



LOOKOUT CORPORATE CENTER

FT. WRIGHT, KENTUCKY

SPACE AVAILABLE

Corporex



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

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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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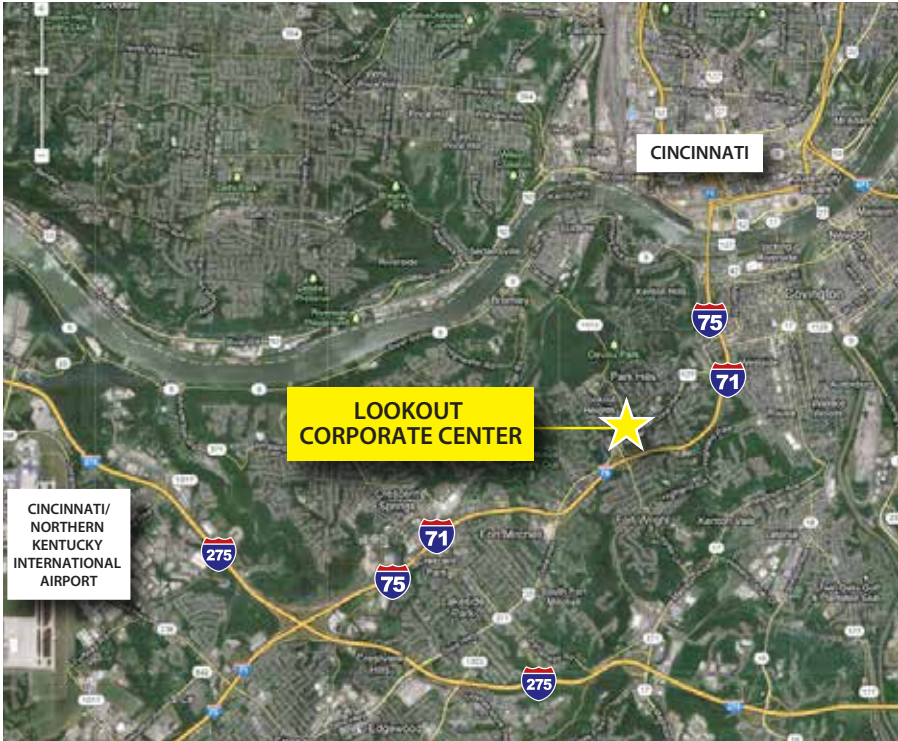
CONVENIENT LOCATION

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.

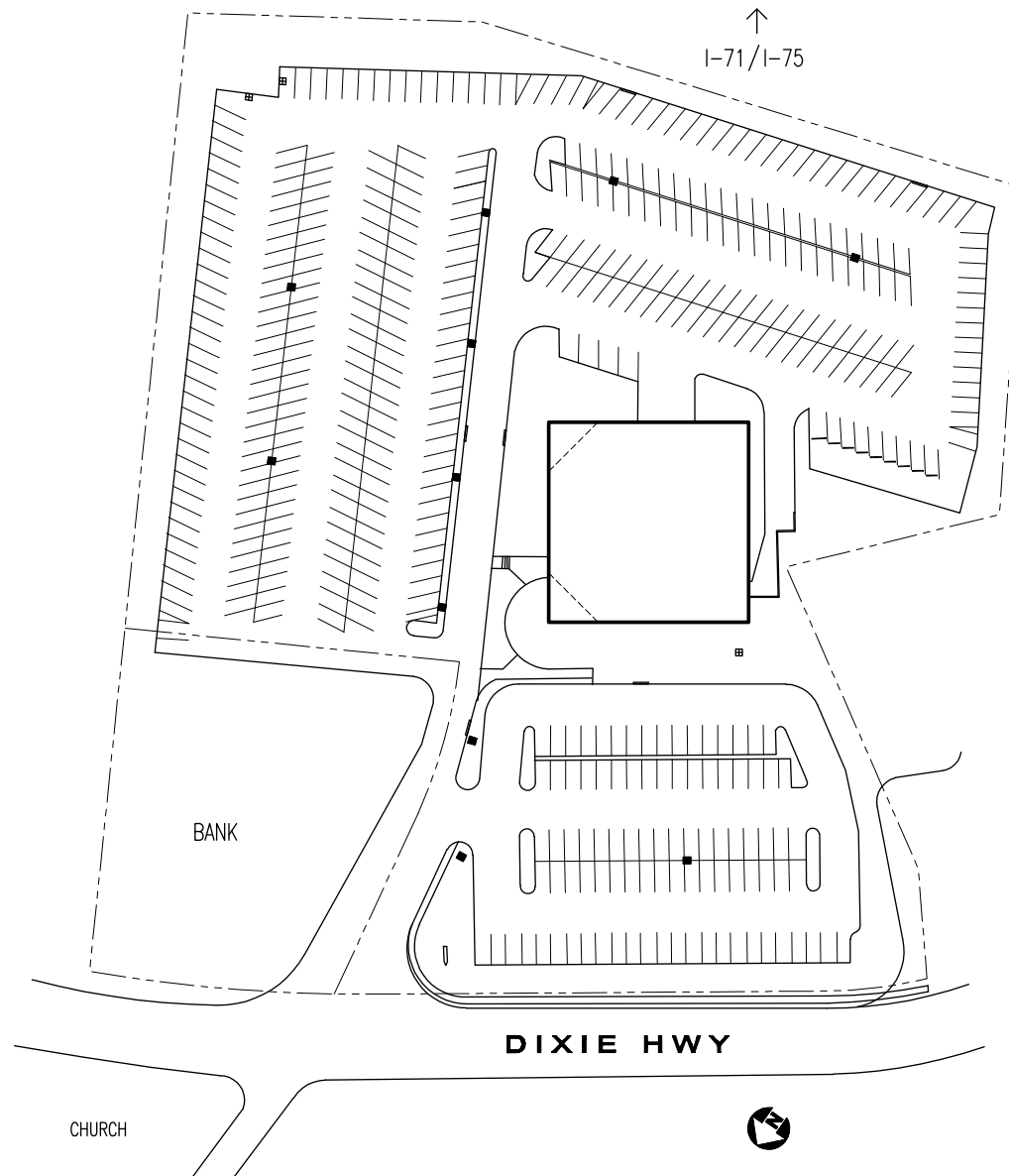
Florence Mall, just minutes away, provides a wide variety of shops and major stores.



