



PIVOT REALTY GROUP

LOOKOUT CORPORATE CENTER

Ft. Wright, Kentucky

SPACE AVAILABLE

135 RSF - 14,237 RSF

LOOKOUT
corporate center

PIVOT
COMMERCIAL GROUP

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Property Details

- Address: 1717 Dixie Highway, Ft. Wright, Kentucky
- Building size: 120,040 Total Square Feet
- Year Built: 1982
- Zoning: Commercial
- Site Size: 5.215 Acres
- Parking: 425 spaces, which includes 7 handicapped spaces
- Building Type: 9-story office building with steel frame, EIFS facade, insulated tinted windows with enclosed in black anodized frame
- Construction: Steel

Building Systems

- HVAC: Trane electronic variable air volume systems with boxes in each tenant space. 75-ton roof top system (5 units) with hot water heat
- Heating: 2 gas fired boilers
- Elevators: Two Dover traction passenger units and one Dover traction service unit



Property Details

(continued)

- **Electrical:** 2000 amp service; 227/480 volt service with circuit breaker protection
- **Security:** 24-hour building access with after hours carded access
- **Life Safety:** Tamper flow detectors and smoke detectors
- **Plumbing:** 5/8" meter, 1" meter fire line and 4" meter water
- **ADA Compliance:** ADA Compliant
- **Lobby/Common Area:** The lobby has imported marble flooring and accent carpeting with attractive seating and landscaping. The common area is carpet and tile.
- **Tenants:** Horizontal blinds are provided for all exterior windows. Entrance doors are full height with a solid core. Ceilings are 2'X2' acoustical tiles or open full height ceilings with 2'X4' recessed LED lighting fixtures. Tenants can choose from several colors of 30 oz. cut pile carpet or an assortment of floor tile. Window configuration allows flexibility in perimeter office sizing.



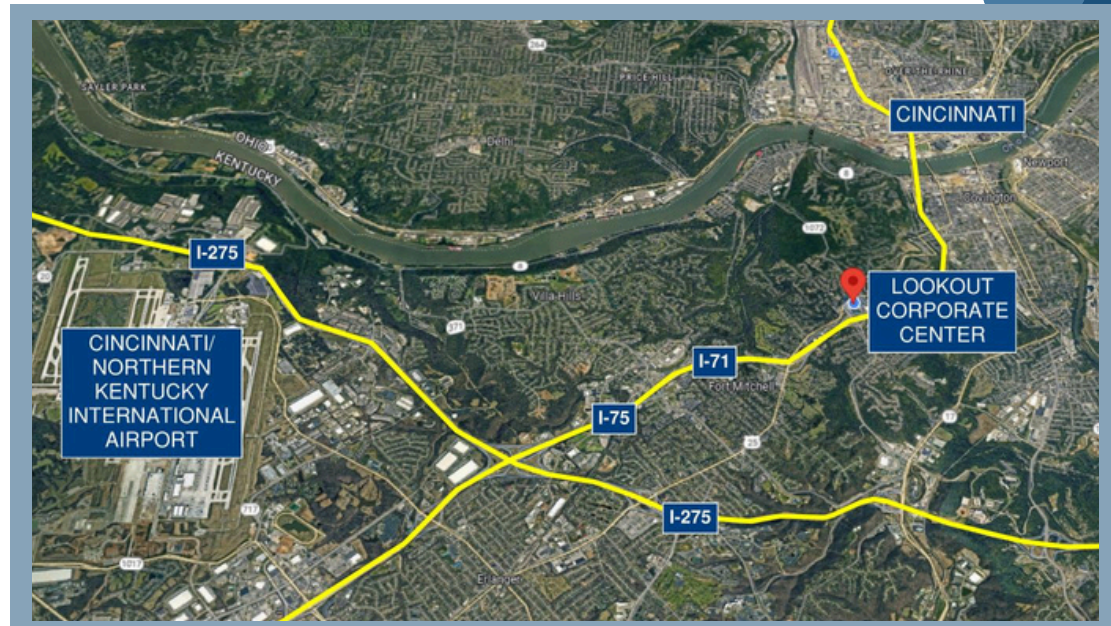
Convenient Location

Lookout Corporate Center is positioned along Interstate 71/75 at the Kyles Lane/Ft. Wright Exit 189. The Center overlooks downtown Cincinnati, which is just minutes away. It is strategically positioned within a 600 mile radius of over half of the nation's population, purchasing power, and manufacturing operations.

