

FOR LEASE

# Wright's Summit III

810 Wright's Summit Parkway

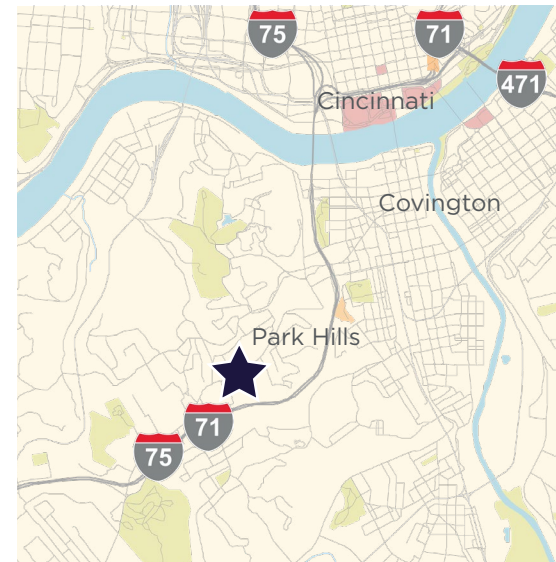
CLASS A OFFICE SPACE



**4,259 SF Available**  
**Asking \$19.50/SF Gross + Electric**

## Property Highlights

- 3-Story, 58,878 sf Class A office building
- One suite remaining on the first floor - 4,259 sf
- Prominent landscaping and signage
- 24-hour professional on-site management and maintenance
- 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



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## Property Highlights

|                          |   |
|--------------------------|---|
| <b>Address</b>           | 810 Wright's Summit Parkway<br>Ft. Wright, KY 41011   |
| <b>Year Built</b>        | 2016  |
| <b>Total Bldg. SF</b>    | 58,878  |
| <b>Available SF</b>      | 4,259   |
| <b>Construction</b>      | Concrete and Steel  |
| <b>Ceiling Height</b>    | 10'   |
| <b>Lighting</b>          | Deep Cell Parabolic   |
| <b>Flooring</b>          | Carpet and Tile   |
| <b>Windows</b>           | Double Pane Filtered Glass  |
| <b>Number of Floors</b>  | Three   |
| <b>Elevators</b>         | One - Hydraulic   |
| <b>Parking Ratio</b>     | 4:1,000   |
| <b>Zoning</b>            | City of Ft. Wright  |
| <b>Income Tax Rate</b>   | 0.99% earnings tax = Lowest<br>payroll tax in all of Kenton County  |
| <b>HVAC</b>              | Split System Heating & Cooling<br>(1,000/SF per Zone)   |
| <b>Building Hours</b>    | 7:00 AM-7:00 PM (24/7 Access)   |
| <b>Security System</b>   | At tenant's preference  |
| <b>Sprinkler System</b>  | Wet System  |
| <b>ADA</b>               | ADA Access  |
| <b>Utility Providers</b> | Electric: Duke Energy<br>Gas: Duke Energy<br>Water: City<br>Data: Cincinnati Bell Fioptics<br>and Spectrum Business |



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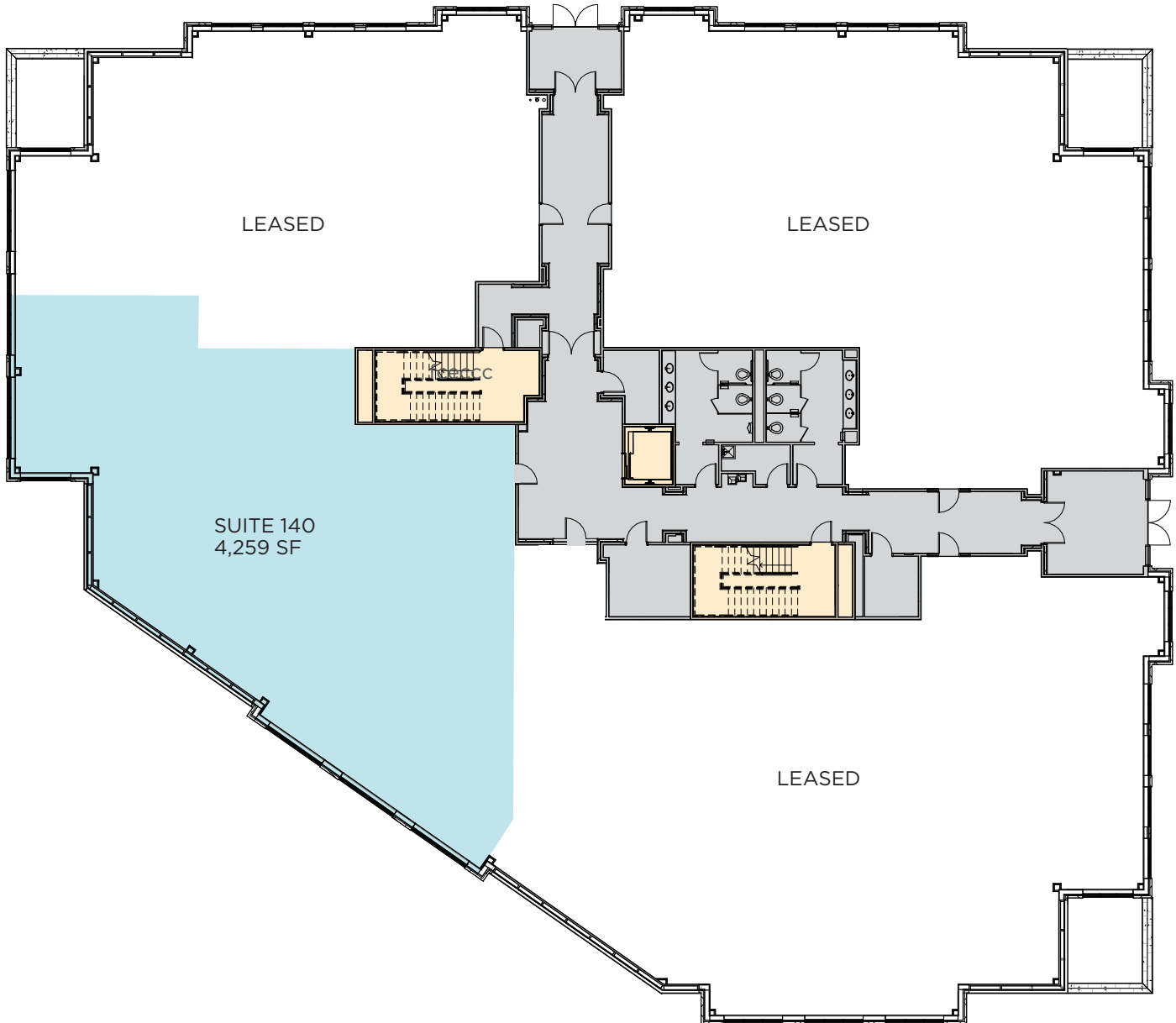