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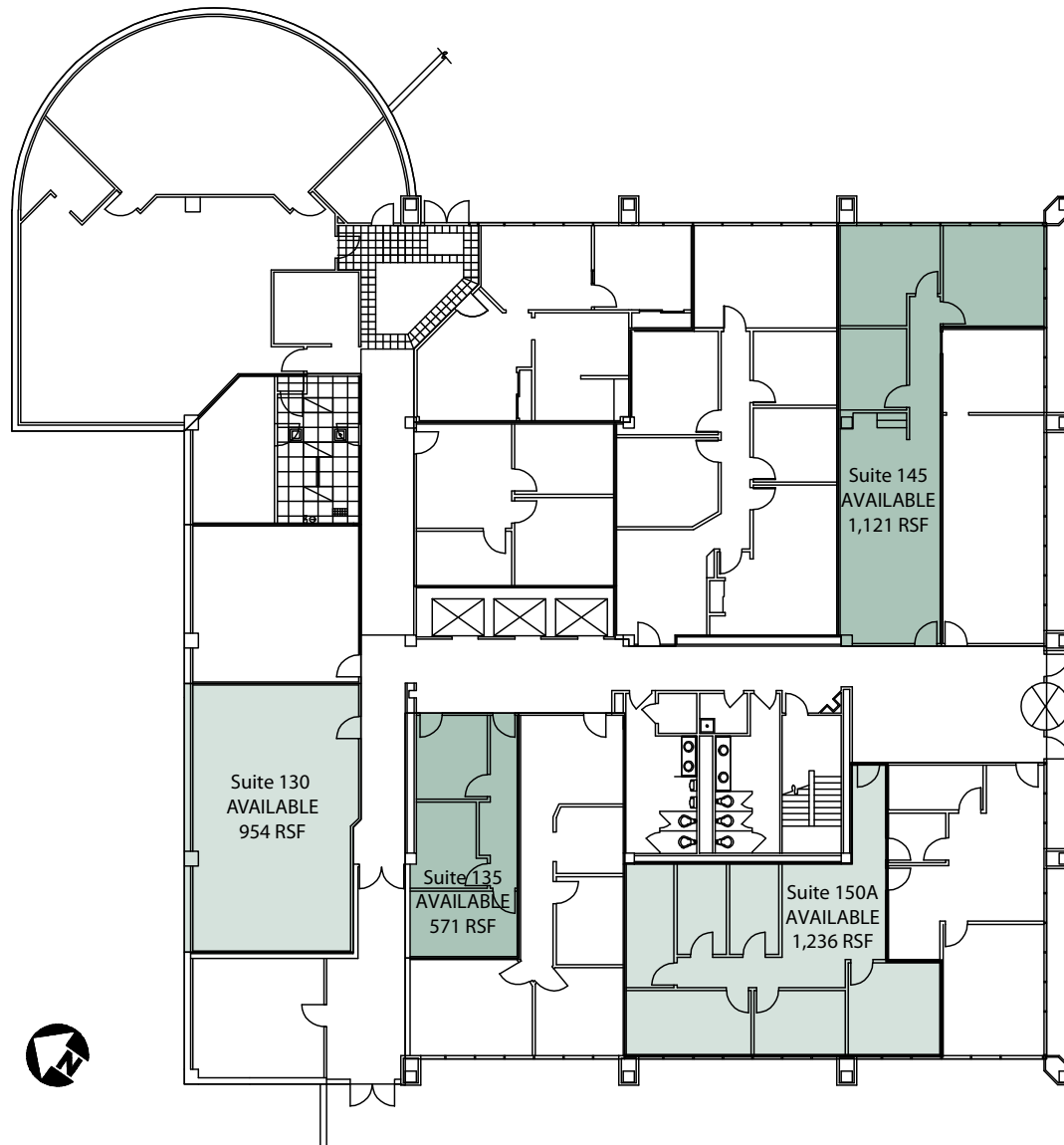
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FLOOR PLANS