Tenants, customers, and visitors appreciate the convenient access to the Cincinnati/Northern Kentucky International Airport, which is only ten minutes away from Lookout Corporate Center.

Marriott Inn, Embassy Suites, Hampton Inn and Commonwealth Hilton being located within minutes from Lookout.

Florence Mall and Crestview Acres Town Center, just minutes away, provides a wide variety of shops and major stores.



Amenities

Access to our full-service gym, where fitness meets ease! Our state-of-the-art facility offers everything you need to achieve your health and wellness goals while being right by the office. Whether you prefer cardio on our top-of-the-line treadmills and ellipticals, or strength training with our selection of free weights and machines, we have something for everyone. After your workout, refresh in our locker room oasis, complete with rejuvenating waterfall showers and complimentary towel service.



Amenities

Conveniently located on the first floor of Lookout Corporate Center, our onsite deli is a haven for both employees and visitors alike. Offering a delightful array of beverages and food options, including coffee options from our Starbucks coffee machine, the deli ensures you stay fueled throughout the day. With cozy seating areas, you can savor your meals in comfort or engage in casual conversations with colleagues. Additionally, our kitchenette equipped with a sink and microwave provides added convenience for those looking to warm up their meals or grab a quick snack on the go. Whether you're in need of a caffeine boost or a satisfying bite to eat, our onsite deli has you covered.



Amenities

- Lookout Corporate Center provides a large meeting room and a contiguous, 45-seat multi-media amphitheater. Both are available to all tenants at no charge. (Currently undergoing full renovation and expansion to accommodate 125 people with a full catering prep kitchen.)
- Outdoor break area
- Updated Main Lobby in 2023.
- All bathrooms remodeled in 2022.
- Offices feature scenic views overlooking the panoramic Northern Kentucky rolling hillsides, the Ohio River Valley and the downtown Cincinnati Skyline
- Spacious landscaped parking lots surround the Center with free parking
- Tenants have three entrances to the building, allowing easy access 24 hours a day.
- Convenient access to I-71/75 and I-275



Customized Build Outs

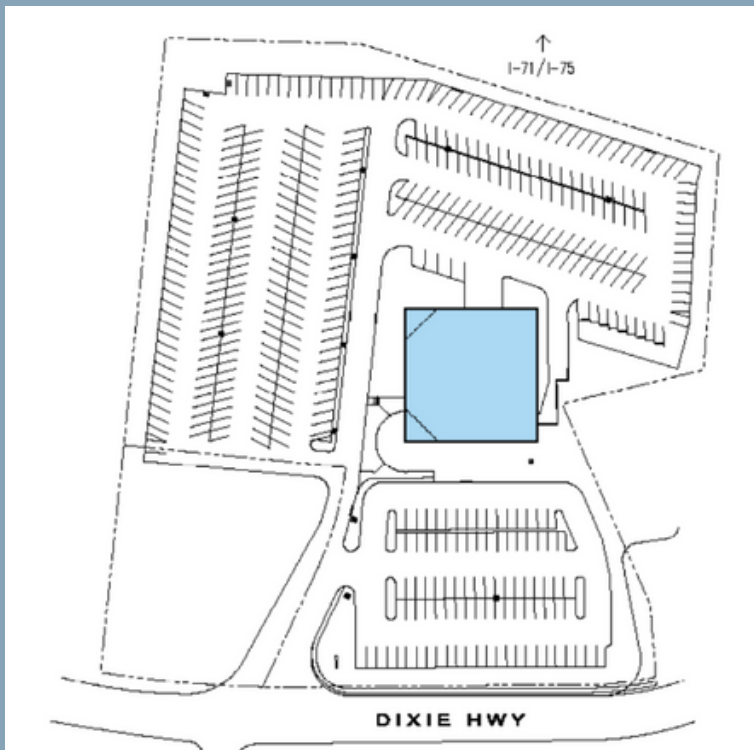


Custom build-out and tenant finish services are available to tailor spaces to your exact specifications. Whether you're looking to create a unique space, office layout, or personalization, these services provide the flexibility to design and construct the environment you desire. From selecting materials and fixtures to optimizing layout and functionality, custom build-out and tenant finish options ensure your space reflects your vision and meets your specific needs with precision and style.



