



LOOKOUT CORPORATE CENTER

FT. WRIGHT, KENTUCKY

SPACE AVAILABLE

The logo for Corporex, featuring the word "Corporex" in a white, sans-serif font with a thin white underline that curves under the letters.



PROPERTY DESCRIPTION

| | |
|-------------------------|--|
| Address: | 1717 Dixie Highway, Ft. Wright, Kentucky |
| Building Size: | 120,040 Total Square Feet |
| Year Built: | 1982 |
| Zoning: | Commercial |
| Site Size: | 5.215 Acres |
| Parking: | 425 spaces, which includes 7 handicapped spaces |
| Building Type: | 9-story office building with steel frame, EIFS façade, insulated tinted windows with enclosed in black anodized frames |
| Construction: | Steel |
| Building Systems | |
| HVAC: | Trane pneumatic variable air volume system with boxes in each tenant space. 75-ton roof top system (5 units) with hot water heat |
| Heating: | 2 gas fired boilers |
| Elevators: | Two Dover traction passenger units and one Dover traction service unit |

LOOKOUT CORPORATE CENTER

Brett Lowery 859.292.5548 office • 937.974.5631 cell • blowery@corporex.com
Trevor Wellbrock 859.292.5583 office • 859.803.5743 • twellbrock@corporex.com





PROPERTY DESCRIPTION *(continued)*

| | |
|--------------------|--|
| Electrical: | 2000 amp service; 277/480 volt service with circuit breaker protection. |
| Security: | 24-hour building access with after hours carded access |
| Life Safety: | Tamper flow detectors and smoke detectors |
| Plumbing: | 5/8" meter, 1" meter fire line and 4" meter water |
| ADA Compliance: | ADA Compliant |
| Lobby/Common Area: | The lobby has imported marble flooring and accent carpeting with attractive seating and landscaping. The common area is carpet and wood. |
| Tenants: | Horizontal blinds are provided for all exterior windows. Entrance doors are full height with a solid core. Ceilings are 2'x2' acoustical tiles with 2'x4' recessed fluorescent parabolic lighting fixtures. Tenants can choose from several colors of 30 oz. cut pile carpet or an assortment of floor tile. Window configuration allows flexibility in perimeter office sizing. |

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SUPERIOR AMENITIES

- Lookout Corporate Center provides a large meeting room and a contiguous, 45-seat multi-media amphitheater. Both are available to all tenants at no charge.
- Highway signage available along I-75 seen by over 1 million cars per week
- Offices feature scenic views overlooking the panoramic Northern Kentucky rolling hillsides, the Ohio River Valley and the downtown Cincinnati skyline.
- Spacious landscaped parking lots surround the Center with free parking.
- Tenants have three entrances to the building, allowing easy access 24 hours a day.
- Convenient access to I-71/75 and I-275



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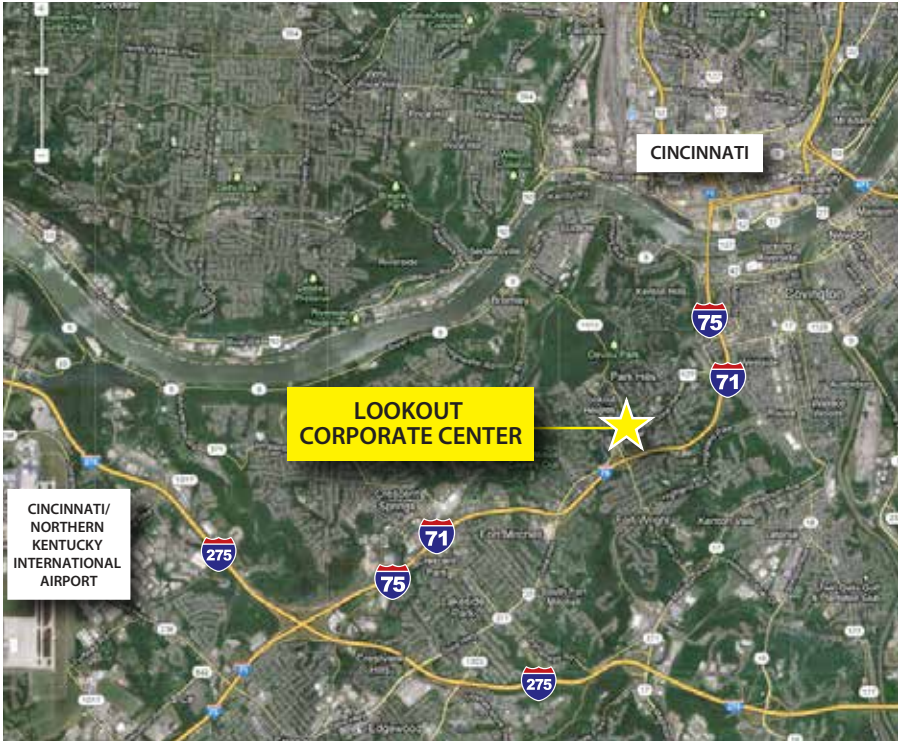
CONVENIENT LOCATION

Lookout Corporate Center is positioned along Interstate 71/75 at the Kyles Lane/ Ft. Wright Exit 189. The Center overlooks downtown Cincinnati, which is just minutes away. It is strategically positioned within a 600 mile radius of over half of the nation's population, purchasing power and manufacturing operations.