First Floor
AVAILABLE SPACE



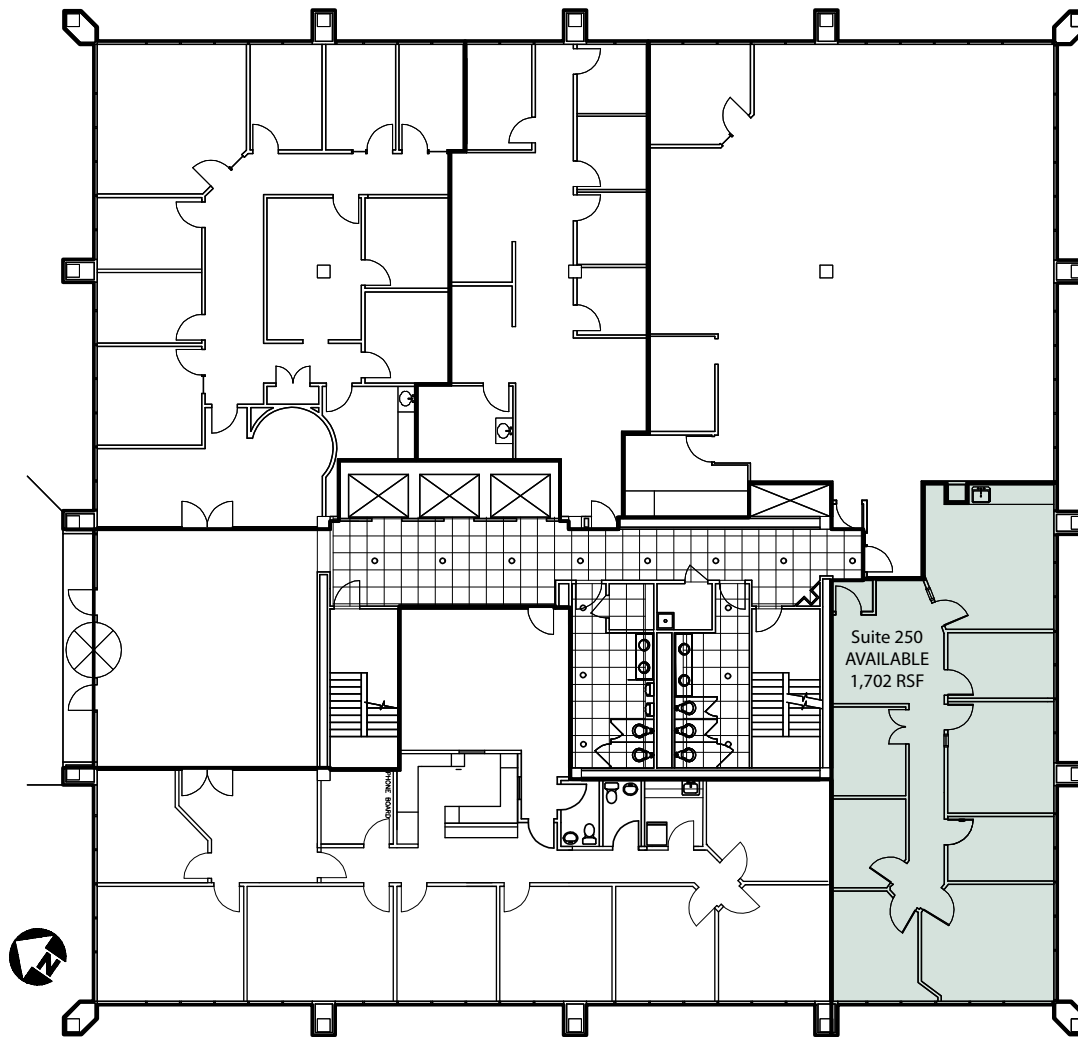
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FLOOR PLANS