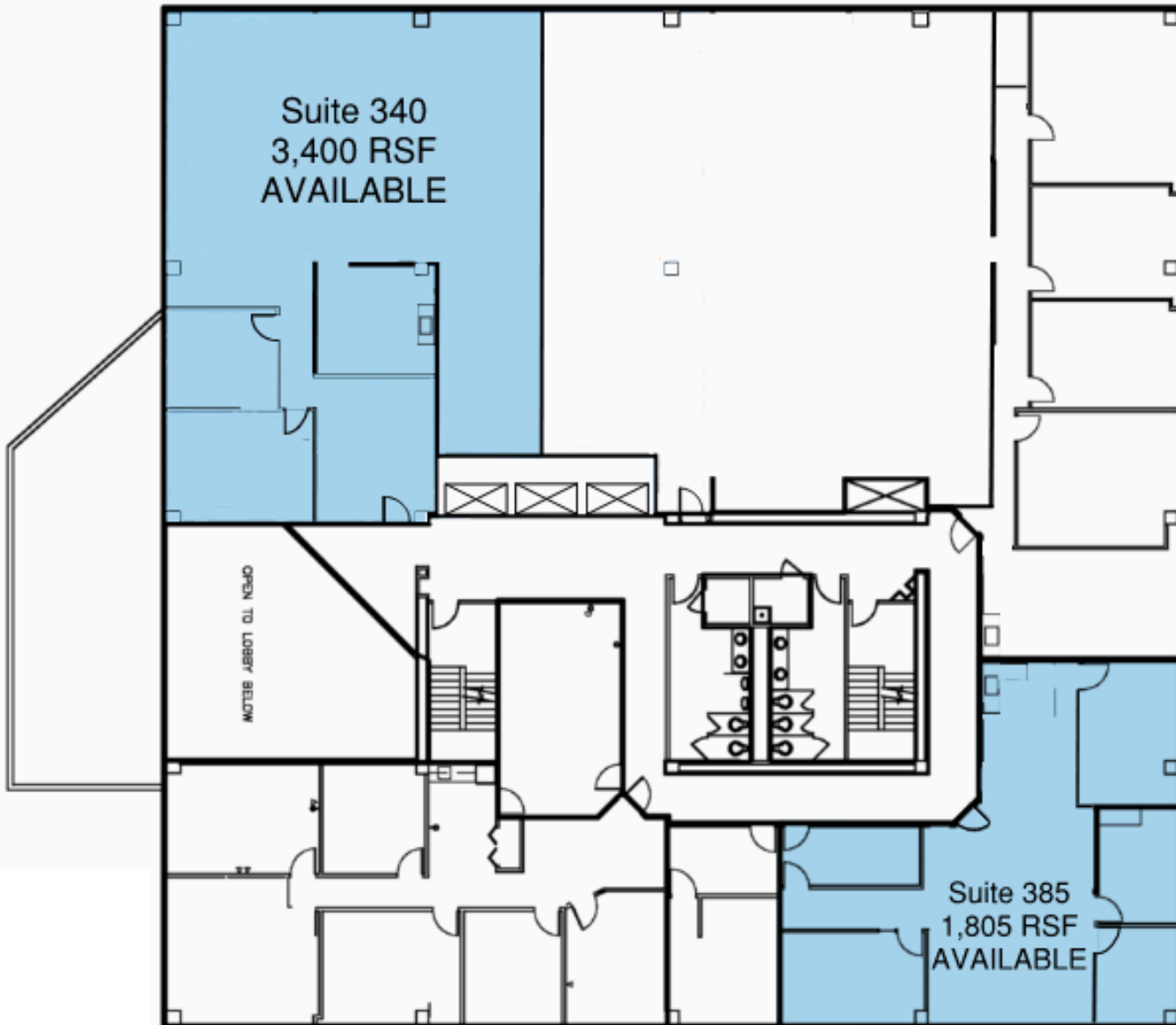
Parking

Parking at Lookout Corporate Center is completely free, offering a total of 425 spaces, including 7 designated for handicapped parking. Whether you prefer parking in front, on the side, or at the back of the center, ample space is available for tenant and visitor convenience.