Tenants, customers and visitors appreciate the convenient access to the Cincinnati/Northern Kentucky International Airport, which is only ten minutes from Lookout Corporate Center.

Marriott Inn, Embassy Suites, Hampton Inn and Commonwealth Hilton are located within minutes from Lookout.

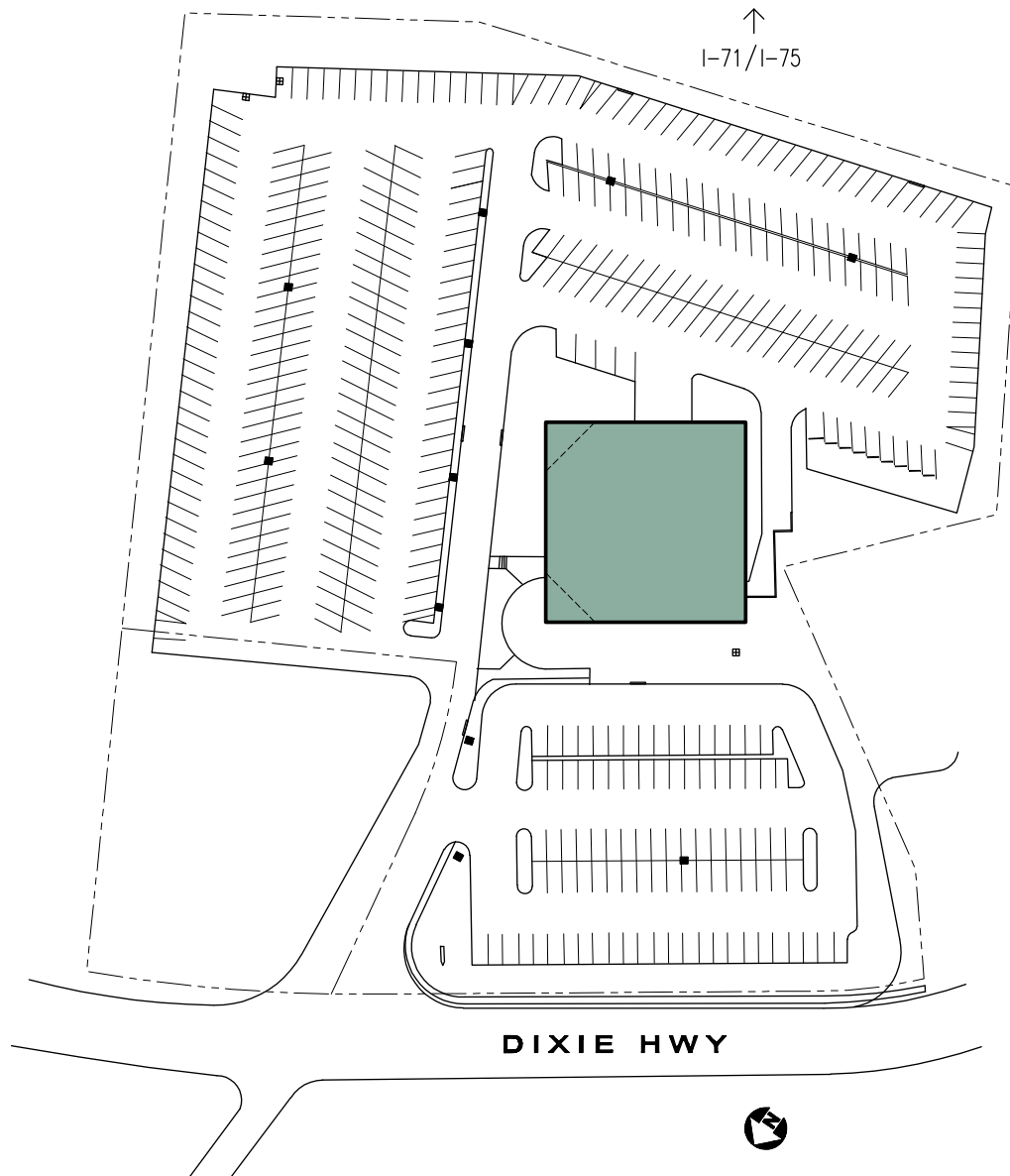
Florence Mall, just minutes away, provides a wide variety of shops and major stores.