Second Floor
AVAILABLE SPACE



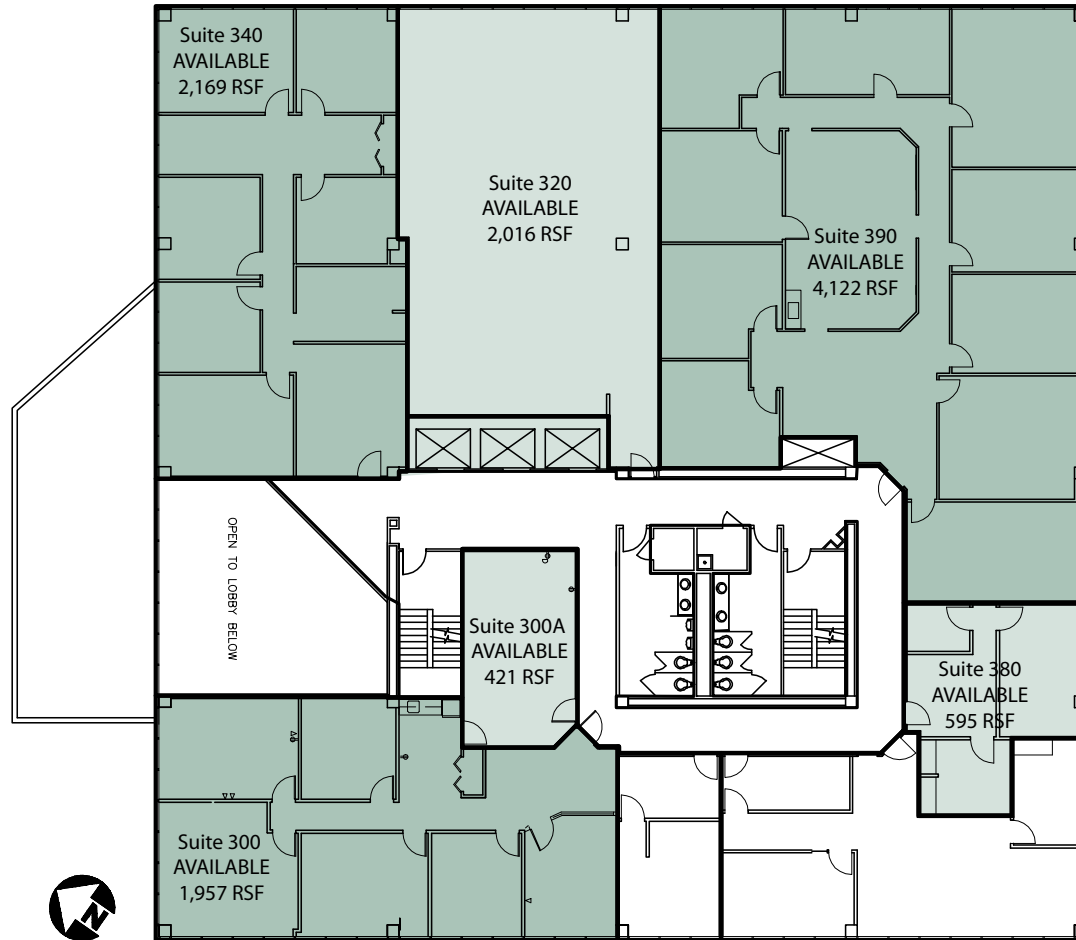
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FLOOR PLANS

