

FOR LEASE

FLORENCE EXECUTIVE CENTER I&II

600-500

MEIJER DR.

Florence, KY 41042

PROPERTY FEATURES

- + Premier Class A office space
- + Full floor available
- + Only five minutes from the Greater Cincinnati/
Northern Kentucky International Airport
- + Close to restaurants, hotels and shopping
- + Easy access to I-17/I-75
- + Lease Rate: \$11.75 Net
- + Operating Expenses:
 - Building I: \$7.71/ Sq. Ft.
 - Building II: \$8.02/ Sq. Ft.

CONTACT US

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AVAILABILITY FLORENCE EXECUTIVE I

SUITE #	SQ. FT.	AVAILABILITY
106	1,774	Immediate
107	2,600	Immediate
109	1,043	Immediate
201	6,833	Immediate
300	6,785	Immediate
Total:	19,035	

AVAILABILITY FLORENCE EXECUTIVE II

SUITE #	SQ. FT.	AVAILABILITY
102	3,297	Immediate
Total:	3,297	

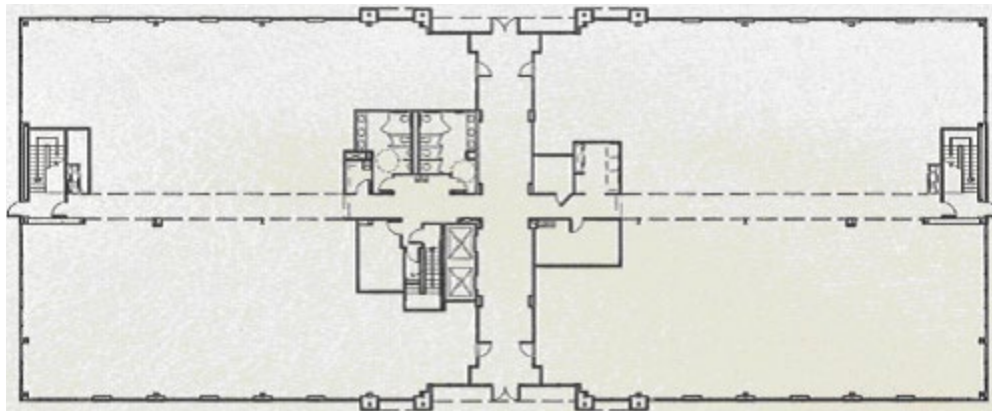
BUILDING FEATURES FLORENCE EXECUTIVE I

- + Building Sq. Ft.: 52,349
- + Class A
- + Built in 2001
- + 3 floors
- + 4.5/1,000 parking ratio
- + 9' ceiling height
- + 2 elevators
- + Heat pump HVAC system

BUILDING FEATURES FLORENCE EXECUTIVE II

- + Building Sq. Ft.: 52,320
- + Class A
- + Built in 2004
- + 3 floors
- + 4.5/1,000 parking ratio
- + 9' ceiling height
- + 2 elevators
- + Heat pump HVAC system

