

OFFICE | FOR LEASE

# OFFICE PARK FOR LEASE

*7300-7310 Turfway Road, Florence, KY 41042*  
847 SqFt - 22,933 SqFt



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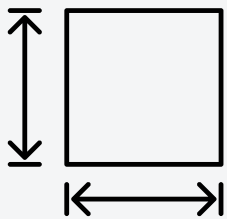


## THE OFFERING

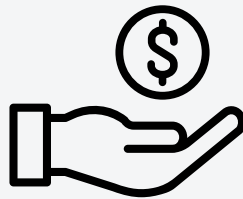
- Class B Office Space Available
- On-Site Management Team
- On-Site Maintenance Services
- Flexible Space Sizes to Suit Your Needs
- Customizable Lease Terms & Competitive Rates
- Move-In Ready Offices
- High Visibility from Interstate 75
- Room to Expand as Your Business Grows
- 24/7 Secure Electronic Access



## SPACE HIGHLIGHTS



**SOFT AVAILABLE**  
847 SF- 22,933 SF



**LEASE RATE**  
\$13.00-\$19.00



**PARKING**  
Surface Lot



**SPACE CONDITION**  
Finished Box



**SUBMARKET**  
Florence



**LEASING SUMMARY**

**ADDRESS:**

*7300-7310 Turfway Rd,  
Florence, KY 41042*

**LEASE RATE:**

*Variable per Suite (Gross  
Rate)*

**SUBMARKET:**

*Florence, Kentucky*

**SPACE  
CONDITION:**

*Finished Box | Office*

**AVAILABLE  
SQUARE FT:**

*847 SqFt - 22,933 SqFt*

**ZONING:**

*O-2/PD/CD*

**PARKING:**

*Surface Lot*

**COMMON AREAS:**

*Restrooms, Lobby, Exterior  
Courtyard*



<i><b>SUITE</b></i>	<i><b>FLOOR</b></i>	<i><b>SQUARE FOOTAGE</b></i>
<b>7300 Turfway Road</b>		
Unit #400 A	4	2,555 SqFt
Unit #400 B	4	4,100 SqFt
Unit #410	4	5,864 SqFt
Unit #440	4	1,918 SqFt
Unit #450	4	3,208 SqFt
Unit #460	4	1,107 SqFt
Unit #500	5	3,527 SqFt
Unit #510 A	5	2,150 SqFt
Unit #510 B	5	4,298 SqFt
Unit #540	5	1,172 SqFt
Unit #552	5	847 SqFt
Unit #560	5	3,862 SqFt
<b>7310 Turfway Road</b>		
Unit #130	1	2,442 SqFt
Unit #150	1	2,996 SqFt
Unit #300	3	8,645 SqFt
Unit #310 <u>SUITE 310 VIRTUAL RENDERING VIDEO</u>	3	3,512 SqFt
Unit #330	3	6,450 SqFt
Unit #330 A	3	4,192 SqFt
Unit #400 A	4	13,204 SqFt
Unit#400 B	4	9,695 SqFt

**[VIEW VIRTUAL TOURS HERE](#)**







# Northern

KENTUCKY



## METRO AREA STATISTICS

**2.3 MM**  
POPULATION


**75K**  
HOUSEHOLD INCOME


**3.1 %**  
UNEMPLOYMENT


## LARGEST EMPLOYERS


- 1) *ST. ELIZABETH HEALTHCARE*
- 2) *FIDELITY INVESTMENTS*
- 3) *DHL*
- 4) *BOONE COUNTY SCHOOLS*
- 5) *KROGER*


## NORTHERN KENTUCKY


 **Metro Population:** Northern Kentucky is part of the CincinnatiUSA MSA encompassing 2.3MM people and is the 28th largest metro area in the U.S.

 **Major Cities:** Covington, Newport, Florence, Erlanger, Hebron, Union, Fort Thomas, Bellevue

 **Signature Events:** Cincinnati Flying Pig Marathon, P&G Music Fusion Weekend, Oktoberfest Cincinnati, BLINK, and Merchant's and Music Festival.

 **Professional Sports:** Cincinnati Reds (MLB), FC Cincinnati (MLS), and the Cincinnati Bengals (NFL).

 **Arts in Region:** 100 plus arts & culture venues in the region including ballet, pops orchestra, chamber orchestra, Opera, Broadway theater and more.

 **Airport:** CVG International Airport serviced by Delta, United, Frontier, Allegiant, Southwest, and Apple Air.



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