Third Floor
AVAILABLE SPACE



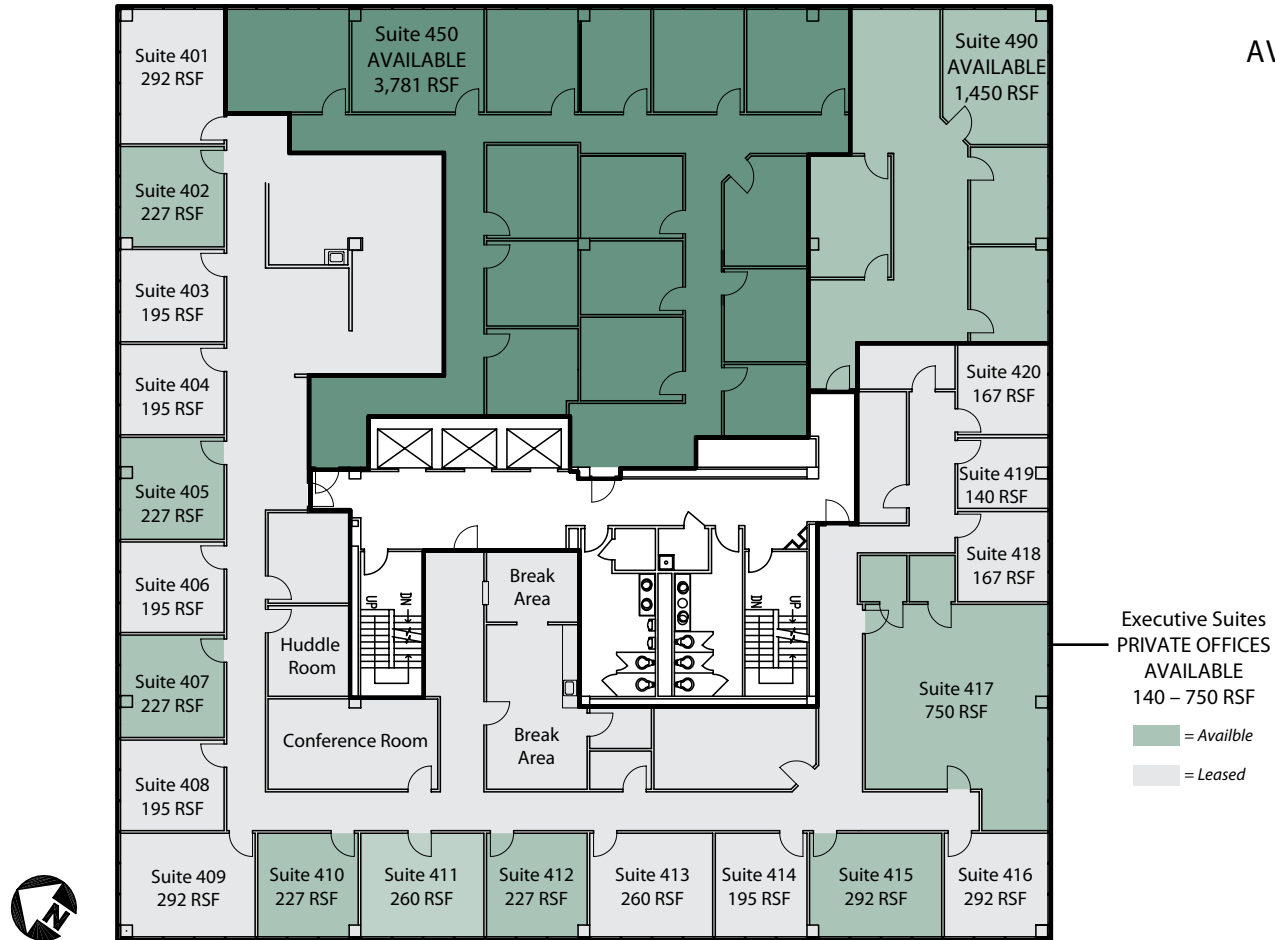
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FLOOR PLANS

Fourth Floor
AVAILABLE SPACE



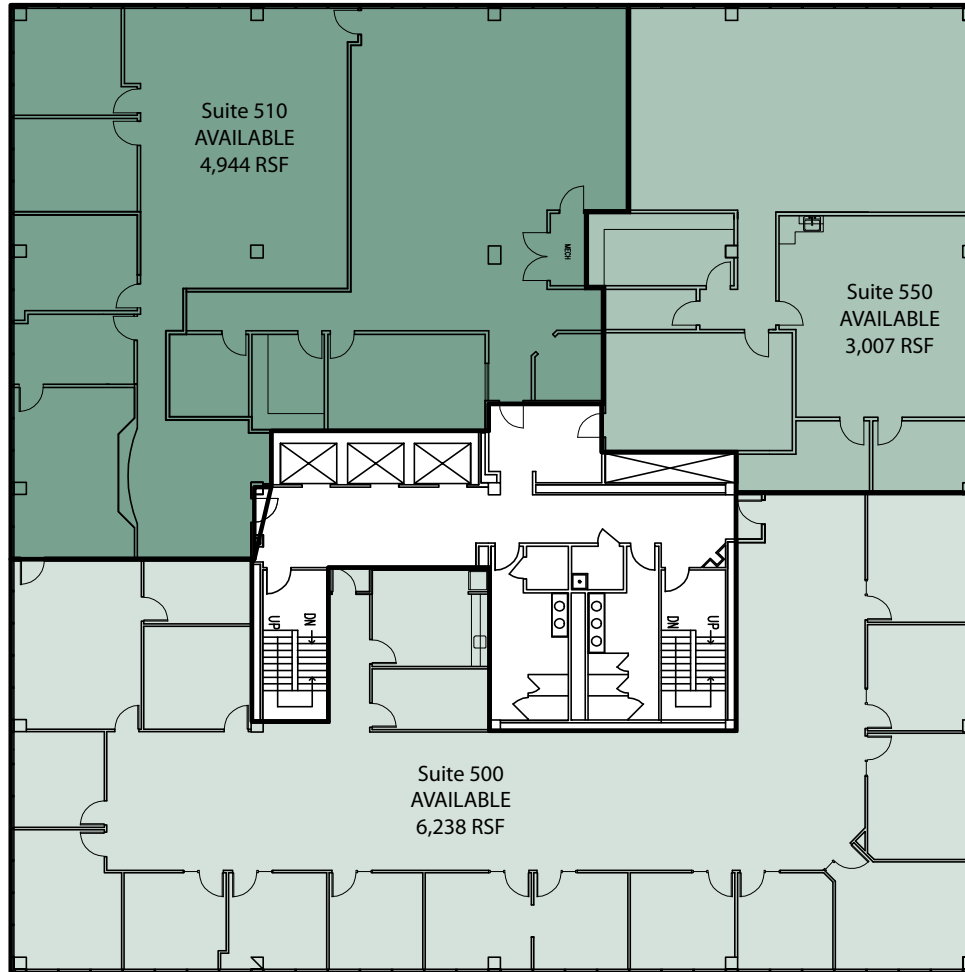
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FLOOR PLANS