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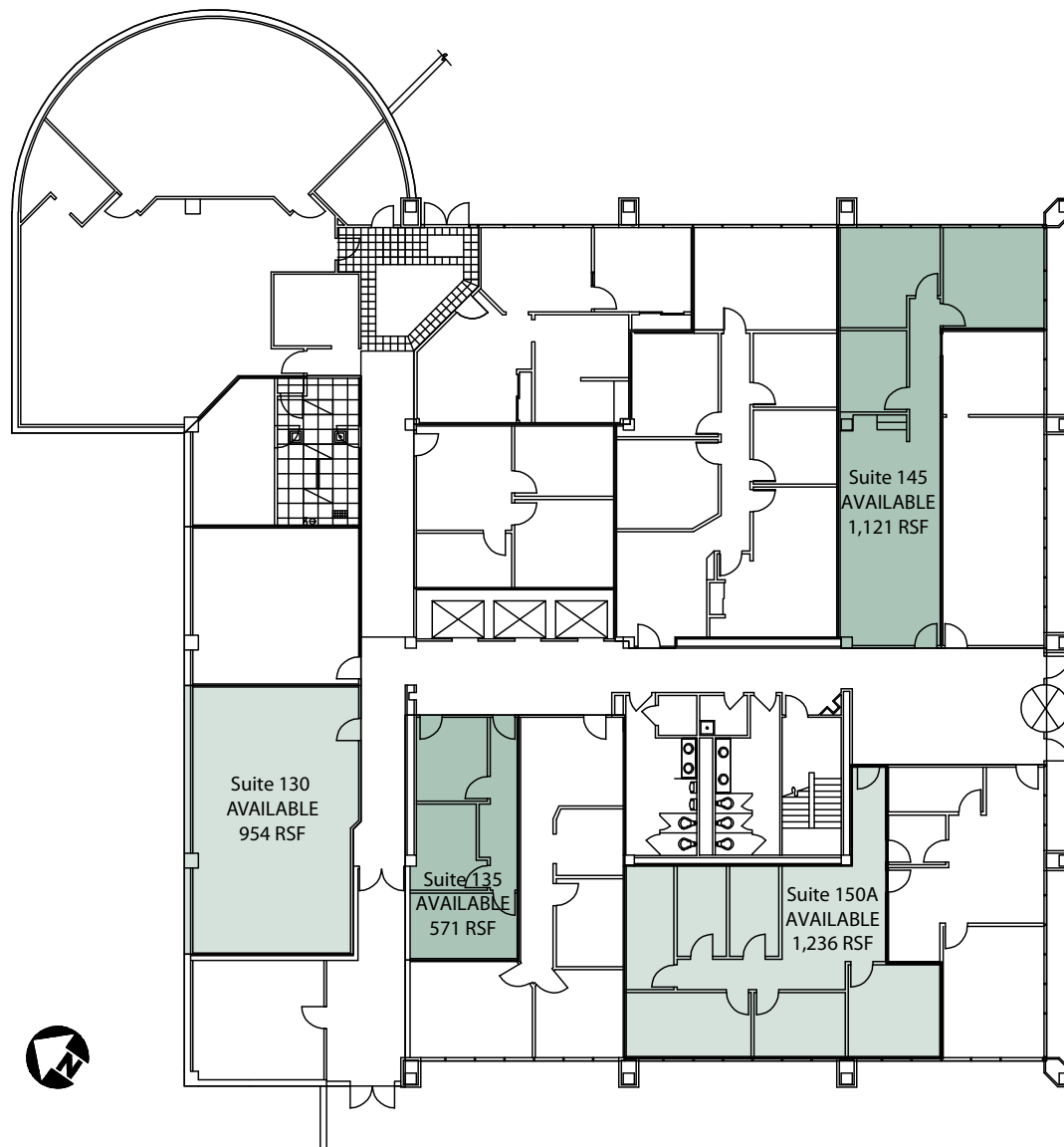
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FLOOR PLANS

First Floor
AVAILABLE SPACE



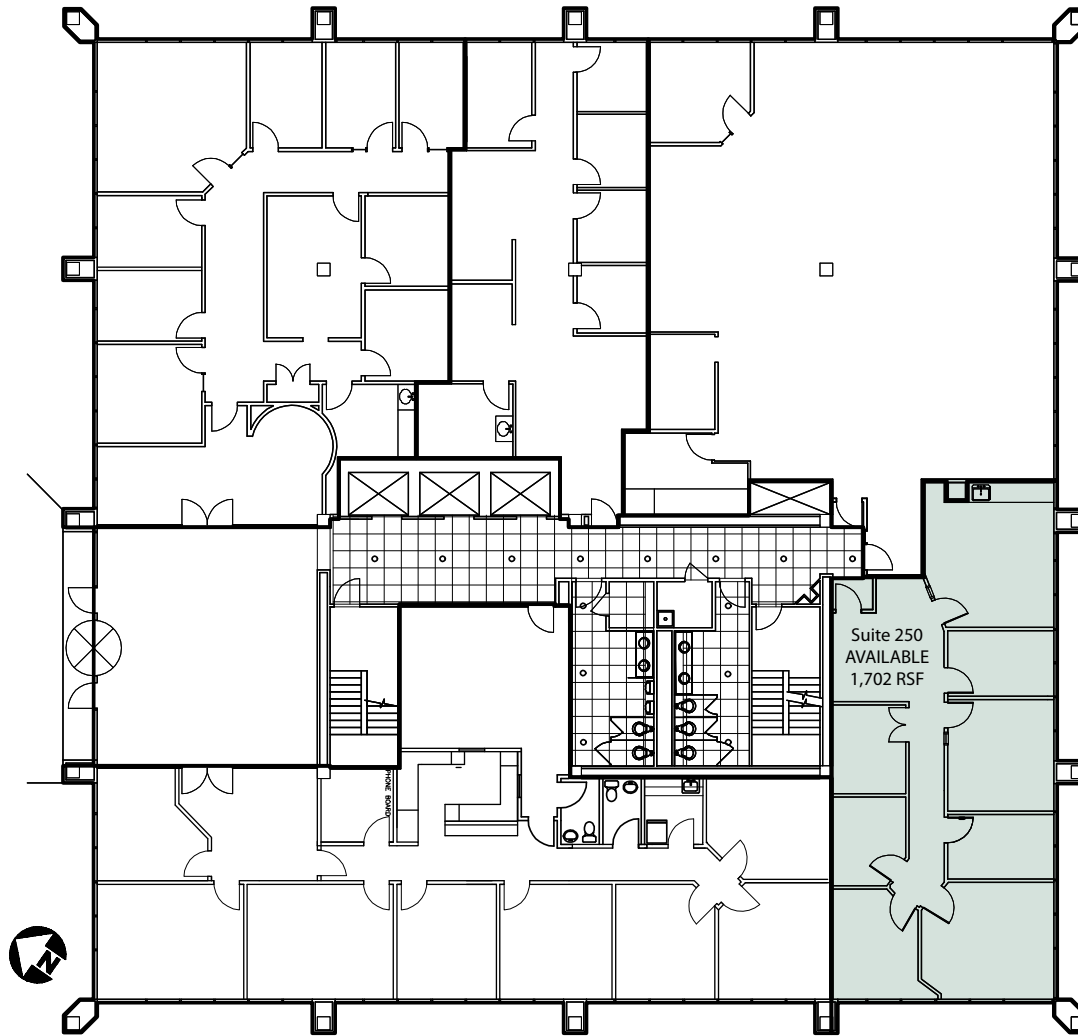
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FLOOR PLANS

