

OFFICE | FOR LEASE

OFFICE PARK FOR LEASE

7300-7310 Turfway Road, Florence, KY 41042

847 SqFt - 22,933 SqFt



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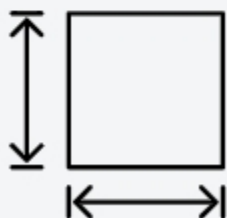
OLIVIA@3CRE.COM

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*



SUITE	FLOOR	SQUARE FOOTAGE
Unit #170	1	2,016 SqFt
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 #530	5	2,971 SqFt
Unit #540	5	1,172 SqFt
Unit #552	5	847 SqFt
Unit #555	5	1,307 SqFt
Unit #560	5	3,862 SqFt
Unit #130	1	2,442 SqFt
Unit #150	1	2,996 SqFt
Unit #300	3	8,645 SqFt
Unit #310	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](#)







SAM'S CLUB
GROCERY

O'CHARLEY'S
RESTAURANT

FORD'S GARAGE
RESTAURANT

at home
DEPARTMENT STORE

CRACKER BARREL
RESTAURANT

ST. ELIZABETH
HOSPITAL

CHICK-FIL-A
QUICK SERVICE RESTAURANT

BEST BUY
DEPARTMENT STORE

HILTON AIRPORT
HOTEL

meijer
GROCERY

SUBJECT PROPERTY
OFFICE PARK

CHIPOLTE
QUICK SERVICE RESTAURANT

Lee's Famous
QUICK SERVICE RESTAURANT

BIGBY COFFEE
QUICK SERVICE RESTAURANT

DENSE RESIDENTIAL AREA

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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