

FOR LEASE

Wright's Summit I

909 Wright's Summit Parkway

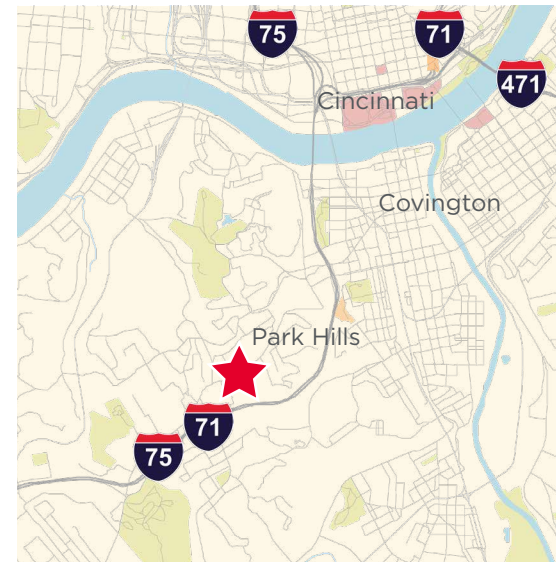
CLASS A OFFICE SPACE



2,346 SF on the First Floor *Available January 2026*
Asking \$17.50/SF Modified Gross

Property Highlights

- 3-Story, 38,144 sf Class A Office Building constructed in 2004
- 2,346 contiguous sf available
- Monument signage available
- 24-hour professional management and maintenance on-site
- 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



Digger Daley
Senior Director
+1 513 763 3028
digger.daley@cushwake.com

Scott Abernethy, SIOR, CCIM
Senior Director
+1 513 763 3013
scott.abernethy@cushwake.com

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Property Highlights

| | |
|-------------------|--|
| Address | 909 Wright's Summit Parkway Ft. Wright, KY 41011 |
| Year Built | 2004 |
| Total Bldg. SF | 38,144 |
| Available SF | 2,346 |
| Construction | Concrete and Steel |
| Ceiling Height | 10' |
| Lighting | Deep Cell Parabolic |
| Flooring | Carpet and Tile |
| Windows | Double Pane Filtered Glass |
| Number of Floors | Three |
| Elevators | One - Hydraulic |
| Parking Ratio | 4:1,000 |
| Zoning | City of Ft. Wright |
| Income Tax Rate | 0.99% earnings tax = Lowest payroll tax in all of Kenton County |
| HVAC | Split System Heating & Cooling (1,000/SF per Zone) |
| Building Hours | 7:00 AM-7:00 PM (24/7 Access) |
| Security System | At tenant's preference |
| Sprinkler System | Wet System |
| ADA | ADA Access |
| Utility Providers | Electric: Duke Energy Gas: Duke Energy Water: City Data: Cincinnati Bell Fiopics and Spectrum Business |



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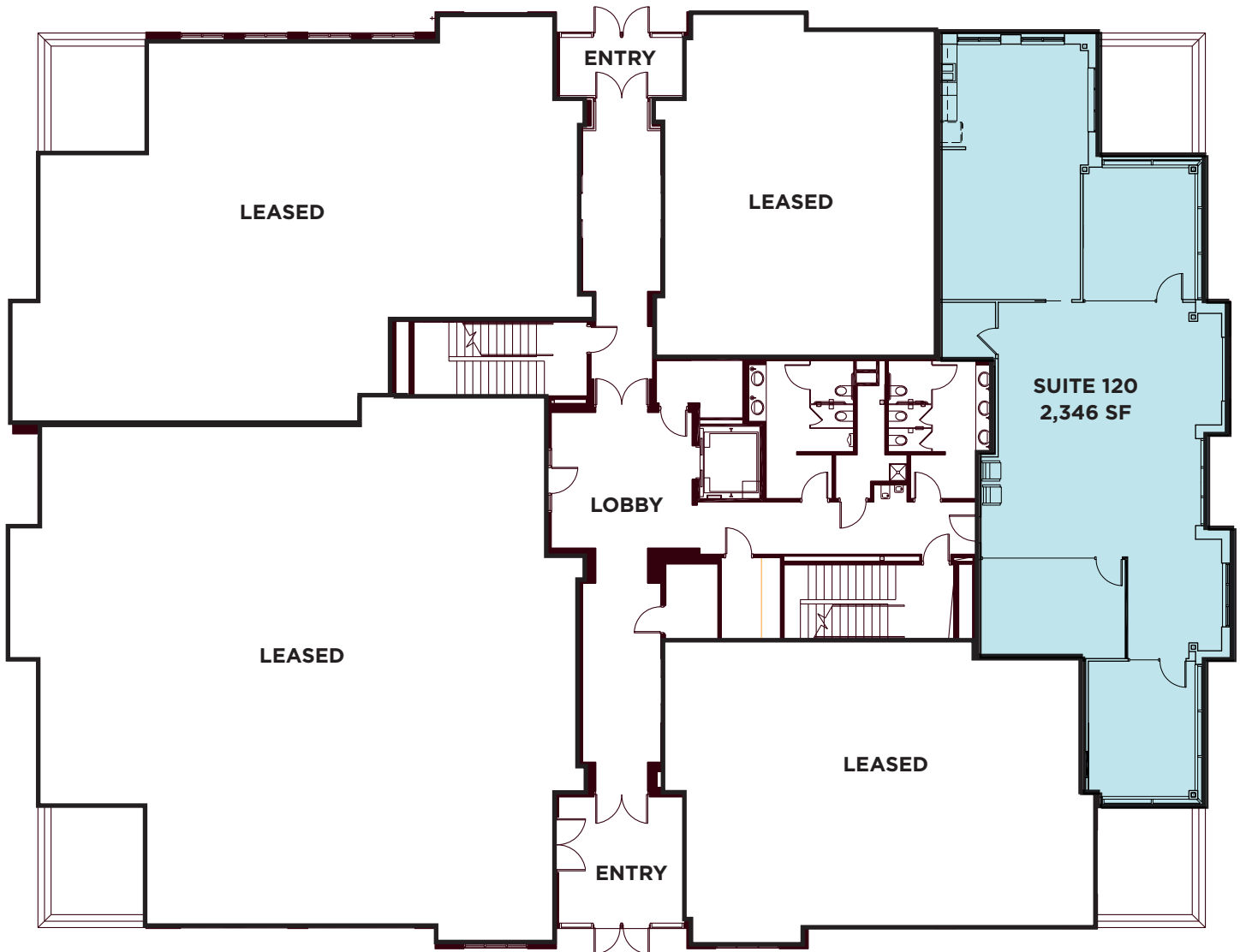
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Aerial & Location



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