Second Floor
AVAILABLE SPACE



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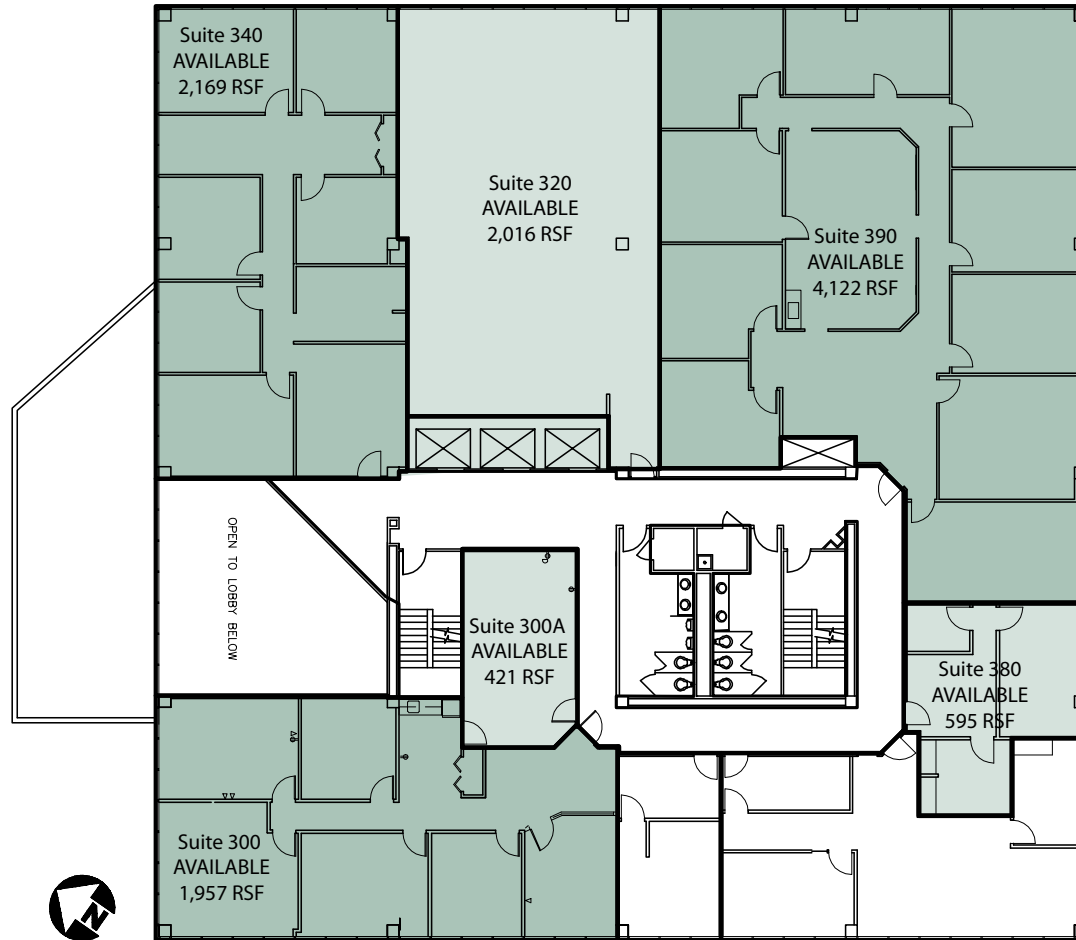
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FLOOR PLANS