Floor Plans

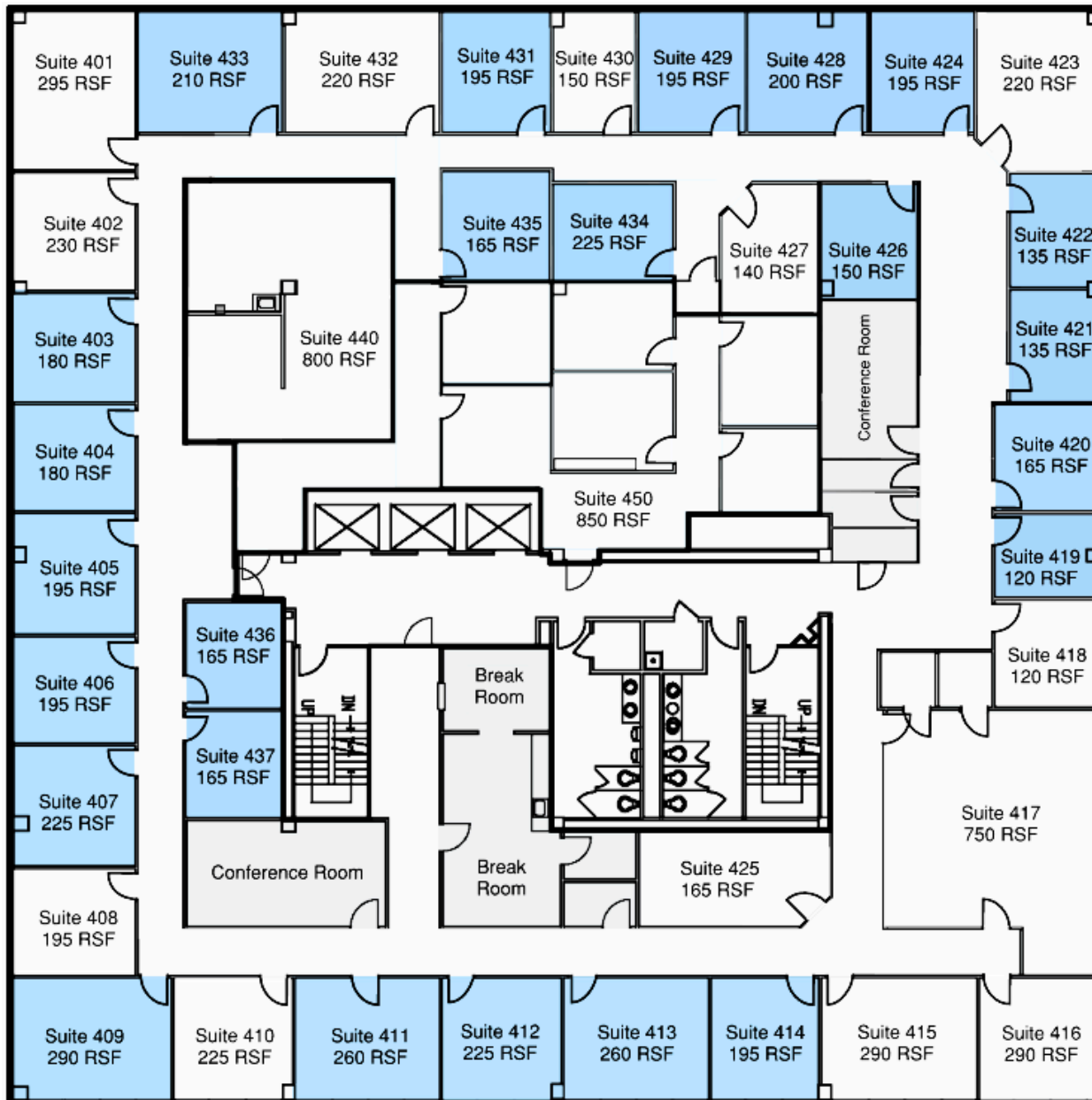
Third Floor



Floor Plans

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Fourth Floor