TYPICAL FLOOR PLAN



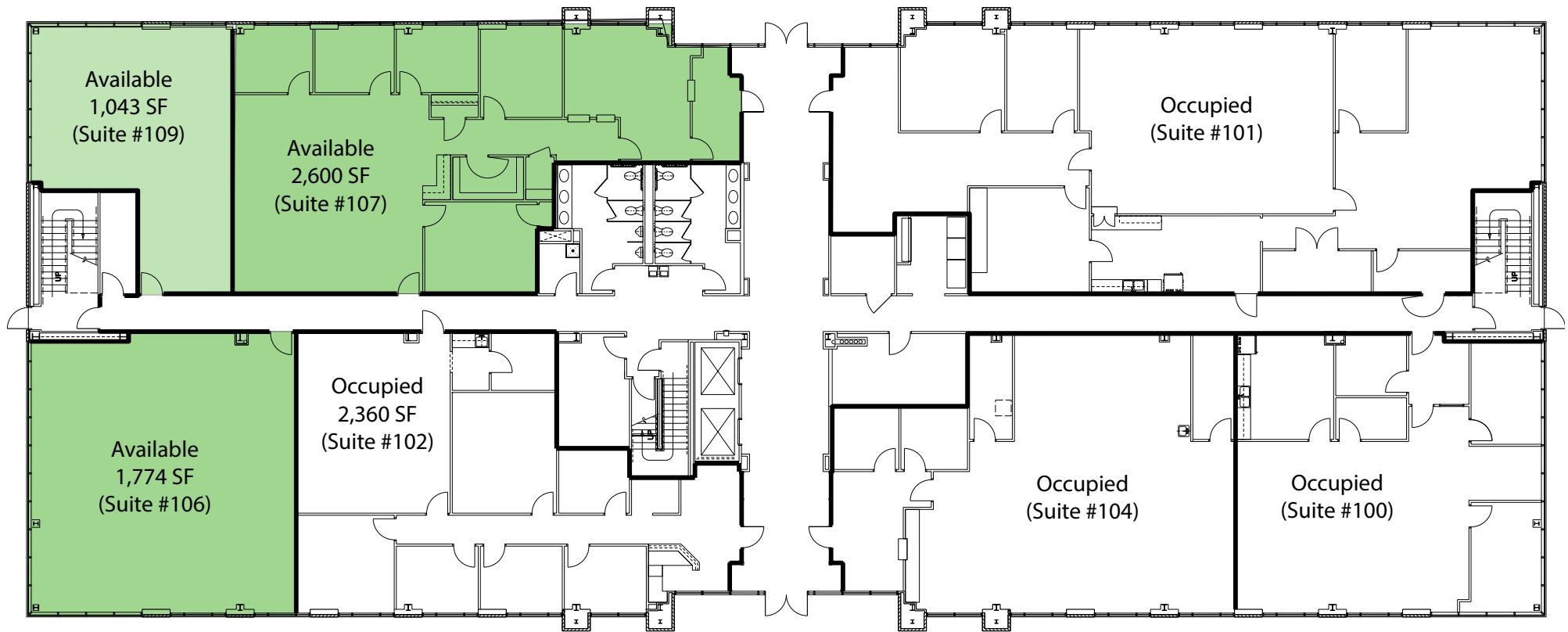
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FIRST FLOORPLAN



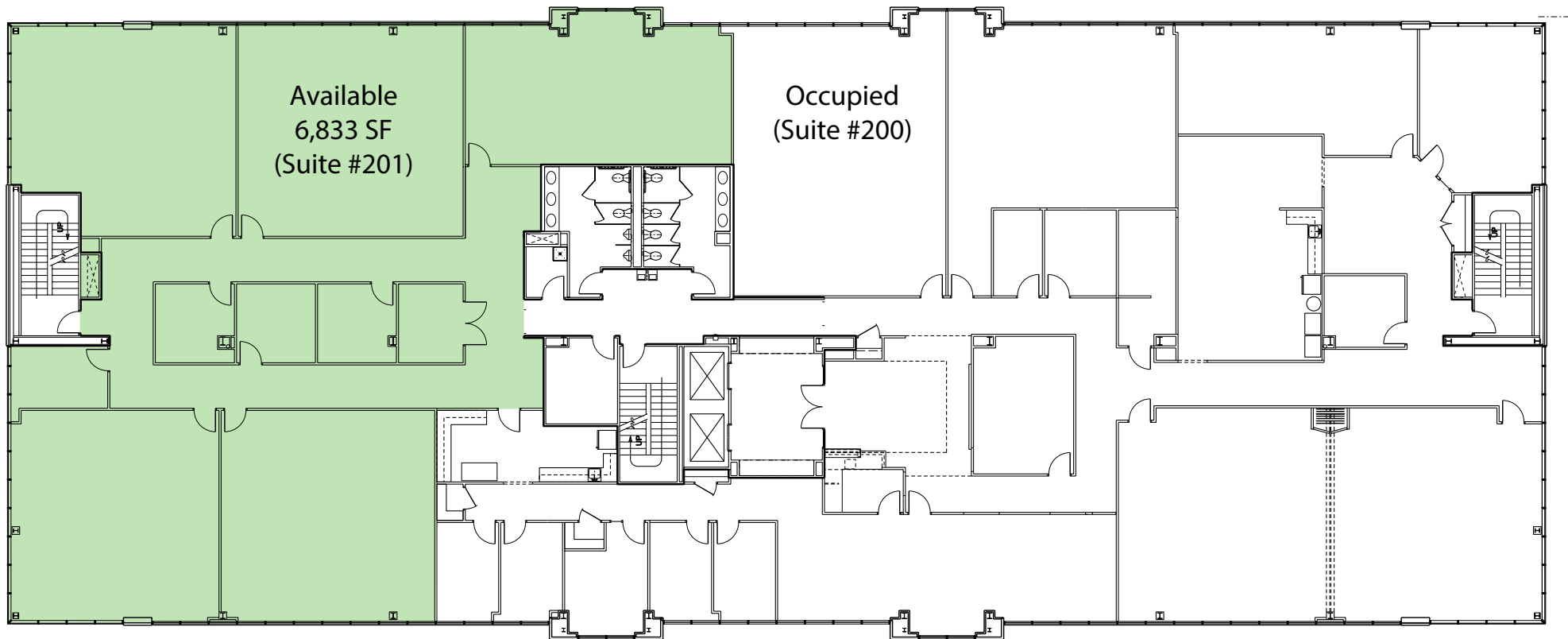
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SECOND FLOORPLAN