Third Floor
AVAILABLE SPACE



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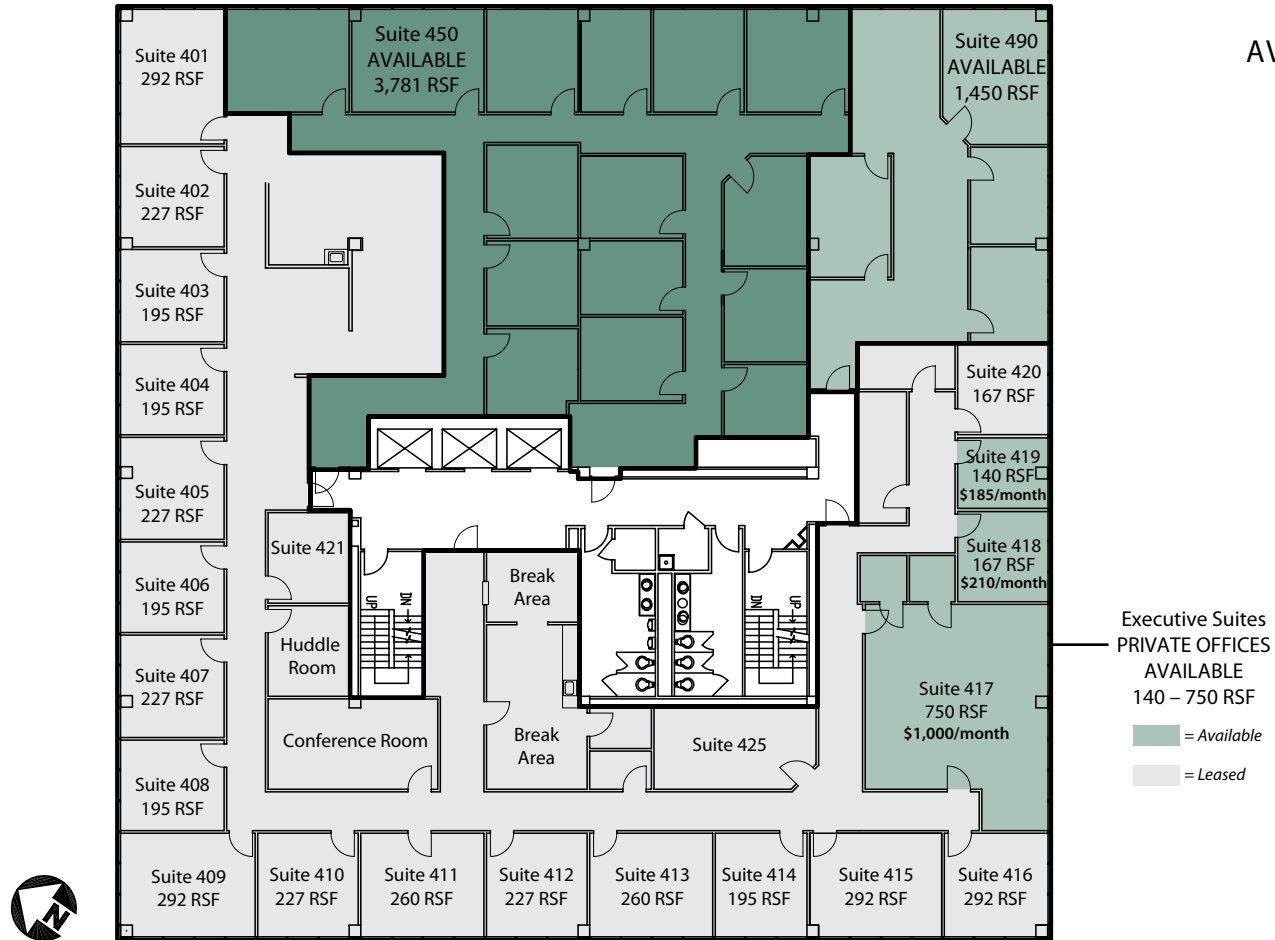
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FLOOR PLANS

