

FOR LEASE

Wright's Summit I

909 Wright's Summit Parkway

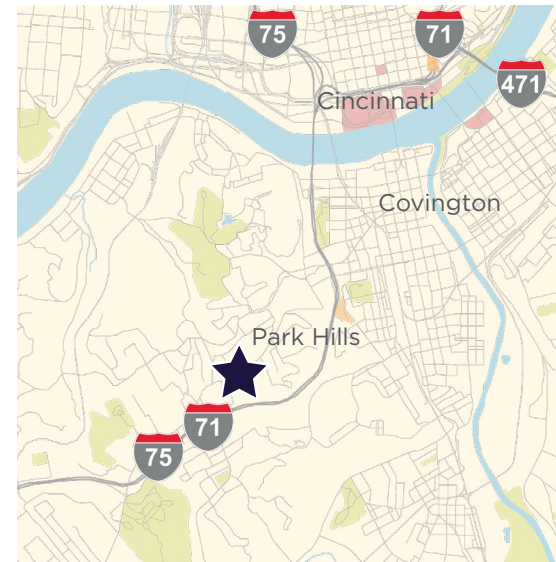
CLASS A OFFICE SPACE



5,141 SF Available
Asking \$17.00/SF Modified Gross

Property Highlights

- 3-Story, 38,144 sf Class A Office Building constructed in 2004
- 5,141 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

FOR LEASE

Wright's Summit I

909 Wright's Summit Parkway

Property Highlights

Address	909 Wright's Summit Parkway Ft. Wright, KY 41011
Year Built	2004
Total Bldg. SF	38,144
Available SF	5,141
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 Fioptics and Spectrum Business



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

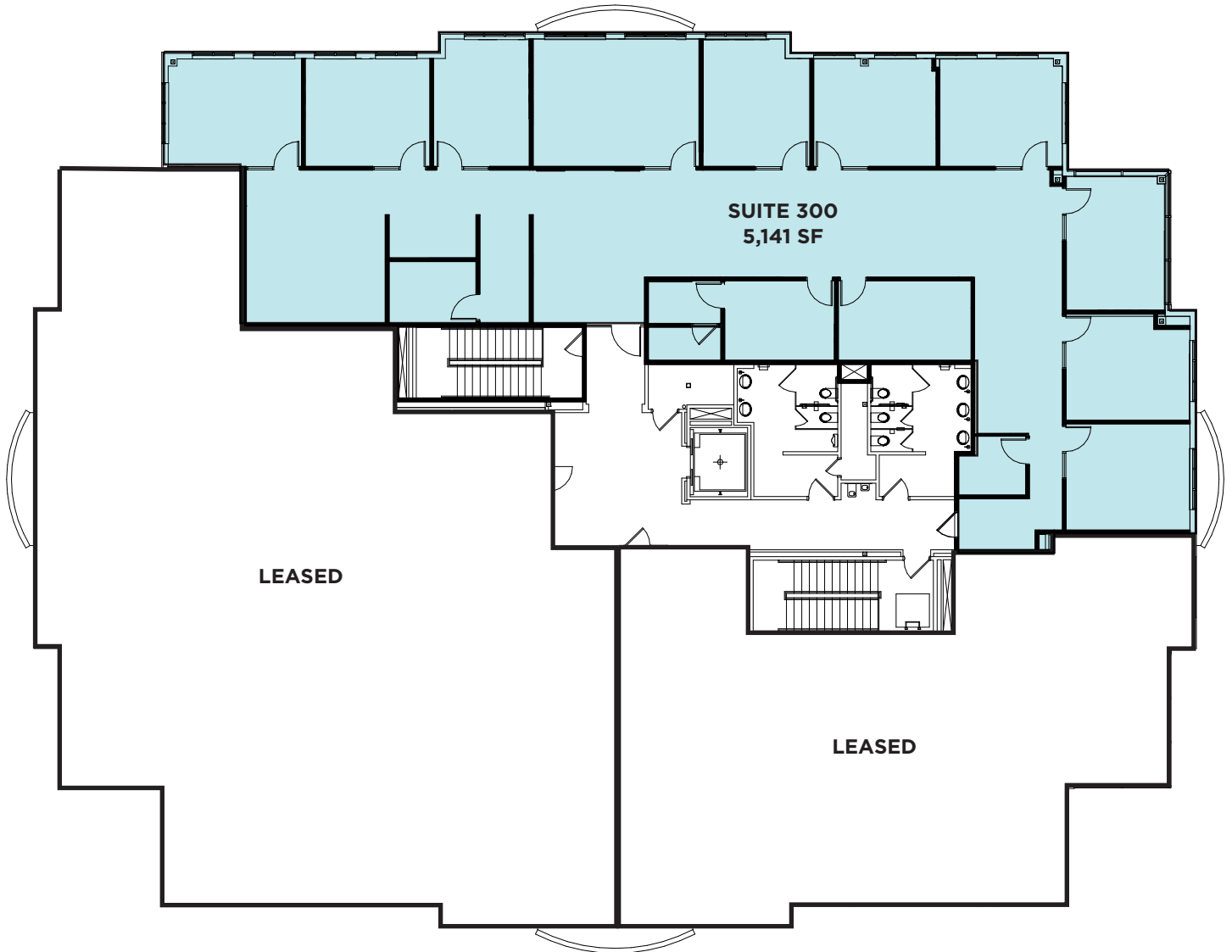
Scott Abernethy, SIOR, CCIM
Senior Director
+1 513 763 3013
scott.abernethy@cushwake.com

FOR LEASE

Wright's Summit I

909 Wright's Summit Parkway

Third Floor Plan | 5,141 SF



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

FOR LEASE

Wright's Summit I

909 Wright's Summit Parkway

Aerial / Location Map



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

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