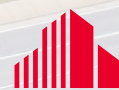




TURFWAY RIDGE



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

Turfway Ridge is a 217,647 SF, Class A Office Park located in Florence, KY. The property sits off Exit 182 on Interstate 75/71 with amazing visibility and direct access to multiple restaurants, hotels, retail and banking facilities. Located just minutes from the Cincinnati/Northern Kentucky International Airport and downtown Cincinnati. Doing business in Northern Kentucky just got easier!



EXCELLENT VISIBILITY FROM I-75/71



ASSORTMENT OF RETAIL, RESTAURANTS & HOTELS



SURFACE PARKING RATIO 4.5/1,000



SIGNAGE OPPORTUNITIES AVAILABLE



ONSITE PROPERTY MANAGEMENT



OPEN FLOOR PLATES IN VARIOUS SIZES

**BLDG
7310**

**BLDG
7300**

45,000 SF OF CONTIGUOUS SPACE AVAILABLE!

21,000 SF OF CONTIGUOUS SPACE AVAILABLE!



7310



7300

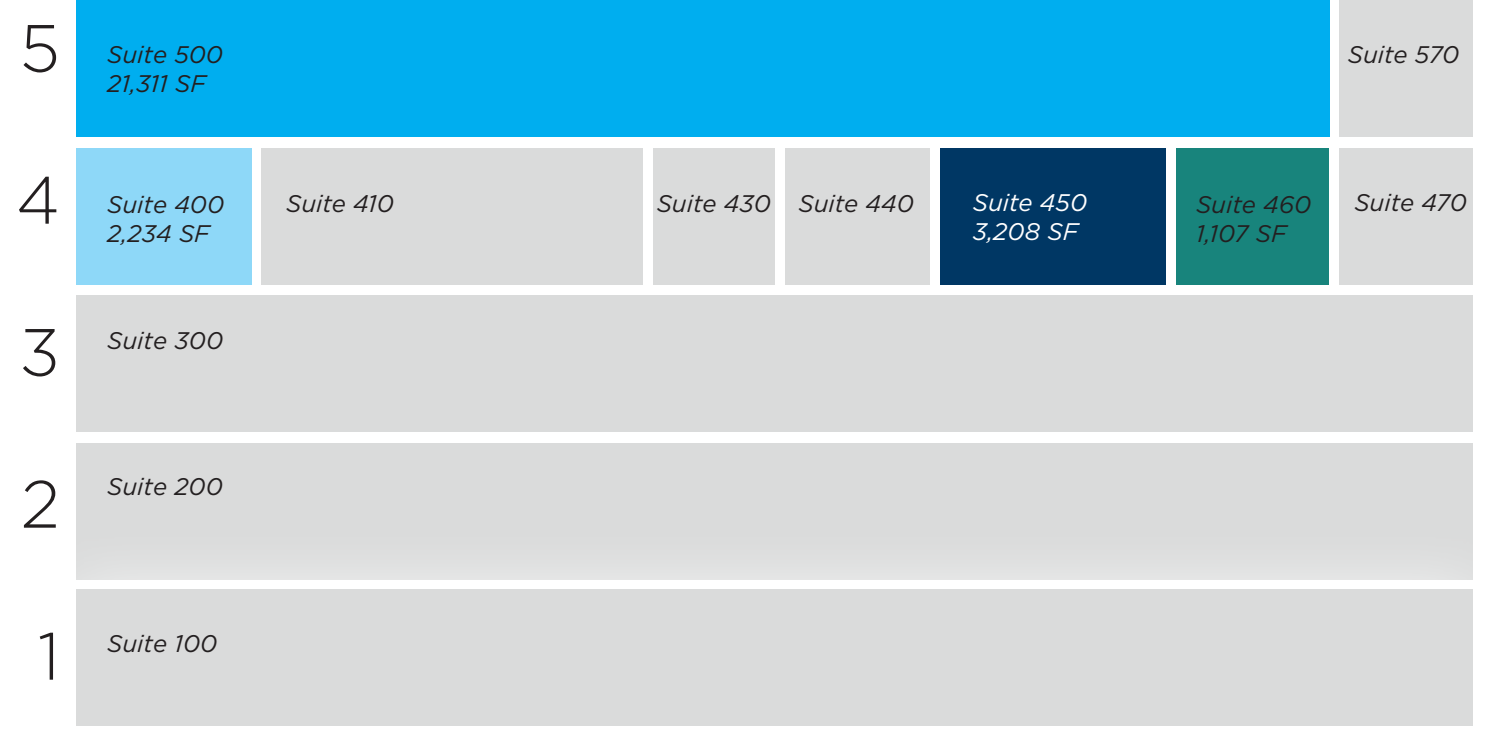
51,170 SF AVAILABLE

107,755 SF TOTAL



27,860 SF AVAILABLE

109,627 SF TOTAL



Suites 450 & 460 = 4,315 SF CONTIGUOUS

ASKING RATE:
\$19.95/SF FULL SERVICE GROSS

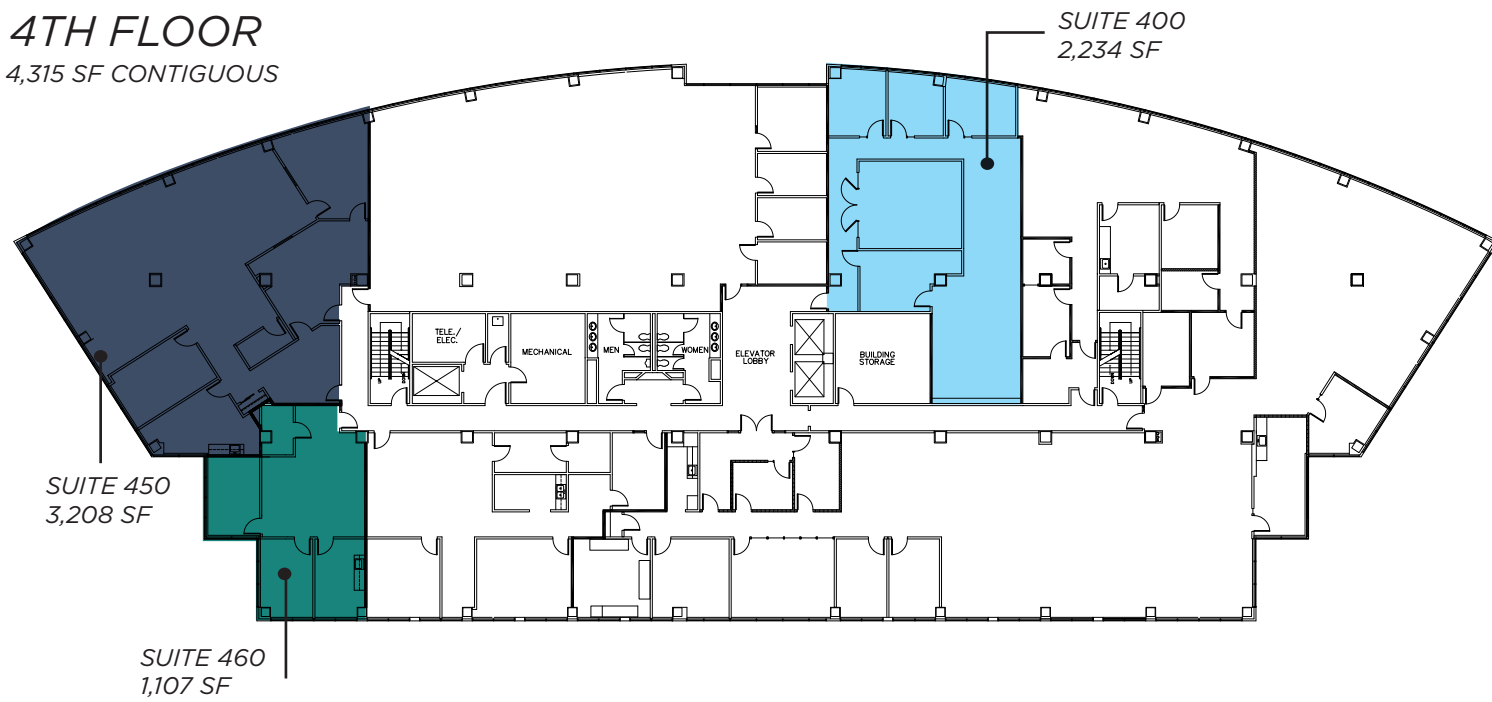


7300