Fourth Floor
AVAILABLE SPACE



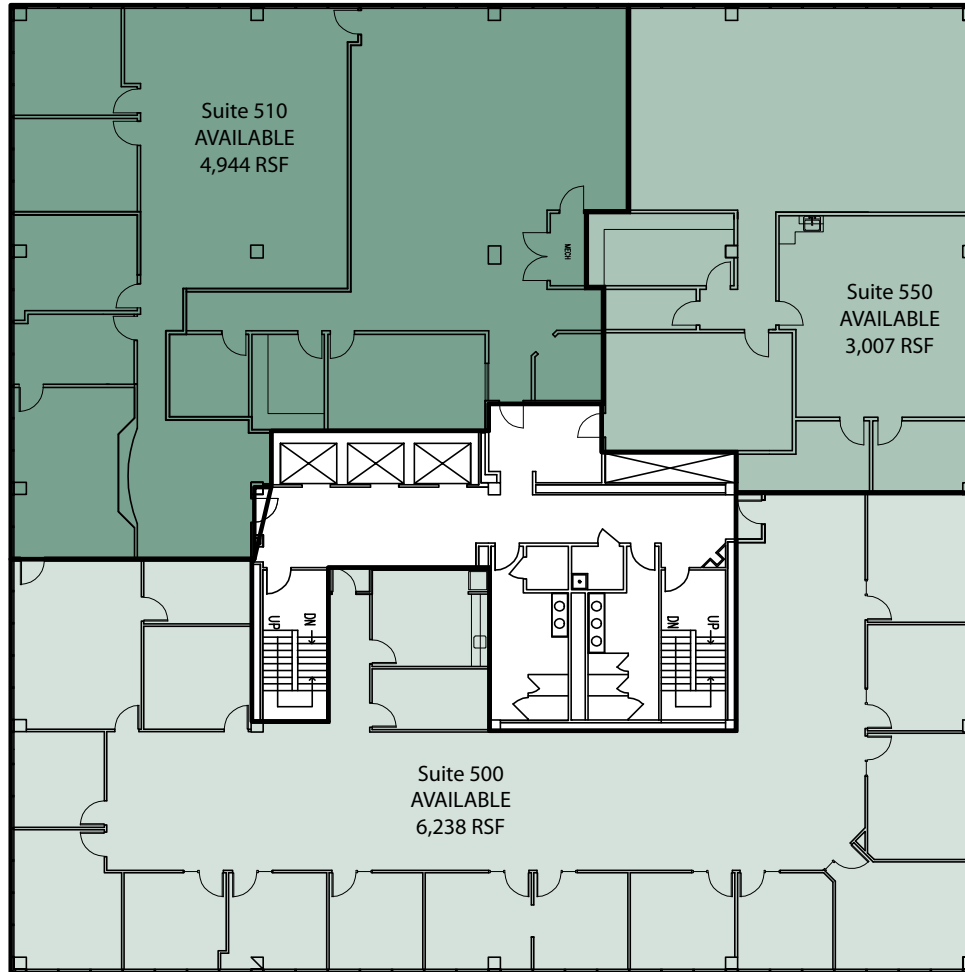
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FLOOR PLANS

Fifth Floor
AVAILABLE SPACE



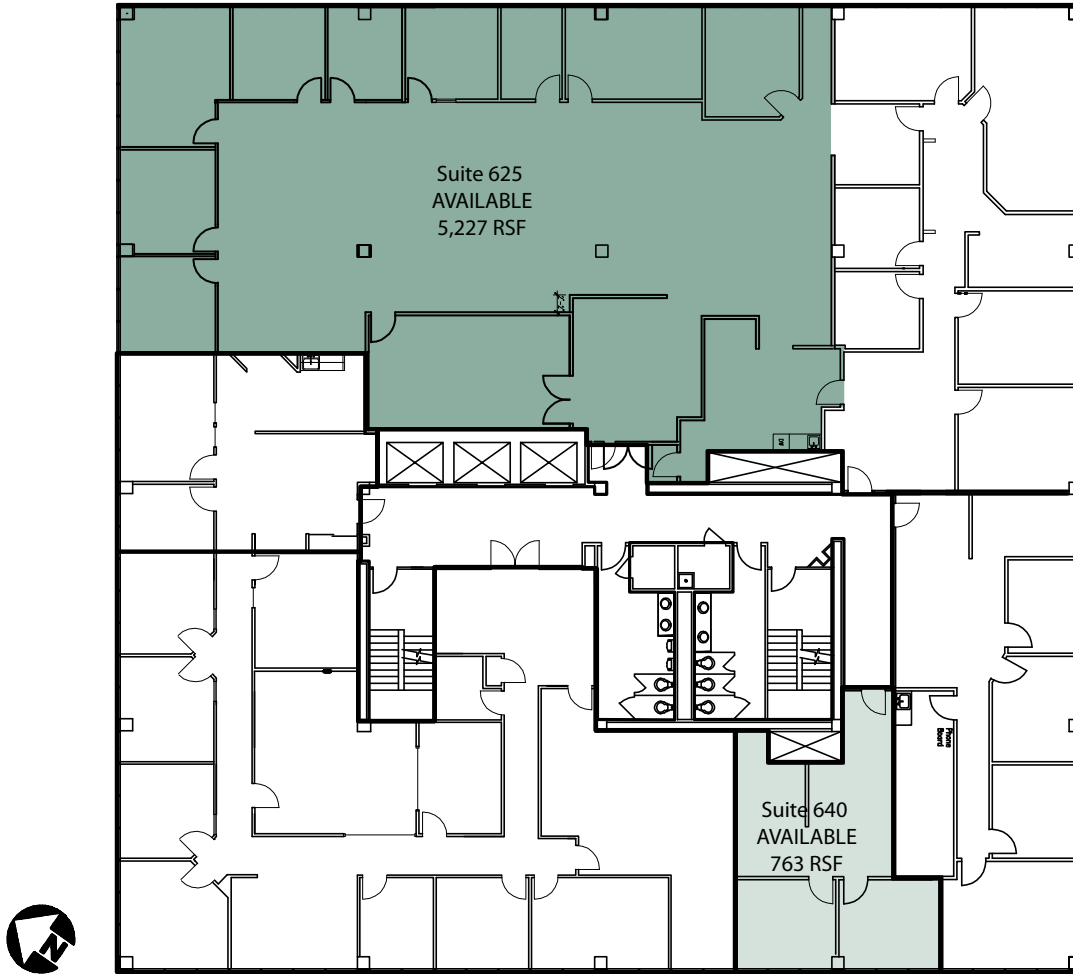
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FLOOR PLANS

