

FOR SALE OR LEASE

Kingsgate Crossing

6159 First Financial Drive | Florence, KY 41042



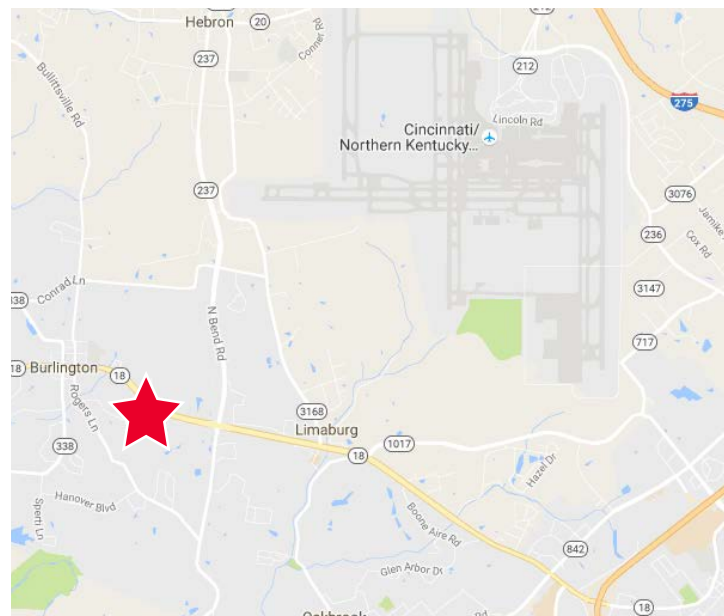
22,735 SF Office Building

Lease Rate \$19.50/SF MG*

*excludes utilities, janitorial and interior maintenance expenses

Property Highlights

- Ideal spot for medical office
- 7,435 SF available
- Managed by Hemmer Management Group
- Just minutes from CVG Airport
- Convenient parking

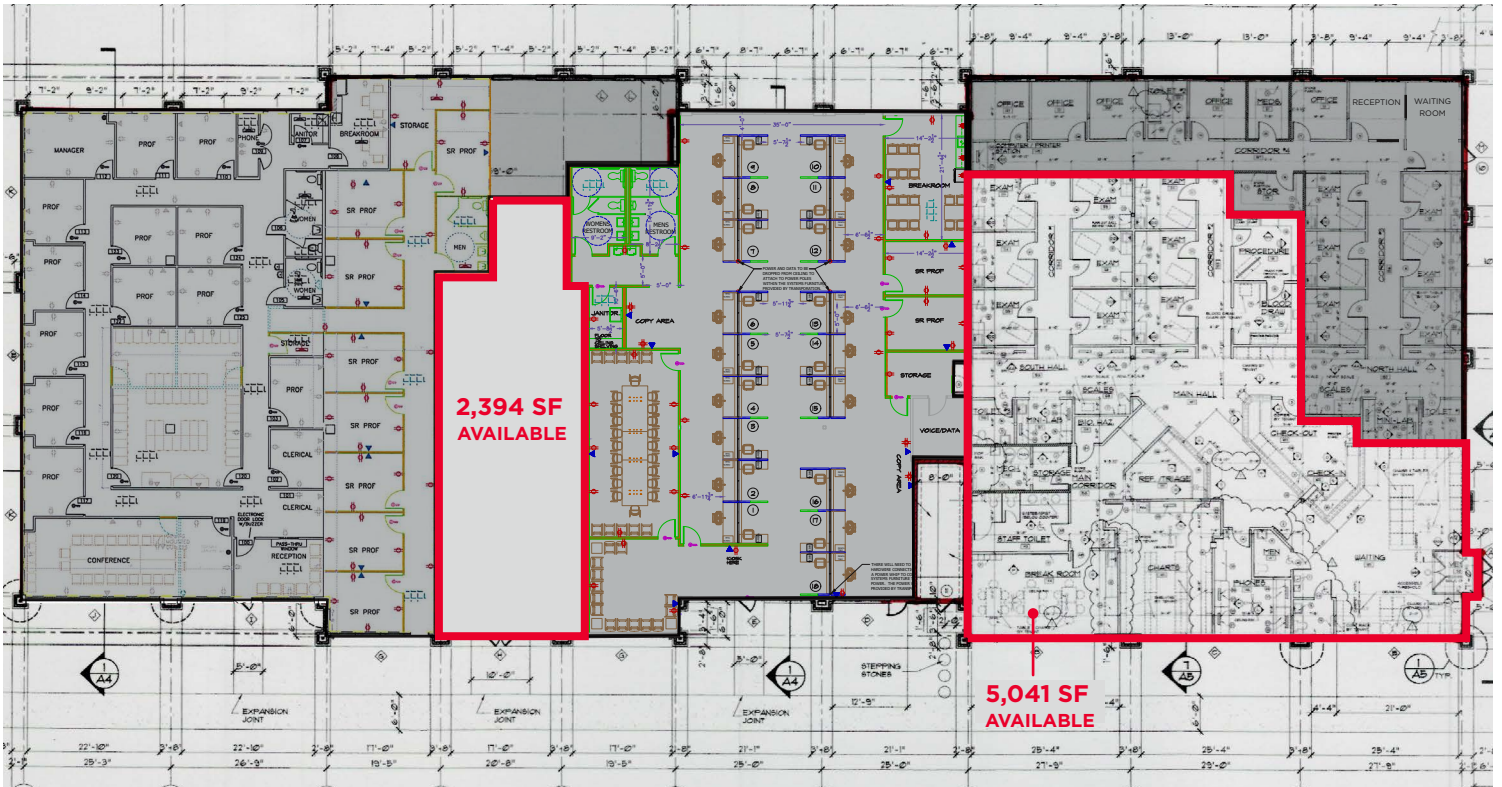


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Floor Plan



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Property Details

Address	6159 First Financial Drive Burlington, KY 41005	Electric	Standard office
Year Built	2002	HVAC	Split systems
Acreage	2.39 Acres	Roof	Asphalt Shingle
Total Bldg. SF	22,735	Surface Parking	92 spaces (4.05 spaces / 1,000 SF) Paved asphalt
Available SF	7,435	Zoning	Medical/Office
Construction	Structural steel with brick veneer	County	Boone
Ceiling Height	9'	Parcel ID	038.00_21_001.00
Interior Finishes	Standard office finishes	Lease Rate	\$19.50 PSF Modified Gross
Sprinkler	Wet pipe system		

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Area Amenities



Build-to-Suit

Clean, open space

7,434 SF pictured below

