



FOR LEASE

Ft. Wright Executive II

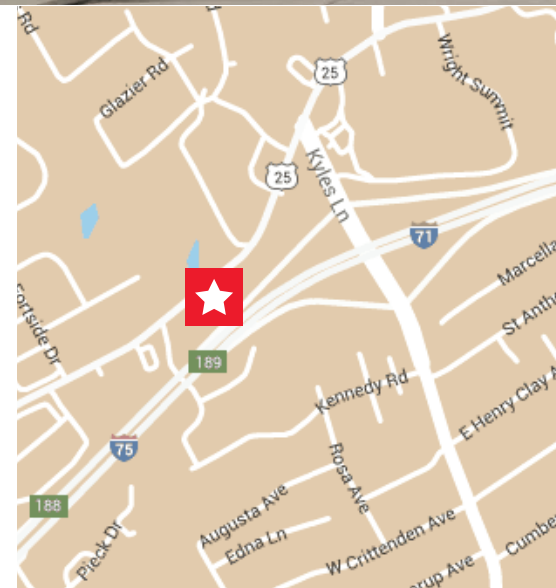
1881 Dixie Highway | Fort Wright, KY



5,020 SF Available
Asking \$15.50/SF Modified Gross

Property Highlights

- 3-Story, 34,000 SF Office Building constructed in 1999
- 3,625 SF Contiguous space available
- 120 parking spaces
- 18 person conference center
- Separately metered electric
- Located on a bus line
- Monument signage available on Dixie Highway
- Building sits directly on Dixie Highway
- Easy access to I-71/75 at Kyles Lane Exit; within minutes to downtown Cincinnati and the CVG Airport



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

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

201 E Fourth St | Ste 1800
Cincinnati, OH 45202
main +1 513 421 4884
fax +1 513 421 1215
cushmanwakefield.com

Property Highlights

Address	1881 Dixie Highway Ft. Wright, KY 41011	Parking Ratio	3.5/1000
Year Built	1999	Zoning	City of Ft. Wright
Total Bldg. SF	34,000	Income Tax Rate	1%
Available SF	5,020	HVAC	Split System Heating & Cooling (1,000/SF per Zone)
Construction	Concrete and Steel	Building Hours	7:00 AM - 7:00 PM (24/7 Access)
Ceiling Height	9'	Security System	At tenant's preference
Lighting	Fluorescent	Sprinkler System	Wet System
Flooring	Carpet and Tile	ADA	ADA Access
Windows	Double Pane Filtered Glass	Utility Providers	Electric: Duke Energy Gas: Duke Energy Water: City Data: Cincinnati Bell Fiber and Time Warner Cable
Number of Floors	Three		
Elevators	One		