Fifth Floor
AVAILABLE SPACE



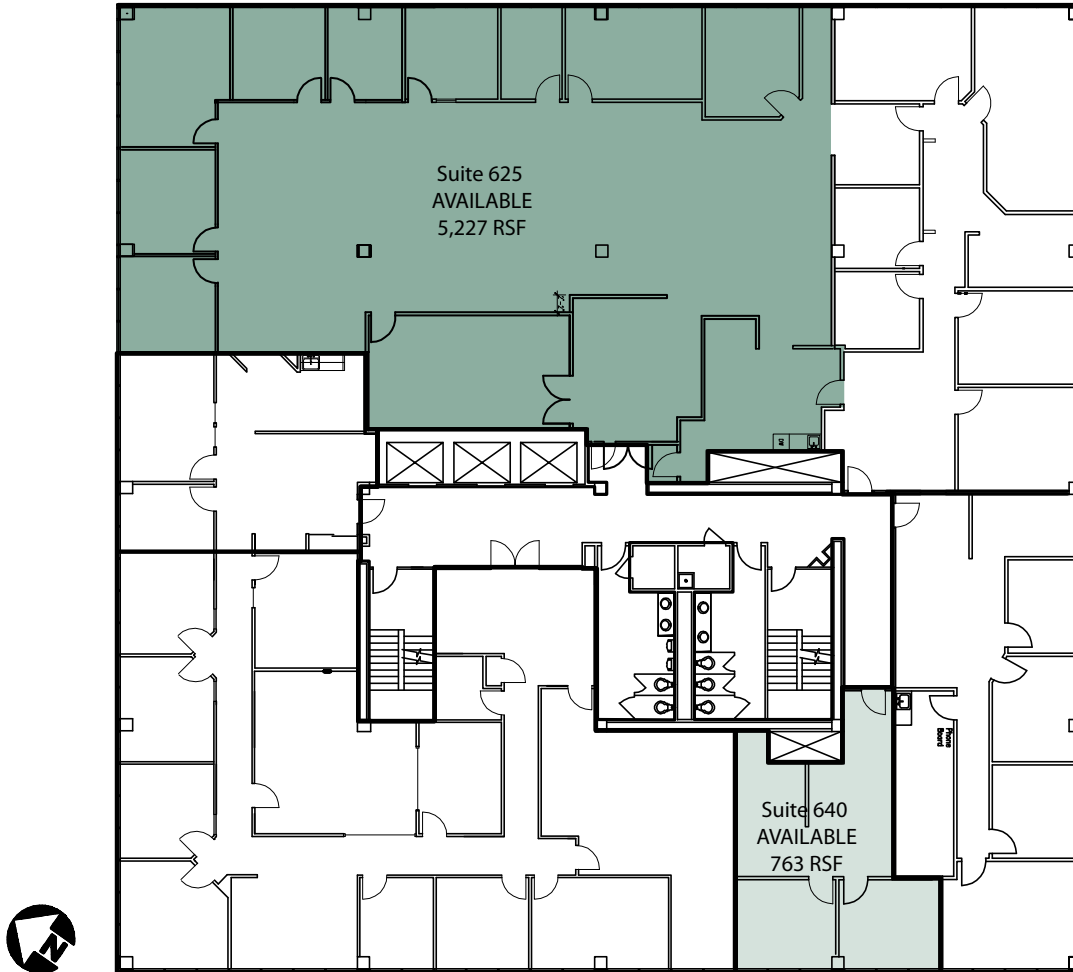
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FLOOR PLANS