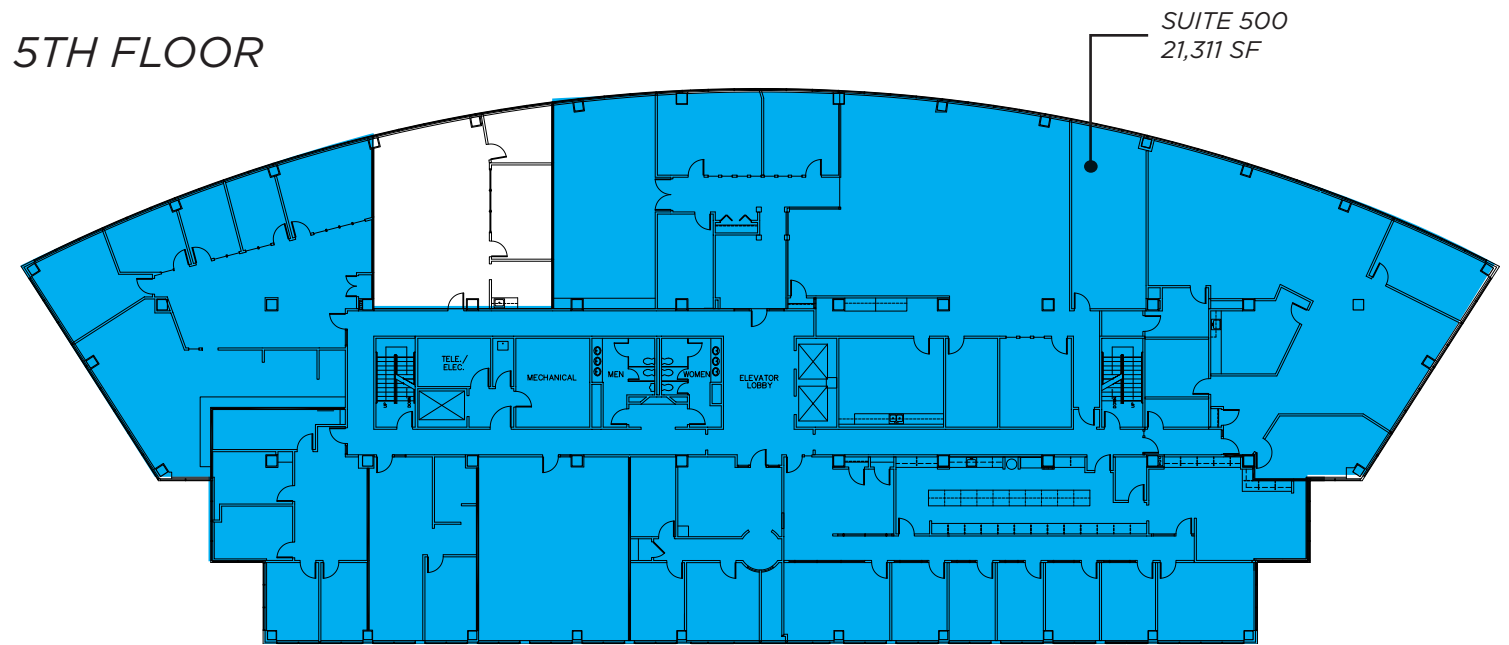


7300

4TH FLOOR 4,315 SF CONTIGUOUS



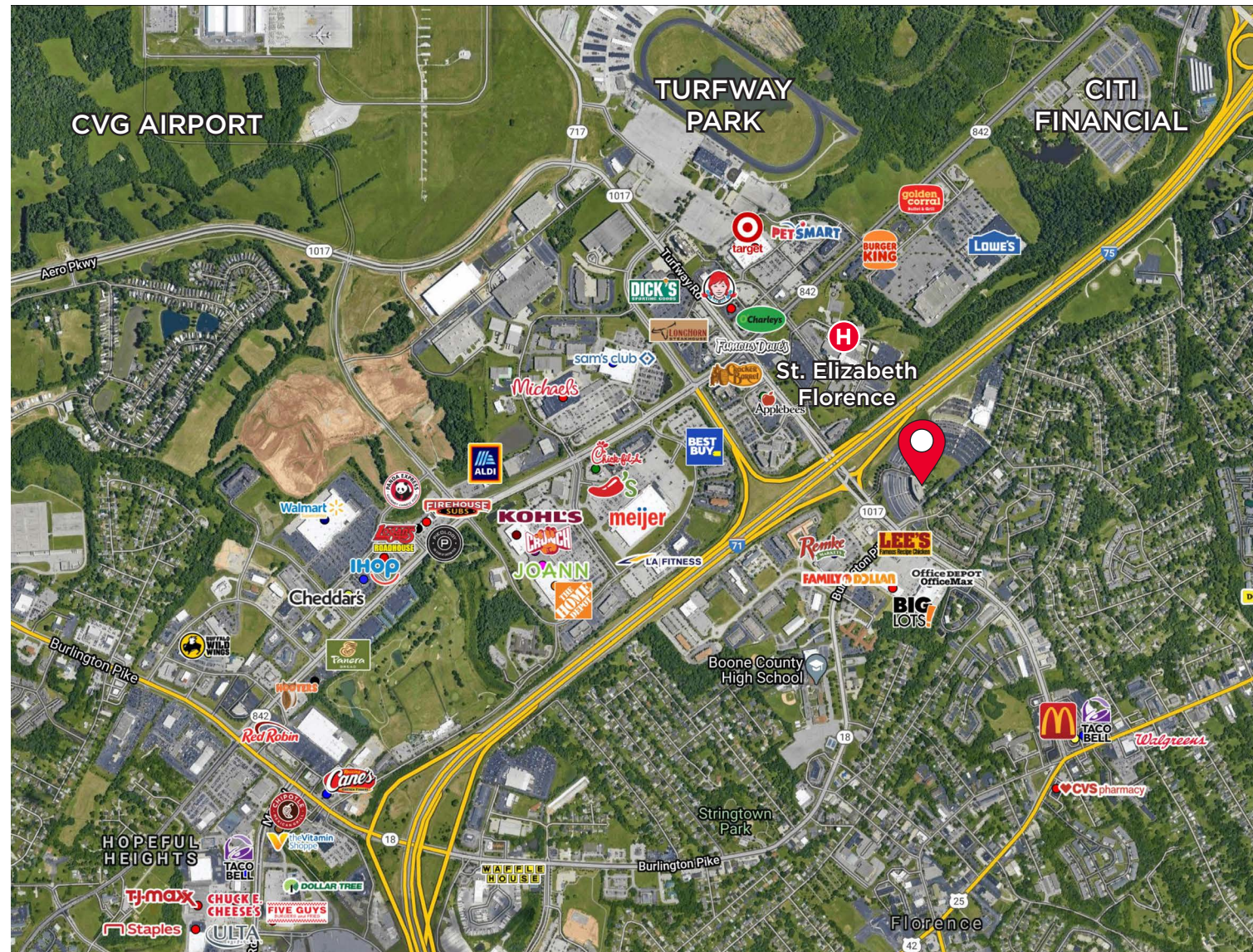
5TH FLOOR





AREA AMENITIES INCLUDE:

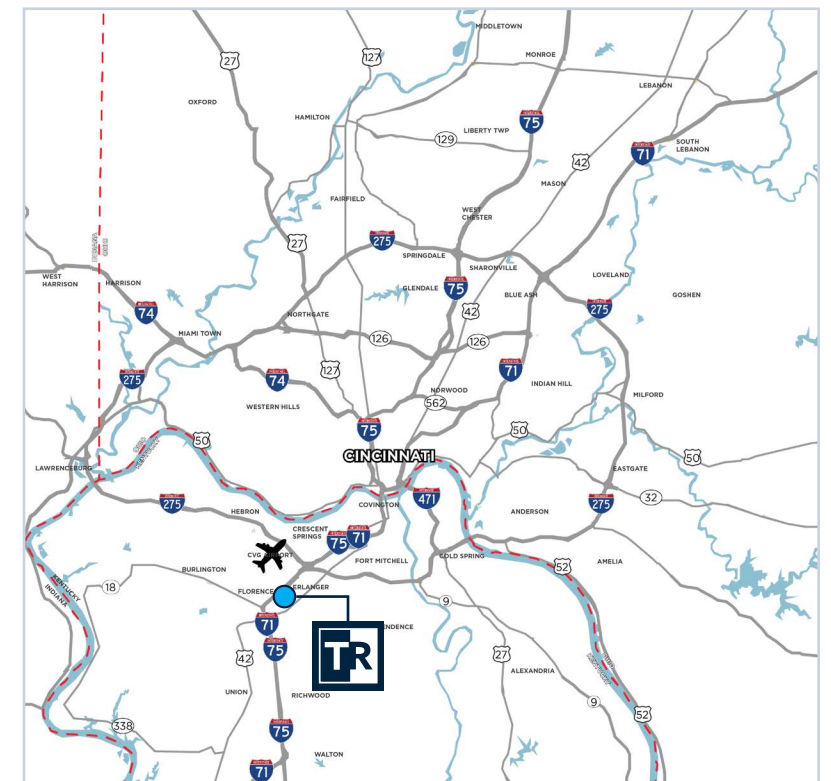
- 5.5 Miles to Cincinnati/NKY International Airport
- Florence Mall
- Turfway Park
- Florence Freedom Center
- World of Golf
- St. Elizabeth Florence Hospital
- Boone County Veterans Memorial Park
- Three fitness centers located within minutes of TR Office Park (Personal Impact, Crunch and LA Fitness)
- Abundance of hotels and restaurants to choose from



LOCATION

Florence Kentucky is located in Boone County and considered a part of the Greater Cincinnati Metropolitan. It is the second largest city in NKY and one of the fastest-growing communities in the state.

Located along I-75 and near the Cincinnati/Northern Kentucky International Airport (CVG), Florence is close to all the excitement offered in the region while also enjoying the relaxed lifestyle of the Kentucky countryside.





For more information, please contact:

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**CUSHMAN &
WAKEFIELD**