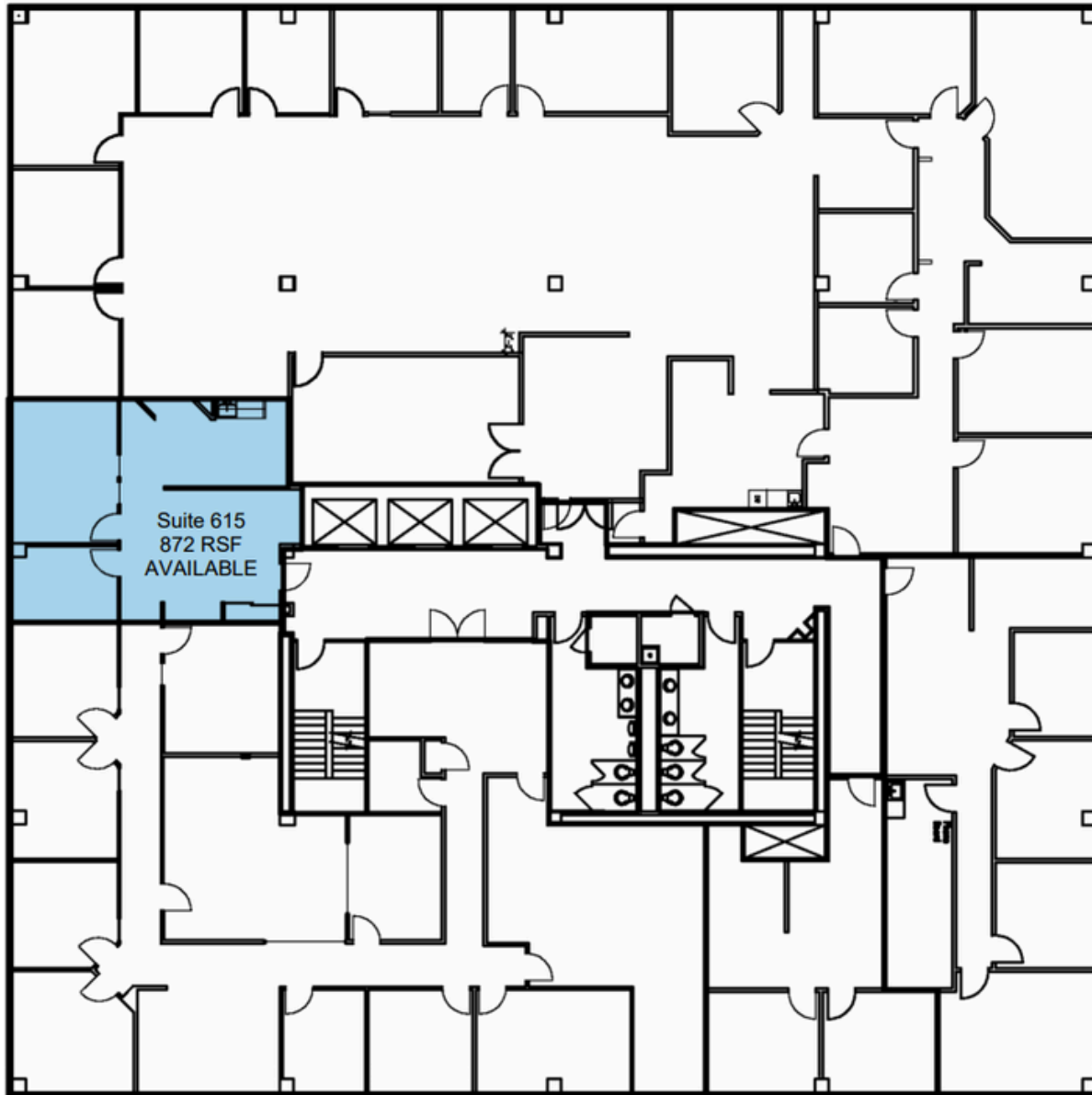
EXECUTIVE SUITE AMENITIES

- Two Conference Rooms
- Shared Break Room
- FREE WiFi

All highlighted space is available

