



FOR LEASE

Ft. Wright Executive II

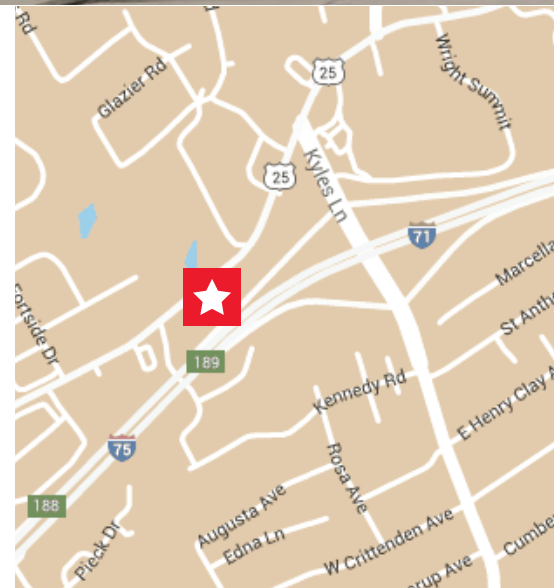
1881 Dixie Highway | Fort Wright, KY



6,069 SF Available
Asking \$15.50/SF Modified Gross

Property Highlights

- 3-Story, 34,000 SF Office Building constructed in 1999
- 3,635 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



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**CUSHMAN &
WAKEFIELD**

FOR LEASE

Ft. Wright Executive II

1881 Dixie Highway | Fort Wright, KY

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	6,069	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		



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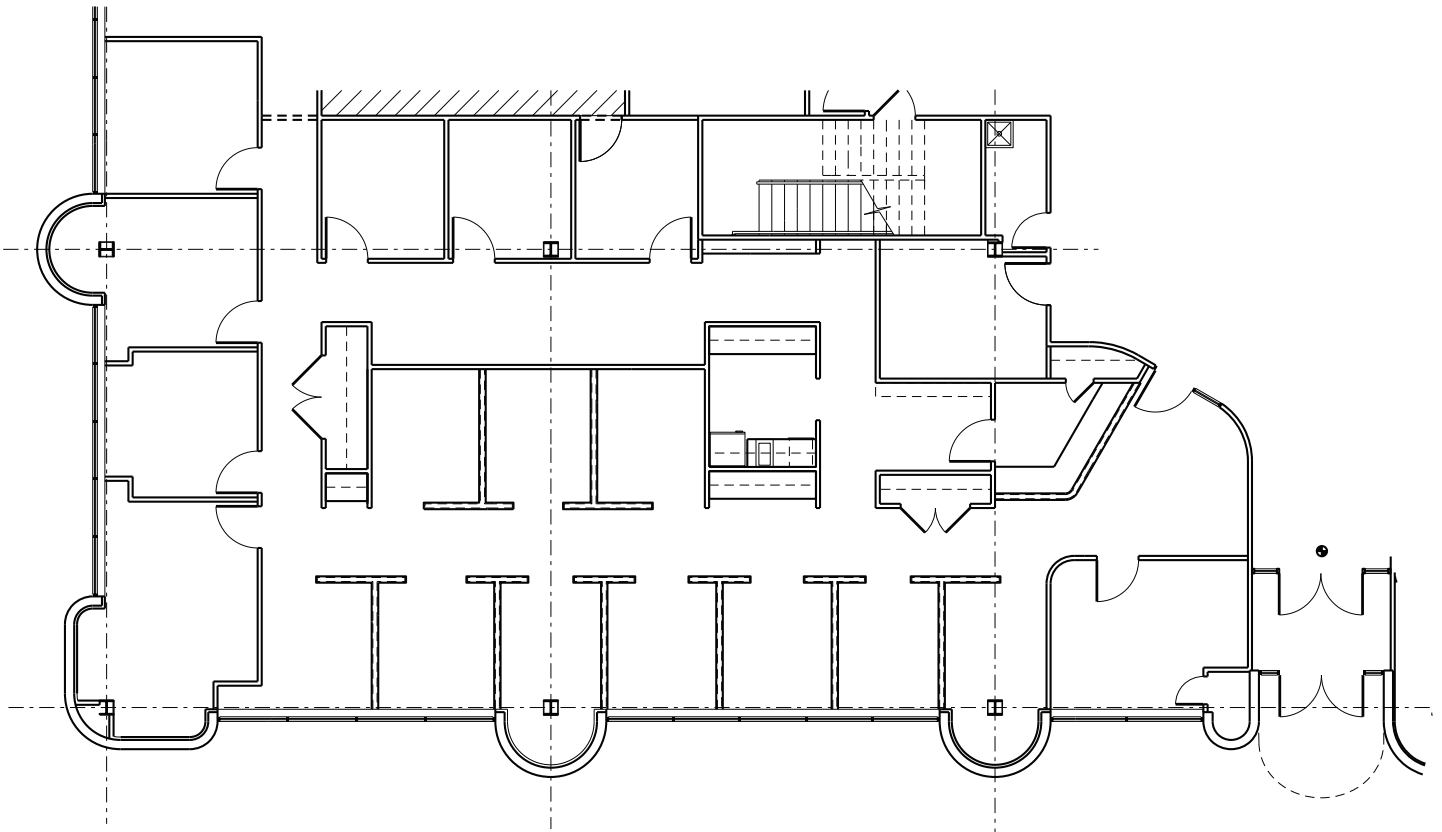
**CUSHMAN &
WAKEFIELD**

