



OLYMPIC CORPORATE CENTER II

FOR LEASE Class A Office Space
3900 Olympic Boulevard | Erlanger, Kentucky



corporex.com

Rev. 5.2.25

OLYMPIC CORPORATE CENTER II

at CirclePort



Olympic Corporate Center II, completed in 2000, is a five-story building comprised of 90,000 square feet. Located adjacent to I-275, OCCII enjoys all the amenities CirclePort has to offer.

CIRCLEPORT

The Olympic Corporate Center II is located in CirclePort, a world-class 650-acre mixed-use business park containing office, industrial, hotel and retail in a corporate setting. Because of its proximity to the Cincinnati/Northern Kentucky International Airport, CirclePort has become the area's most prestigious address for business. CirclePort is home to major organizations and companies such as St. Elizabeth Healthcare, Pepsi, Catholic Health Initiatives, ADM, and Amazon. Businesses enjoy the decorative lakes and fountains, underground utilities, a congestion-free internal roadway system and proximity to hotels, retail and restaurants. With easy access to three major interstates, a talented workforce is only minutes away.



Located adjacent to I-275, Olympic Corporate Center II has all the amenities of CirclePort

- Prime frontage on I-275 - outstanding visibility (over 1,000,000 passing cars per week)
- Convenient access via Mineola Pike and Donaldson Highway
- Less than 1 minute to I-275; 5 minutes from I-75/I-71
- Only minutes to the Cincinnati/Northern Kentucky International Airport (CVG) with continuous direct flights
- Only 14 minutes to downtown Cincinnati
- Free parking surrounds the building
- Key location within a 600-mile radius of over half the nation's population, purchasing power, and manufacturing
- Adjacent Residence Inn and Courtyard by Marriott





Property Specifications

Address	3900 Olympic Boulevard Erlanger, KY 41018
Size	93,756 total square feet
Year Built	2000
Parking	Surface Lot 312 spaces, including 4 accessible spaces
Building Type	5-story office building with red brick façade Insulated tinted windows enclosed in black anodized frames
Construction	Brick and Steel
HVAC	Multi-zone variable temperature water source heat pump HVAC system with analog control

Heating	Gas Fired Boiler
Elevators	Two overhead gear-traction passenger units Passenger elevators have wood and brass interiors Separate hydraulic freight elevator
Electrical	208/120-volt service with circuit breaker protection
Security	Tenants enjoy 24-hour building access with after hours carded access
Life Safety	State-of-the-art life safety systems
Plumbing	One set of restrooms & two drinking fountains per floor
ADA Compliant	Yes

ANCHOR TENANT SIGNAGE OPPORTUNITY

Unparalleled Signage
Opportunity with exposure
to over 1,000,000 cars
passing weekly via I-275



**VIEW FROM
I-275**

Sign easily viewed
from the interstate only
540 feet away



LOCATION



NORTHERN KENTUCKY LOCATION HIGHLIGHTS



6th Largest Cargo Airport
in North America and 12th
largest globally

(Airports Council International/ACI 2023)



Cincinnati MSA
**Home to 5 Fortune
500 company HQs**



Home to Major Regional HQ
Amazon Air, Prysmian Group, Perfetti
Van Melle USA, Step CG, CTI, Fisher
Homes, St. Elizabeth Healthcare, Bexion
Pharmaceuticals, and more *(BE NKY, 2024)*



**#4 Best City
for Recreation**
(WalletHub, 2021)

The Transit Authority of Northern Kentucky (TANK) is an agency of the Northern Kentucky community, serving Boone, Campbell, and Kenton counties and downtown Cincinnati. TANK provides public fixed-route and paratransit services as well as shuttles to and from local schools and Northern Kentucky University. For more information, visit TANKbus.org

RECENT RENOVATIONS

Lobby Renovations



Experience Center

Spacious 1,250 SF conference room/amenity space for tenants



CUSTOMIZED WORK SPACES

Tenant Finish

Corporex's in-house tenant finish department, including architecture, design, and construction management can take any floor from a blank canvas to the ideal creative space for your company.