Digger Daley

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

Scott Abernethy, SIOR, CCIM

Senior Director
+1 513 763 3013
scott.abernethy@cushwake.com

201 E Fourth St | Ste 1800
Cincinnati, OH 45202
main +1 513 421 4884
fax +1 513 421 1215
cushmanwakefield.com



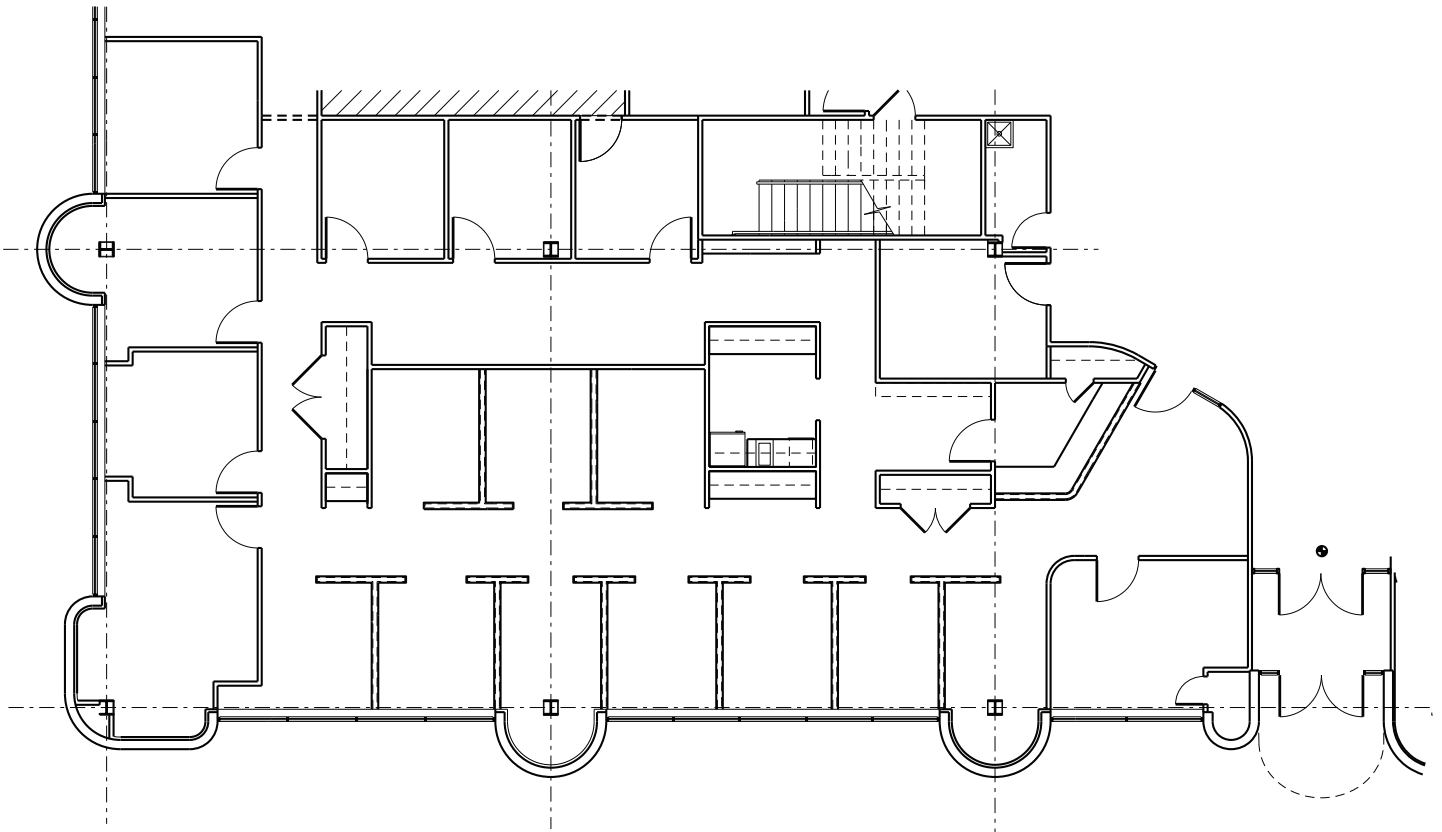
**CUSHMAN &
WAKEFIELD**

FOR LEASE

Ft. Wright Executive II

1881 Dixie Highway | Fort Wright, KY

Suite 100 | 3,625 SF



Digger Daley

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

Scott Abernethy, SIOR, CCIM

Senior Director
+1 513 763 3013
scott.abernethy@cushwake.com

201 E Fourth St | Ste 1800
Cincinnati, OH 45202
main +1 513 421 4884
fax +1 513 421 1215
cushmanwakefield.com



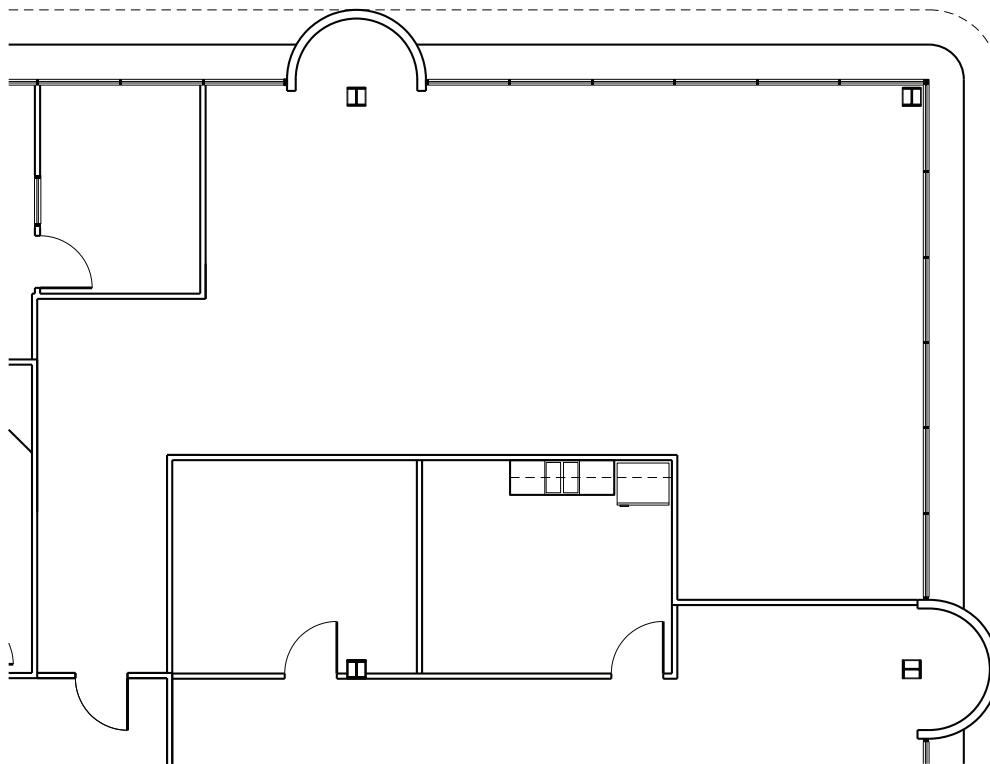
**CUSHMAN &
WAKEFIELD**

FOR LEASE

Ft. Wright Executive II

1881 Dixie Highway | Fort Wright, KY

Suite 340 | 1,395 SF



Digger Daley

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

Scott Abernethy, SIOR, CCIM

Senior Director
+1 513 763 3013
scott.abernethy@cushwake.com

201 E Fourth St | Ste 1800
Cincinnati, OH 45202
main +1 513 421 4884
fax +1 513 421 1215
cushmanwakefield.com