

#### **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** 

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in a question



#### **FOR LEASE**

### Ft. Wright Executive II

#### 1881 Dixie Highway | Fort Wright, KY

#### **Property Highlights**

Available SF

**Number of Floors** 

**Elevators** 

Address 1881 Dixie Highway

5,020

Three

One

Ft. Wright, KY 41011 Zoning City of Ft. Wright

Year Built 1999 **Income Tax Rate** 1%

Total Bldg. SF 34,000 HVAC Split System Heating & Cooling

(1,000/SF per Zone)

**Parking Ratio** 

Construction **Building Hours** 7:00 AM - 7:00 PM (24/7 Access) Concrete and Steel

Ceiling Height **Security System** At tenant's preference

Sprinkler System Lighting Wet System Fluorescent

**Flooring ADA ADA Access** Carpet and Tile

Windows **Utility Providers** Electric: Duke Energy Double Pane Filtered Glass

Gas: **Duke Energy** 

Water: City

3.5/1000

Data: Cincinnati Bell Fiber and

Time Warner Cable



**Digger Daley** 

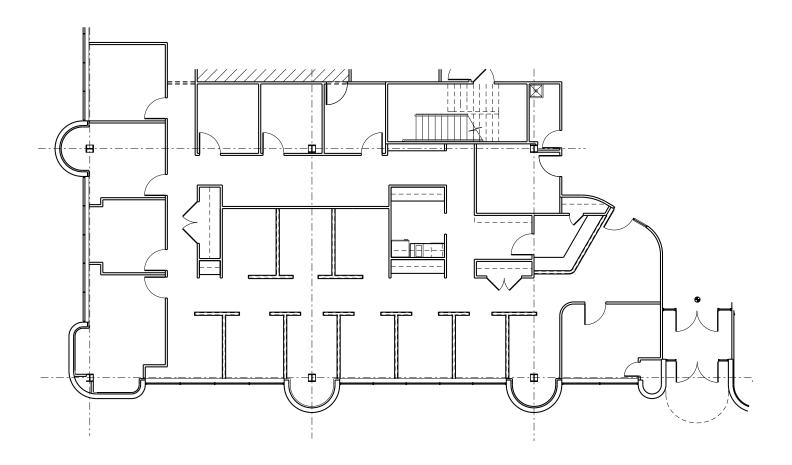
Director +1 513 763 3028 digger.daley@cushwake.com Scott Abernethy, SIOR, CCIM

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



# 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

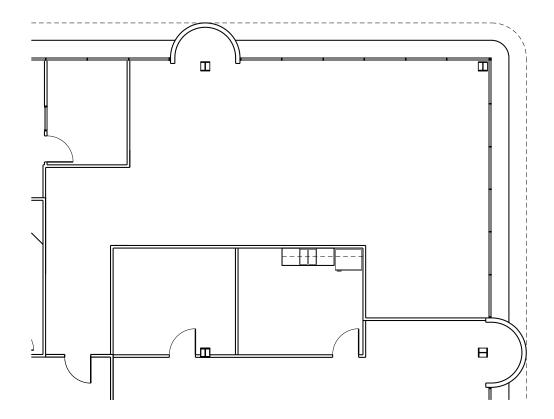
Senior Director +1 513 763 3013 scott.abernethy@cushwake.com 201 E Fourth St | Ste 1800 Cincinnati, OH 45202 main +1 513 421 4884 fax +1 513 421 1215 cushmanwakefield.com



#### 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