

OFFICE | FOR LEASE

OFFICE PARK FOR LEASE

7300-7310 Turfway Road, Florence, KY 41042

847 SqFt - 22,933 SqFt



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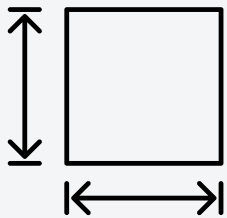


THE OFFERING

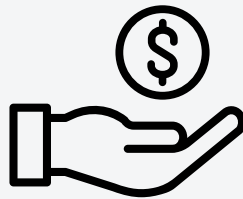
- Class B Office Space Available
- On-Site Management Team
- On-Site Maintenance Services
- Flexible Space Sizes to Suit Your Needs
- Customizable Lease Terms & Competitive Rates
- Move-In Ready Offices
- High Visibility from Interstate 75
- Room to Expand as Your Business Grows
- 24/7 Secure Electronic 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>SUITE</i>	<i>FLOOR</i>	<i>SQUARE FOOTAGE</i>
7300 Turfway Road		
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
7310 Turfway Road		
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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