, a spacious conference room, a kitchenette, and 2 private restrooms.

This professional office space offers convenience for your team and clients through easy access to I-71/75 and CVG airport, and multiple dining options and shopping centers, making it easy for your team to thrive in this bustling location.



## GENERAL DETAILS

<b>Year Built</b>	2004
<b>Total Building SF</b>	5,000 SF
<b>Stories</b>	2
<b>Available Space</b>	1,000 SF +/-
<b>Lighting</b>	Incandescent
<b>Ceiling Height</b>	9'
<b>Parking</b>	Designated
<b>Parcel</b>	061.00-23-600.24
<b>A/C</b>	Fully Air Conditioned
<b>County</b>	Boone County
<b>Roof</b>	Metal
<b>Finish</b>	Class B Overall
<b>Electric</b>	Separately Metered
<b>Construction</b>	Brick

**PROPERTY HIGHLIGHTS:**

- 1 private office, reception area
- Large open conference/training room
- Kitchenette and 2 private restrooms
- Large parking lot in front for staff and clients
- Prime Florence location with easy access to Northern Kentucky's bustling business hub
- Conveniently located near Wal-Mart, Meijer, Kohls, St. Elizabeth Medical Center, Costco, dining, and banking

**AVAILABLE SF**

» ±1,000 SF

**PARCEL**

» 061.00-23-600.24

**SALE PRICE**

» \$129,500

**LEASE RATE**

» \$1,100/MG

**C-2/PD/HPO/CD ZONING**[CLICK FOR DETAILS](#)





DISTANCE TO:

CVG INTERNATIONAL AIRPORT  
5.6 MILES



DAILY VEHICLE TRAFFIC:

HOUSTON RD  
25K

1 MILE

53,476 people  
\$66,402 AHHI  
6,625 employees

3 MILES

136,874 people  
\$82,183 AHHI  
42,164 employees

5 MILES

230,580 people  
\$83,597 AHHI  
70,337 employees

