

TURFWAY EXECUTIVE CENTER Executive Summary



410 Meijer Drive	
Florence, KY 41042	
List Price	\$14
Price per S.F.	\$0.00
CAP	
Building S.F.	34,038
Rentable S.F.	34,038
Load Factor	12%
Parking Ratio	4/1000 w cross esmt.
Land Acres	2.50

■ Class "A" Office

Cross Street		Tax Parcel Number	061.00-21-010.08
Market	Northern Kentucky	Sub Market	Florence
Year Built	2010	Building Class	A
Location Class	A	Zoning Type	Office
No. of Buildings	1	No. of Stories	3
Occupancy	0.00 %	HVAC	Heat Pumps
Elevator	1 Pass	Street Frontage	I-71/75

■ Property Descriptions

Construction	Constructed in 2010. Brick and stucco look.
Parking	The building can provide 5/1000 parking and has cross easement access to the two parcels to the North also on the Turfway Executive Center site.
Area	The Florence Office Market is one of the most vibrant in the Greater Cincinnati area. Located near one of the largest Regional Malls-Florence Mall.
Property	<p>A newly constructed 3-story "Class A" office building totaling 34,000 SF in Florence, KY. Turfway Executive Center offers state-of-the-art architectural design with hi-speed internet capabilities through fiber optics.</p> <p>Conveniently located off Turfway exit in Florence, with highway visibility on I-75. Close proximity to Greater Cincinnati/NKY International Airport, and only 13 minutes to Downtown Cincinnati.</p> <p>Numerous restaurants, hotels, shopping and entertainment in the immediate area.</p>
Sperry Van Ness	Signage rights along I-71/75 are available. Over 140,000 cars per day-1 Million/week pass by this property.

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