Sixth Floor
AVAILABLE SPACE



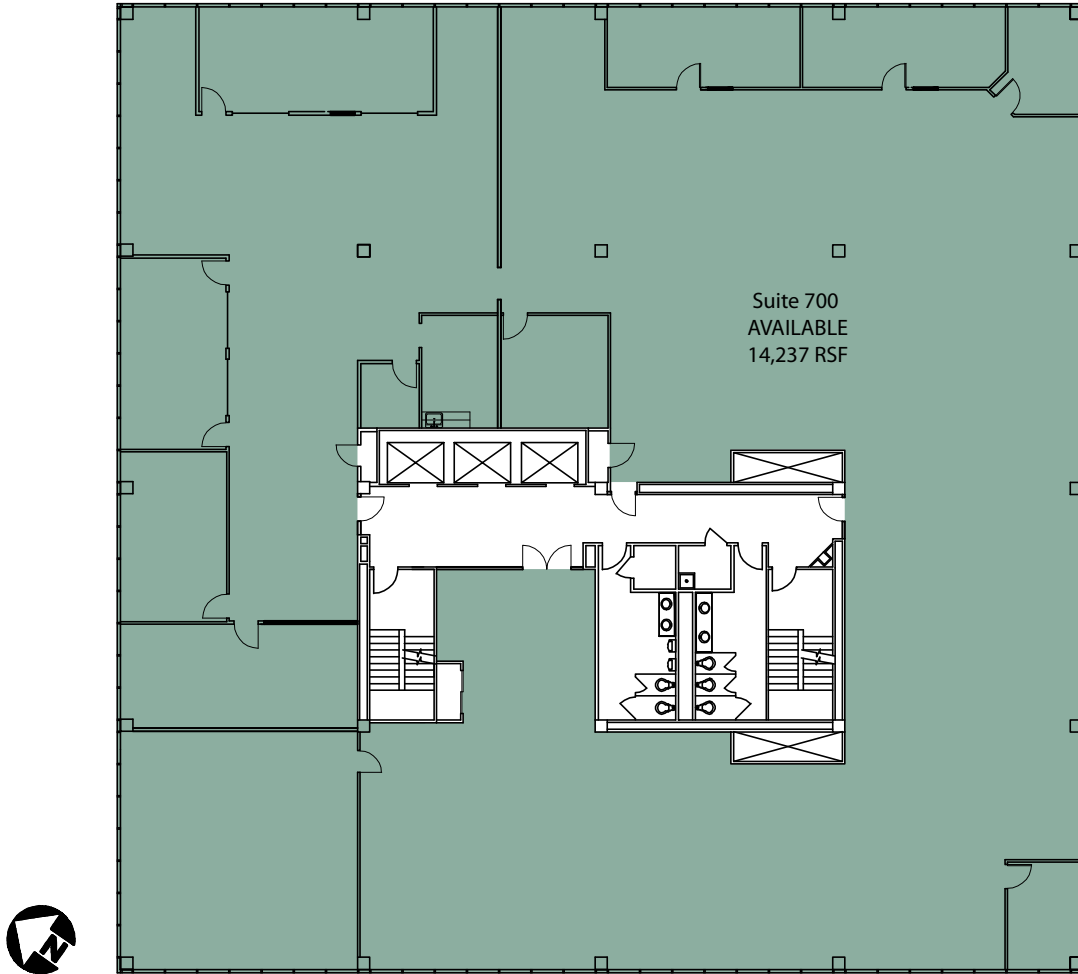
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FLOOR PLANS