Sixth Floor
AVAILABLE SPACE



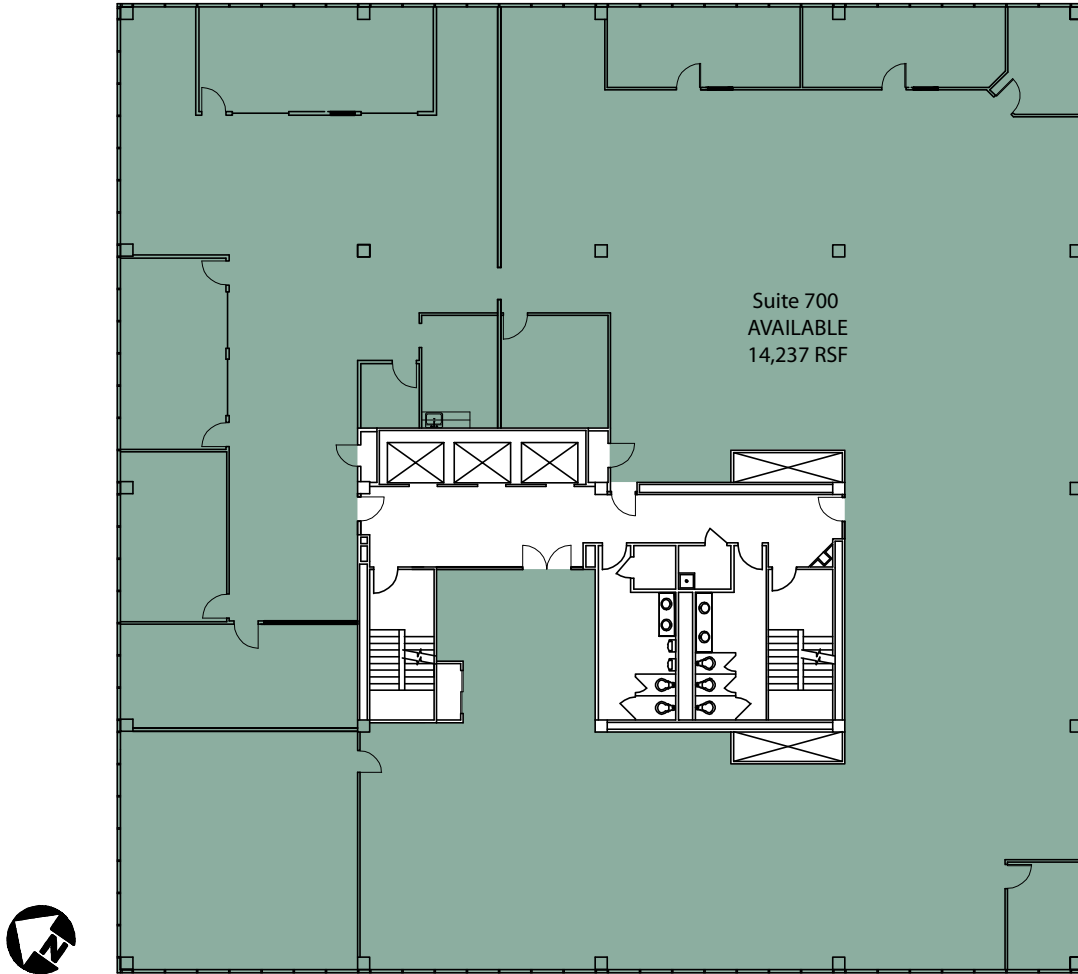
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FLOOR PLANS

Seventh Floor
AVAILABLE SPACE



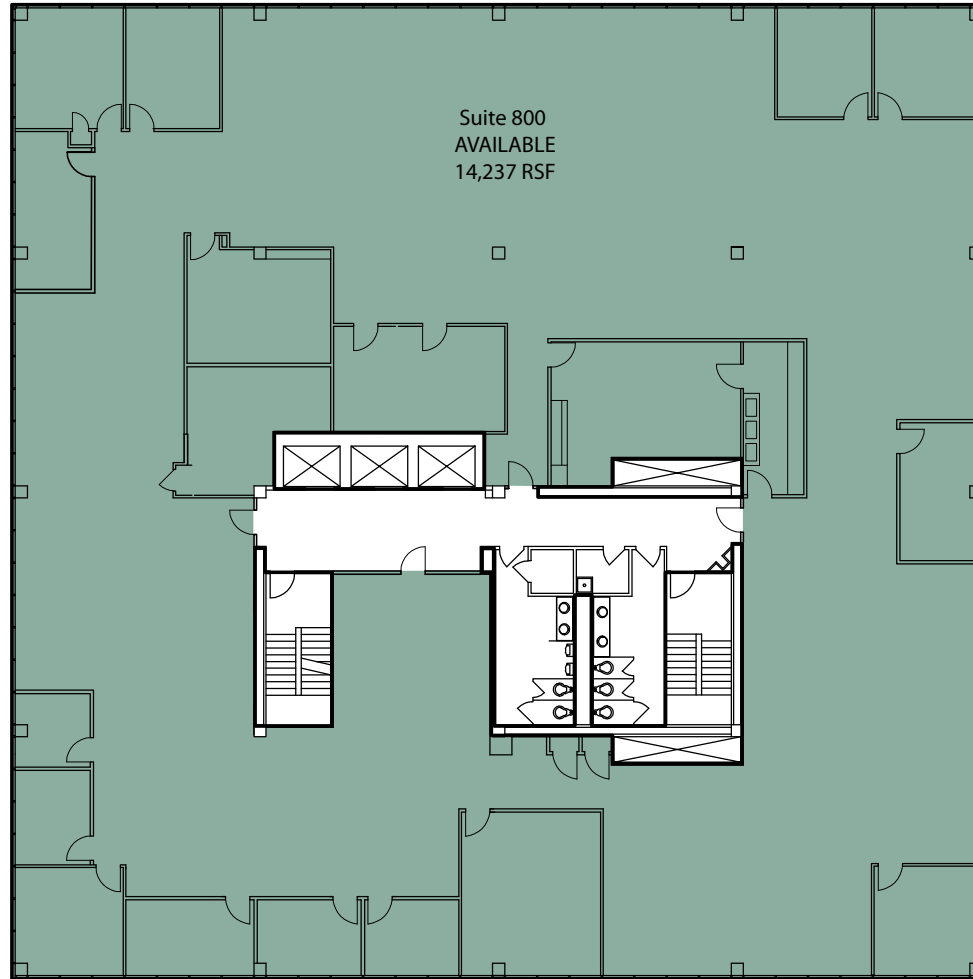
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FLOOR PLANS