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## First Floor Plan | 4,259 SF



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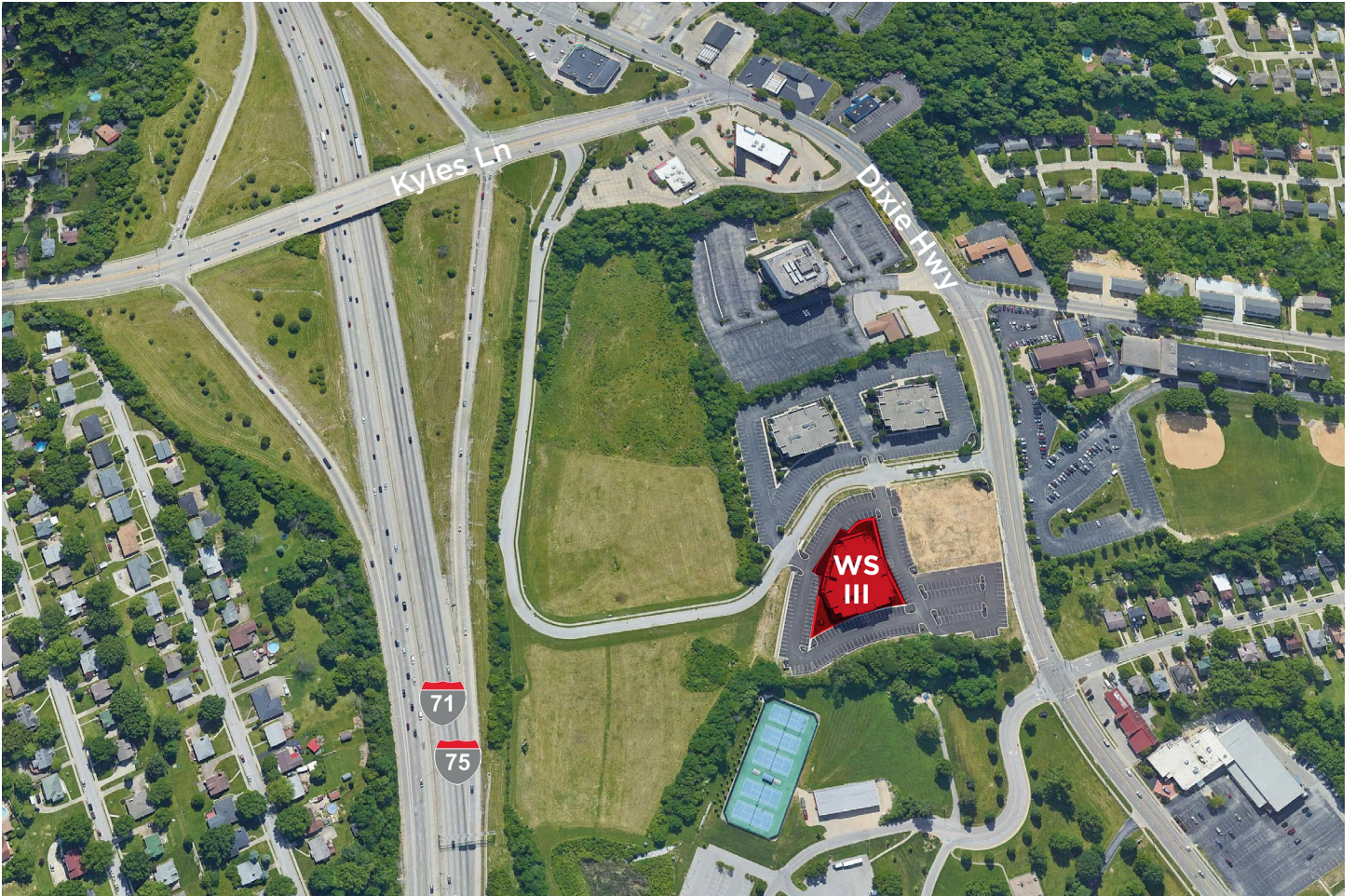
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## Aerial / Location Map



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