Seventh Floor
AVAILABLE SPACE



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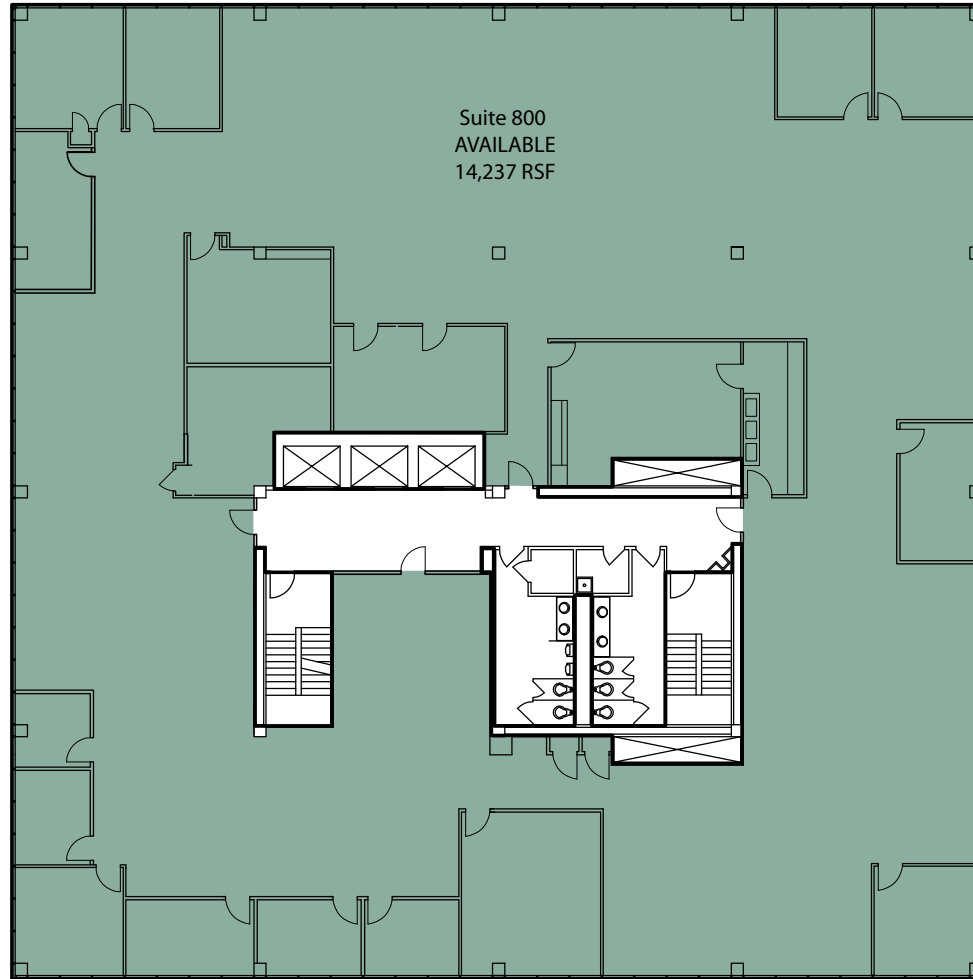
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FLOOR PLANS

Eighth Floor
AVAILABLE SPACE



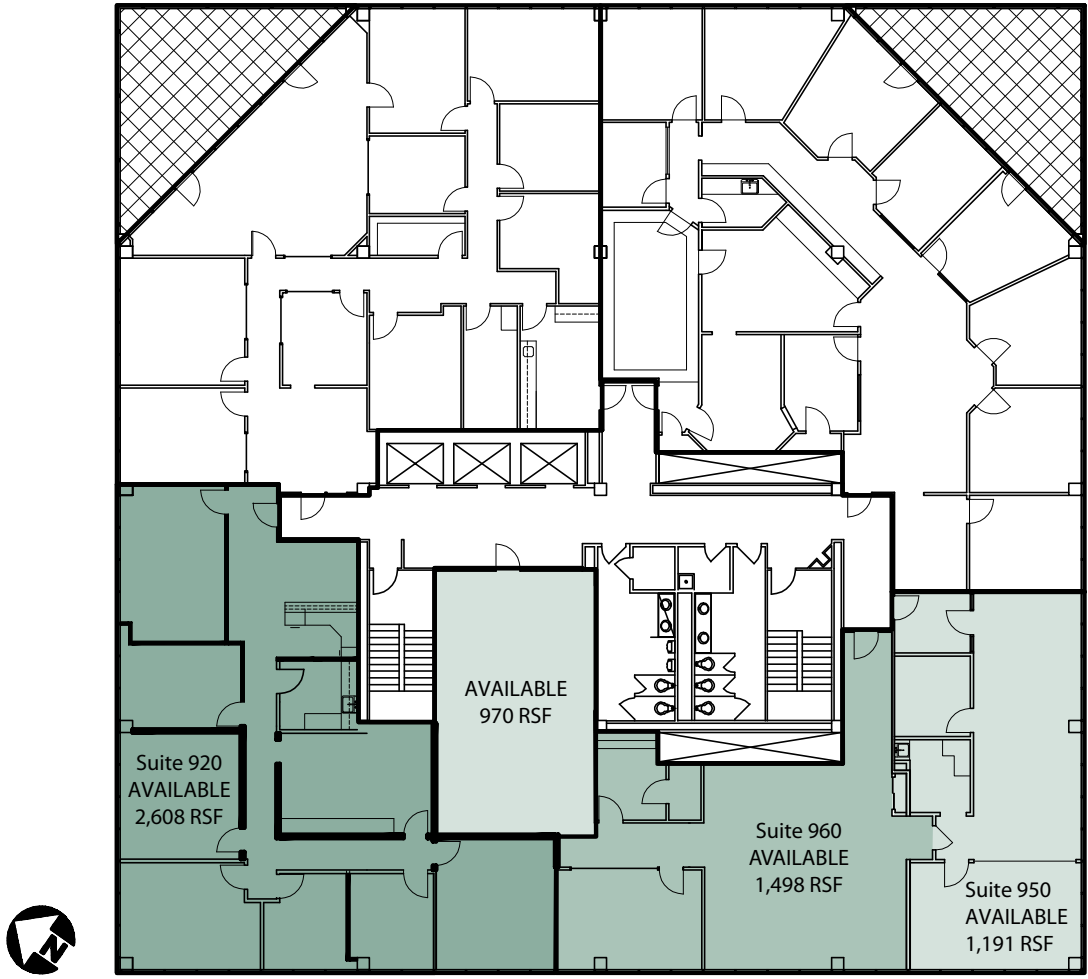
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FLOOR PLANS

Ninth Floor
AVAILABLE SPACE



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