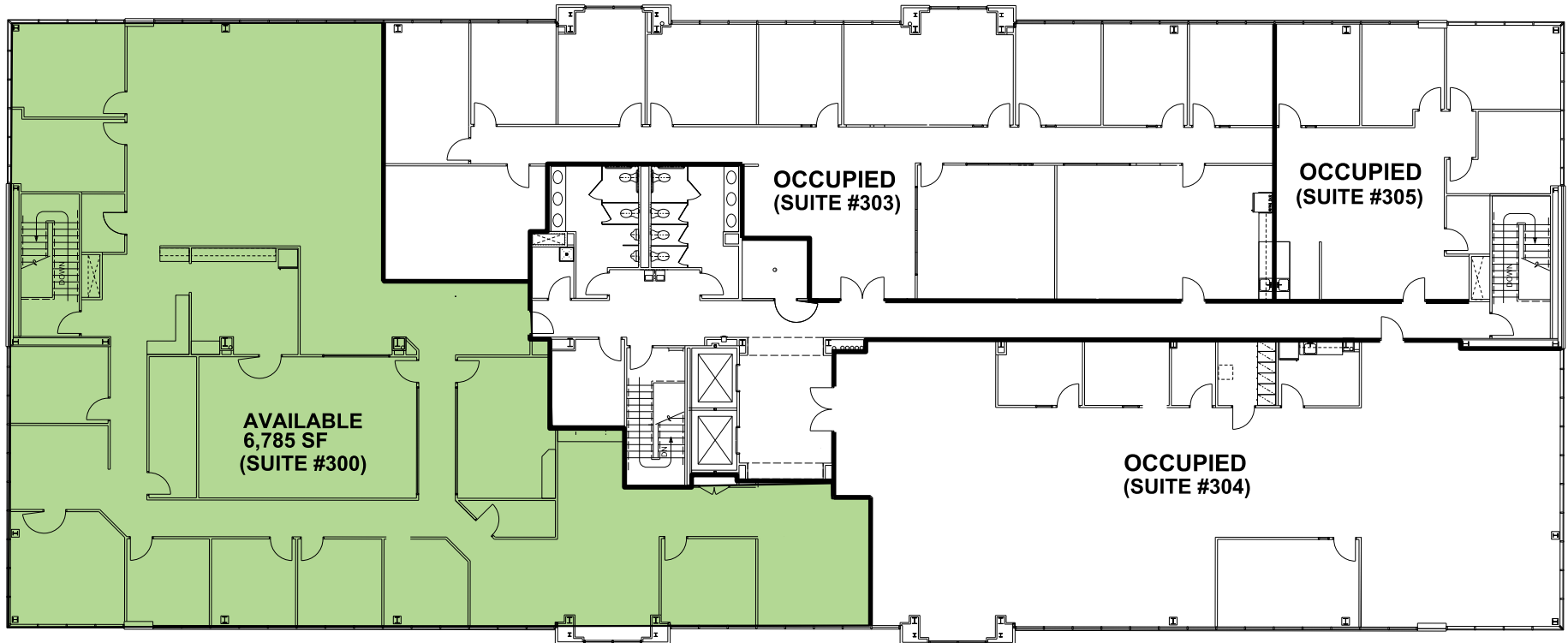
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THIRD FLOORPLAN