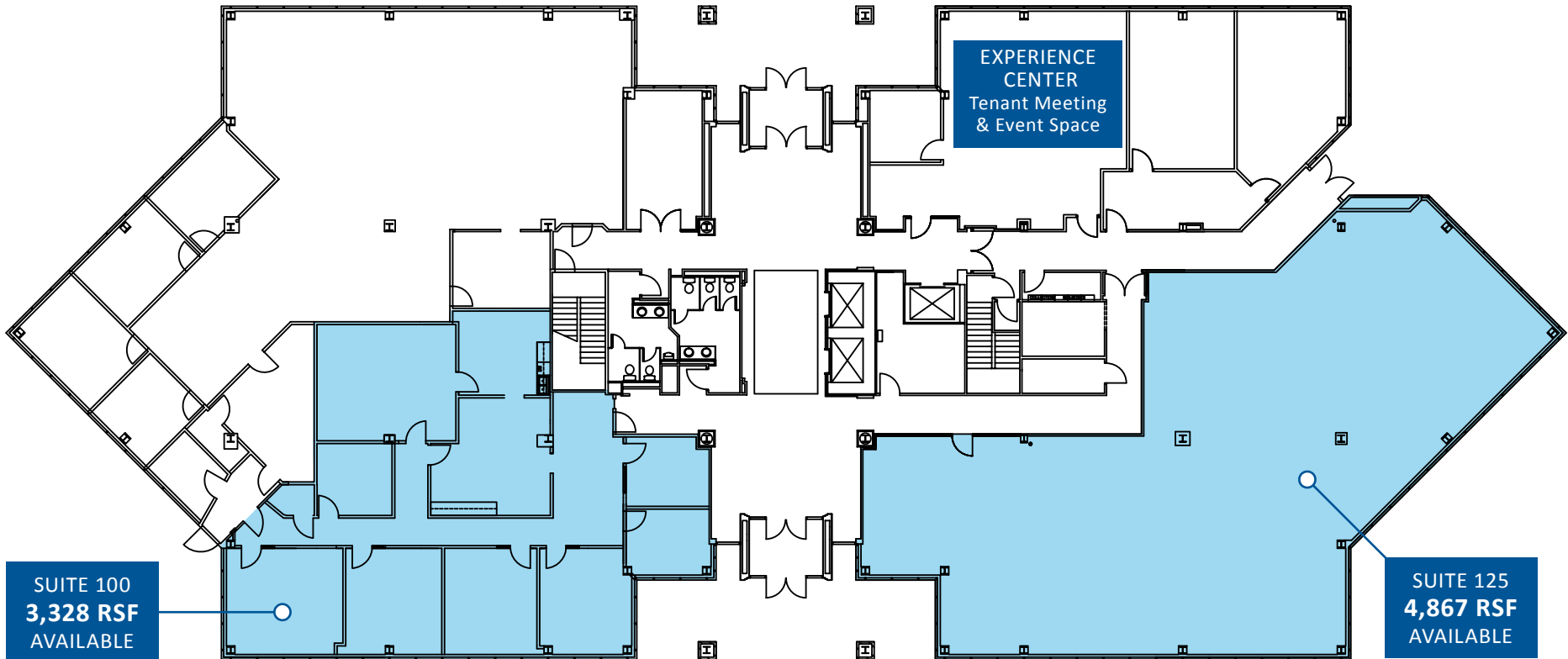
CTI's new global headquarters at RiverCenter