Eighth Floor
AVAILABLE SPACE



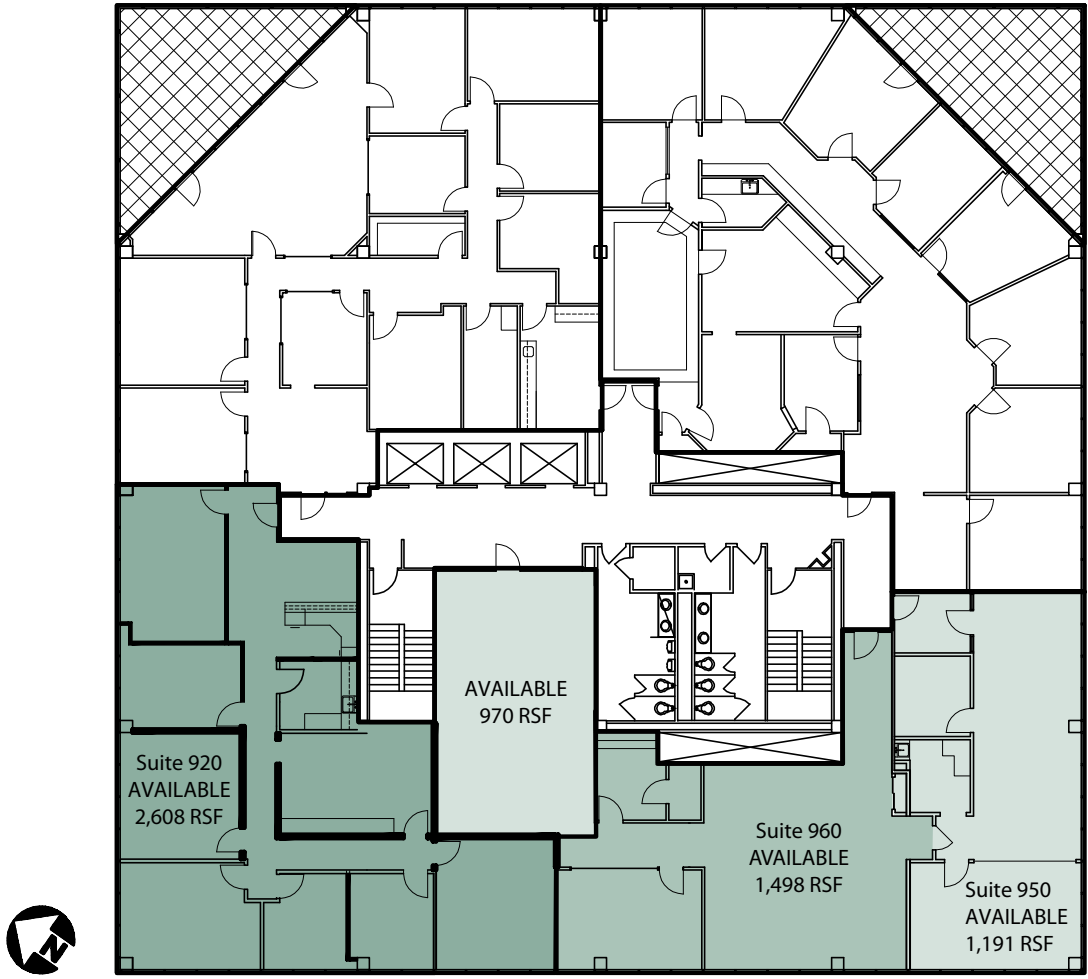
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FLOOR PLANS

Ninth Floor
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