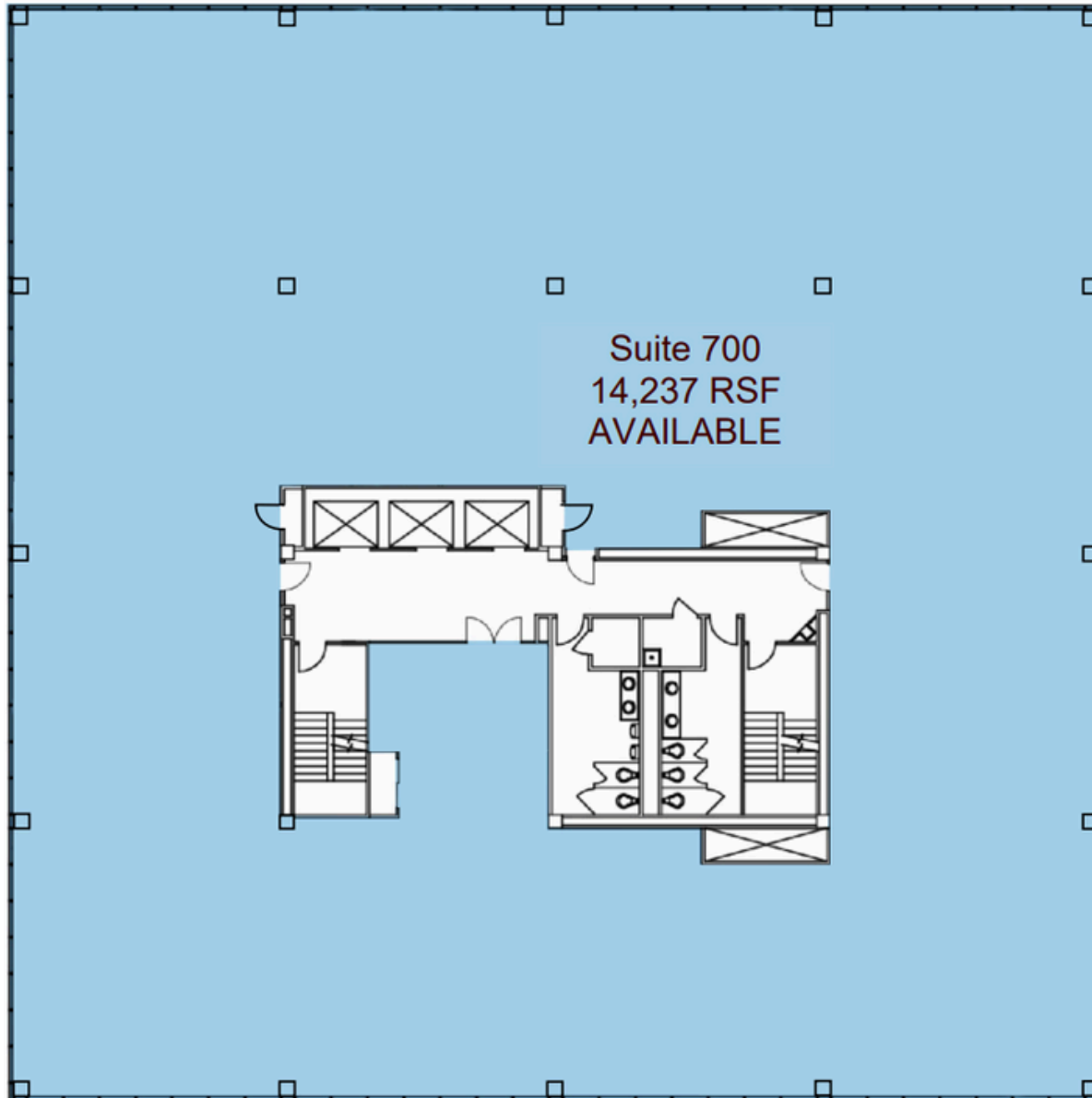
Floor Plans

Sixth Floor



Floor Plans

Seventh Floor



Contact Information

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