CUSTOMIZED WORK SPACES



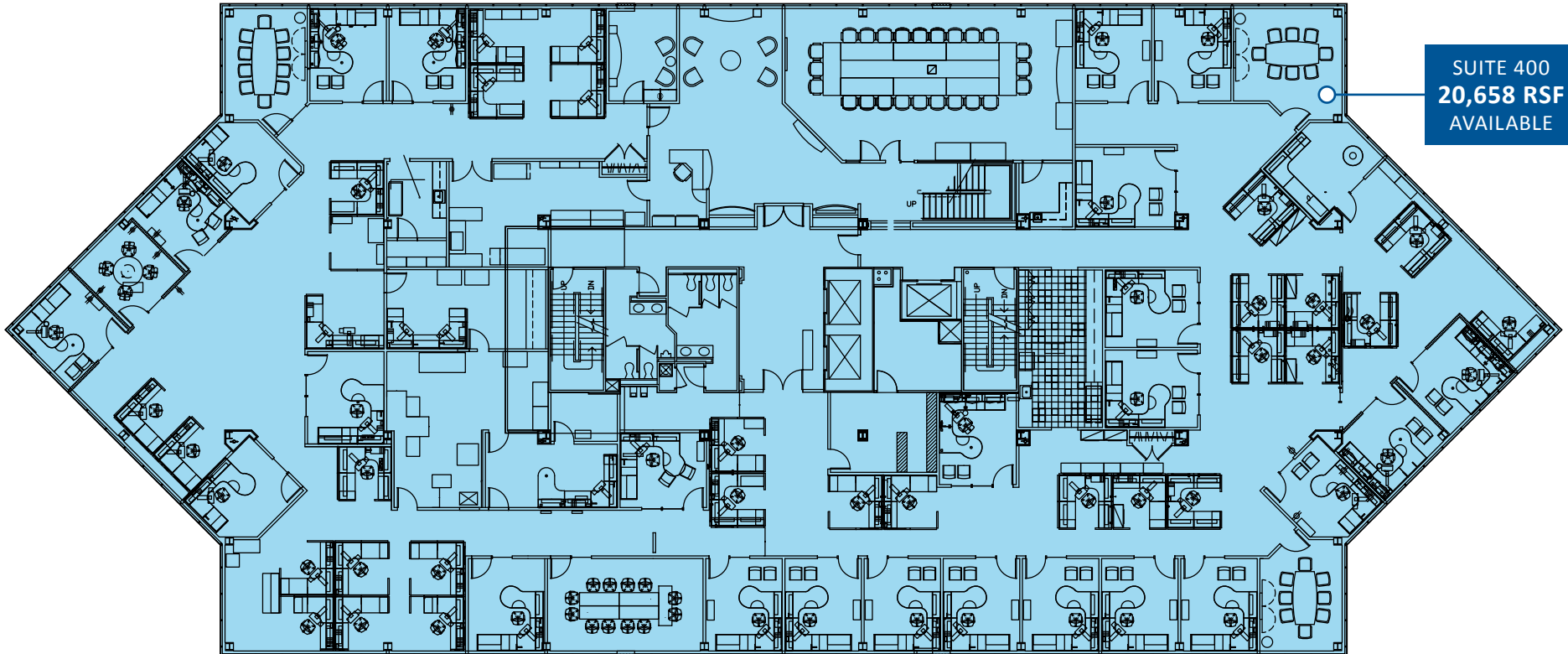
DSV at Reflections





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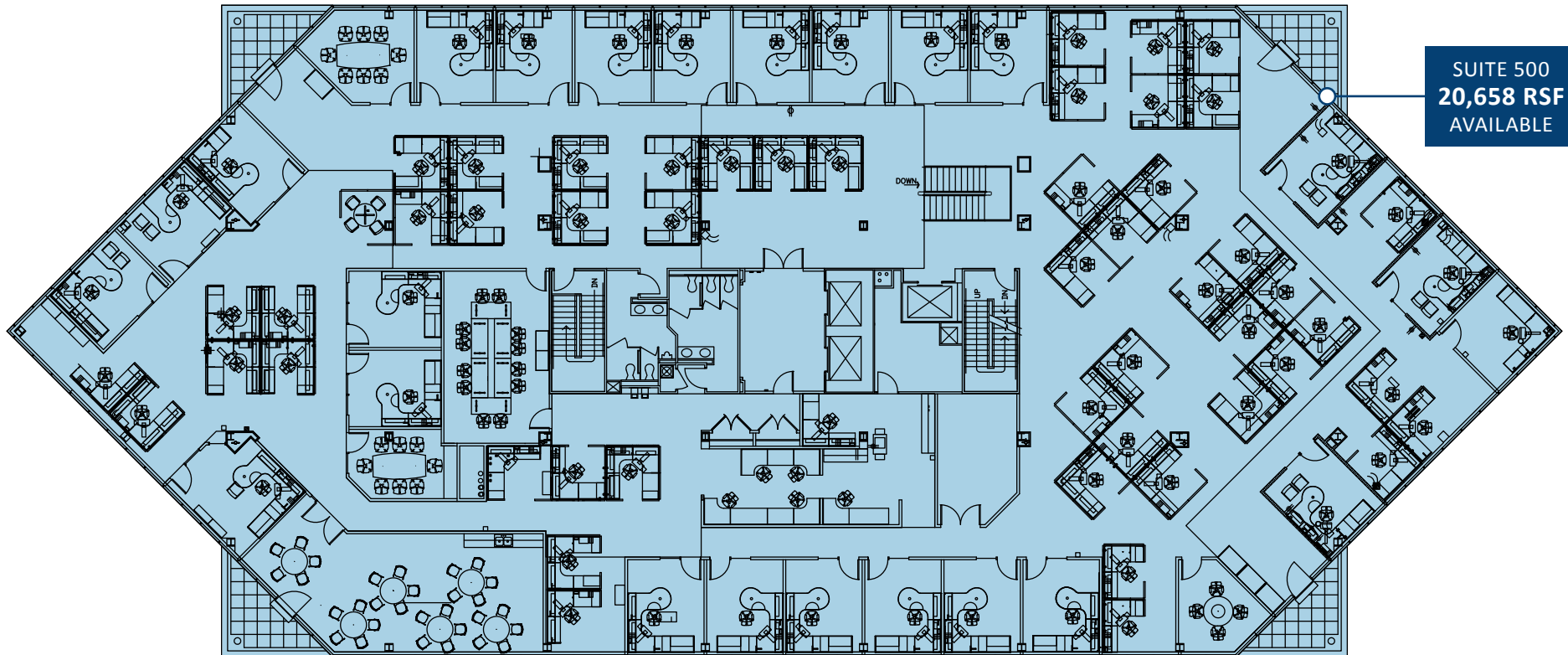
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SUITE 400
20,658 RSF
AVAILABLE

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FOR MORE INFORMATION

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