

Wright's Summit I

909 Wright's Summit Parkway, Ft. Wright, KY 41011

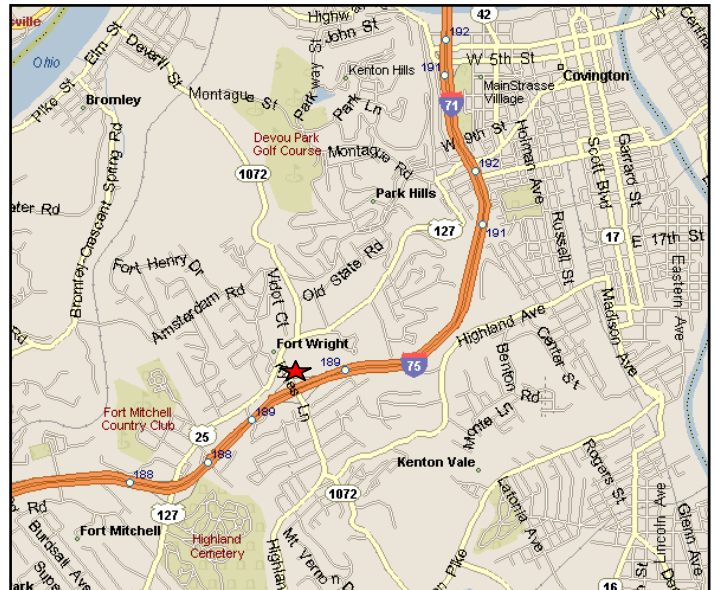


Premier Class A Office Space

- 3023 rsf available on the 2nd floor
- \$17.50/sf + utilities
- Excellent access/visibility at I-75 Kyles Lane exit
- Convenient to the riverfront, airport, downtown and major traffic arteries
- Class A building design and lobby
- High quality finishes with 10' ceiling heights

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**Carey Laumer
Commercial Realty**

8220 NorthCreek Drive, Suite 310
Cincinnati, OH 45236

Joe Gilligan, SIOR

joe@clcrealty.com

(513) 745-9060 ext. 21

(513) 602-1312 (cell)



Carey Laumer
Commercial Realty

Wright's Summit I, II, & III

909 and 809 Wright's Summit Parkway, Ft. Wright, KY 41011
Northern Kentucky I-75 and Kyles Lane

| | |
|-------------------------------------|---|
| Available Office Space: | Building I , 909 Wright's Summit Parkway 38,115 RSF total Three stories; approximately 12,900 RSF per floor 3,023 SF – Available 2nd Floor |
| Additional Office Space: | Building II , 809 Wright's Summit Parkway 38,144 RSF total Three stories; approximately 12,900 RSF per floor 5,473 SF – Available 1st Floor 13,090 SF – Available 3rd Floor |
| <i>*Preleasing Now*</i> | Building III 100,000 RSF total Four stories; approximately 25,000 RSF per floor Could build 125,000 sf with parking underneath Preleasing now |
| Parking: | 4.0 per 1,000 square feet |
| Gross Rental Rate/RSF: | \$17.50 Phase I \$18.50 Phase II \$20.00 Phase III |
| Electric: | Separately metered electric (estimated to be 1.15/sf) |
| Building Load Factor: | 13% multi-tenant; 9% full floor user |
| Tenant Finish Allowance/RSF: | Landlord shall use best efforts to turnkey |
| Amenities: | Premiere building construction and setting, extensive landscaping Exterior signage available for major tenant Easy access to downtown, riverfront, interstates and airport High quality interior finishes with 10" finished ceiling heights Local ownership and property management |

Note: The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors and omissions.

For more information, contact:

Joe Gilligan

CAREY LAUMER COMMERCIAL REALTY, INC.

(513) 745-9060

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