FOR LEASE

Ft. Wright Executive II

1881 Dixie Highway | Fort Wright, KY

Suite 100 | 3,625 SF



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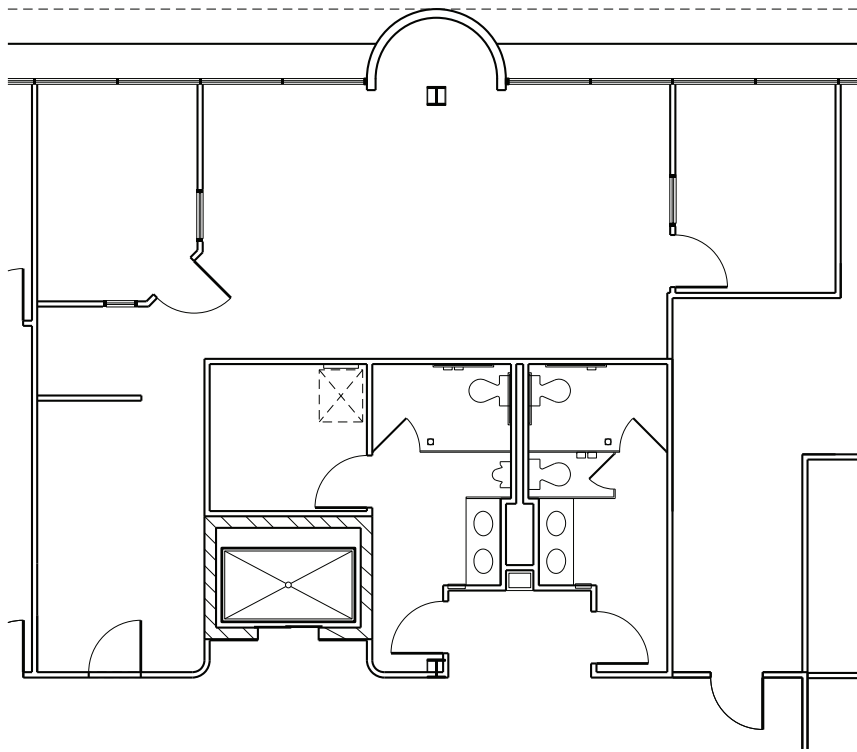
**CUSHMAN &
WAKEFIELD**

FOR LEASE

Ft. Wright Executive II

1881 Dixie Highway | Fort Wright, KY

Suite 320 | 1,039 SF



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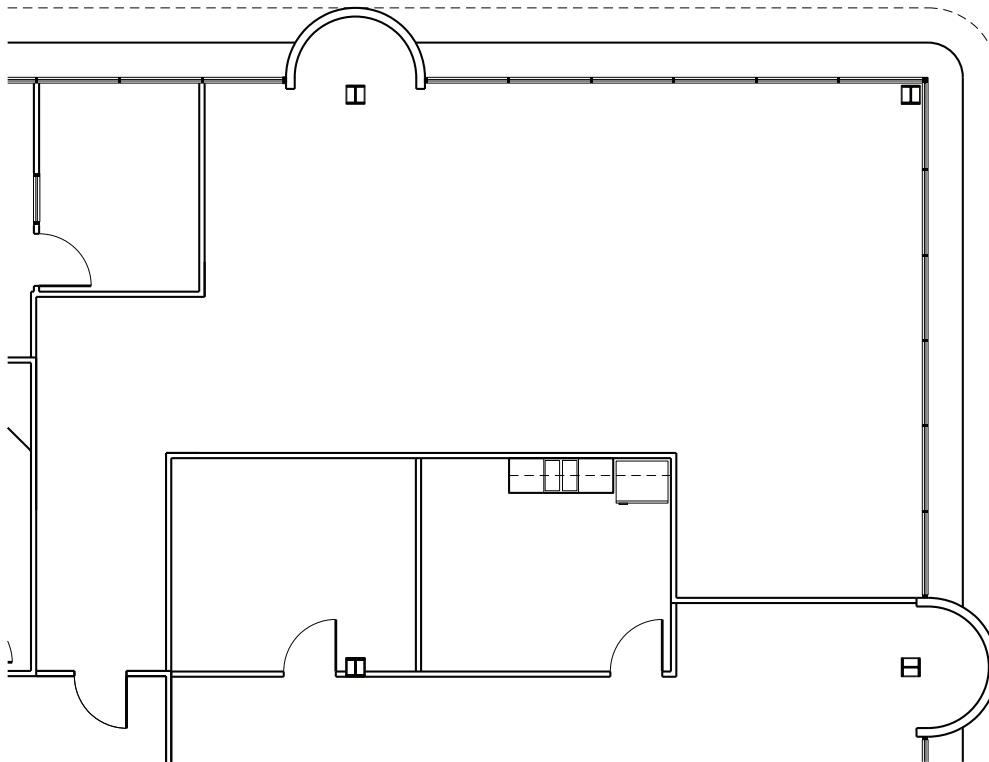
**CUSHMAN &
WAKEFIELD**

FOR LEASE

Ft. Wright Executive II

1881 Dixie Highway | Fort Wright, KY

Suite 340 | 1,395 SF



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