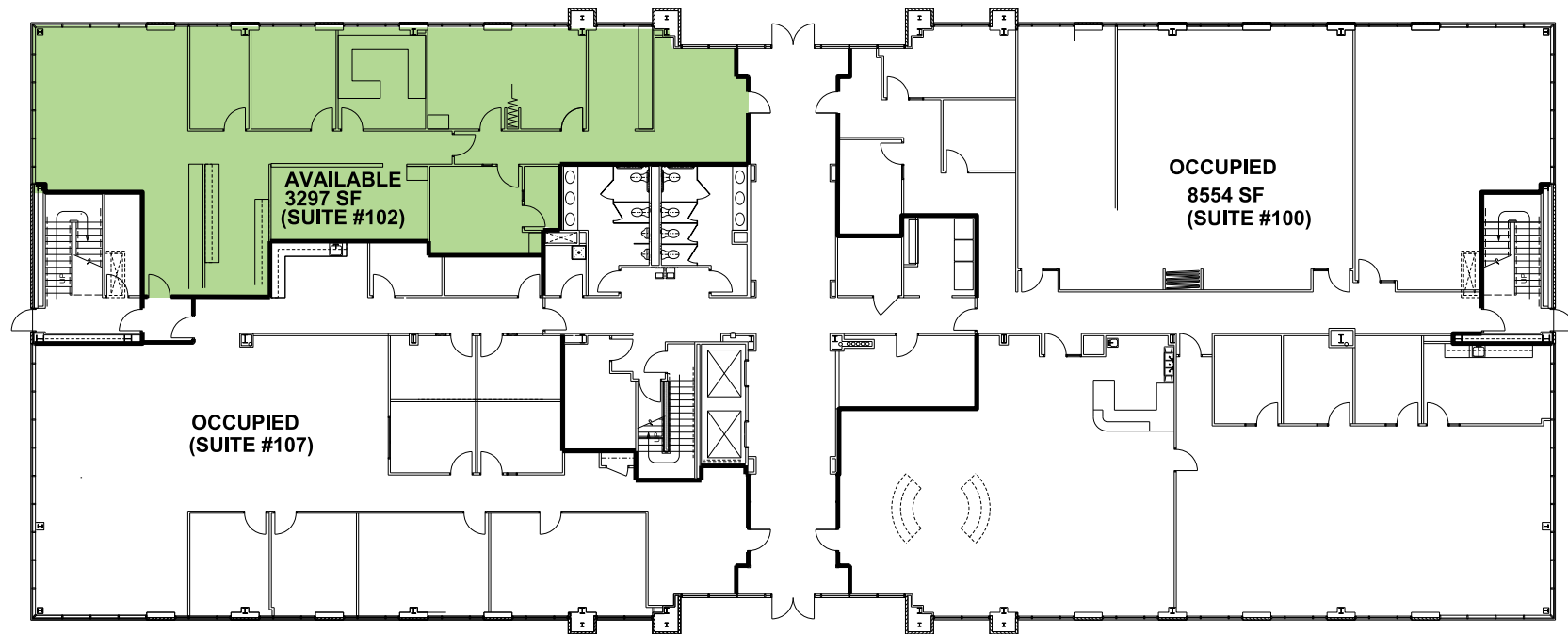
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FIRST FLOORPLAN



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