



OLYMPIC CORPORATE CENTER II

AT CIRCLEPORT IN ERLANGER, KENTUCKY

CLASS A OFFICE SPACE AVAILABLE

Corporex

OLYMPIC CORPORATE CENTER II AT CIRCLEPORT OFFERS MANY ADVANTAGES:

Olympic Corporate Center II, completed in 2000, is a five-story building comprised of approximately 90,000 square feet. Located adjacent to I-275, Olympic Corporate Center II has all the amenities of CirclePort.

- Prime frontage on I-275 - outstanding visibility (1,000,000 passing cars per week)
- Convenient access via Mineola Pike and Donaldson Highway
- Less than 1 minute to I-275; 5 minutes from I-75/I-71
- Ample, free parking surrounds the building
- Only 5 minutes to the Cincinnati/Northern Kentucky International Airport (CVG) with continuous direct flights
- Only 15 minutes to downtown Cincinnati
- Key location within a 600-mile radius of over half the nation's population, purchasing power, and manufacturing
- Adjacent Residence Inn and Courtyard by Marriott



OLYMPIC CORPORATE CENTER II AT CIRCLEPORT

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PROPERTY DESCRIPTION

Address:	3900 Olympic Boulevard, Erlanger, KY 41018
Building Size:	93,756 total square feet
Year built:	2000
Zoning:	Commercial
Site size:	4.2 acres
Parking:	312 spaces, including 4 handicapped
Building type:	5-story office building with red brick façade. Insulated tinted windows enclosed in black anodized frames.
Construction:	Brick and steel

Building Systems:

HVAC:	Multi-zone variable temperature water source heat pump HVAC system with analog control
Heating:	Gas-fired Boiler
Elevators:	Two overhead gear-traction passenger units. Passenger elevators have wood and brass interiors. Separate hydraulic freight elevator.
Electrical:	208/120-volt service with circuit breaker protection
Security:	Tenants enjoy 24-hour building access with after hours carded access
Life safety:	State-of-the-art life safety systems
Plumbing:	One set of restrooms & two drinking fountains per floor
ADA:	ADA compliant



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LOCATION

The Olympic Corporate Center II is located in CirclePort, a world-class 650-acre mixed-use business park containing office, industrial, hotel and retail in a corporate setting. Because of its proximity to the Cincinnati/Northern Kentucky International Airport, CirclePort has become the area's most prestigious address for business. CirclePort is home to major organizations and companies such as St. Elizabeth Healthcare, Catholic Health Initiatives, Convergys, Wild Flavors, and Pepsi. Businesses enjoy the decorative lakes and fountains, underground utilities, a congestion-free internal roadway system and proximity to hotels, retail and restaurants. With easy access to three major interstates, a talented workforce is only minutes away.

CIRCLEPORT FEATURES

- Daily bus service throughout the Park
- Natural environment conducive to recruiting and retaining employees, walking, running and hiking
- Residence Inn and Courtyard by Marriott
- Nearby restaurants

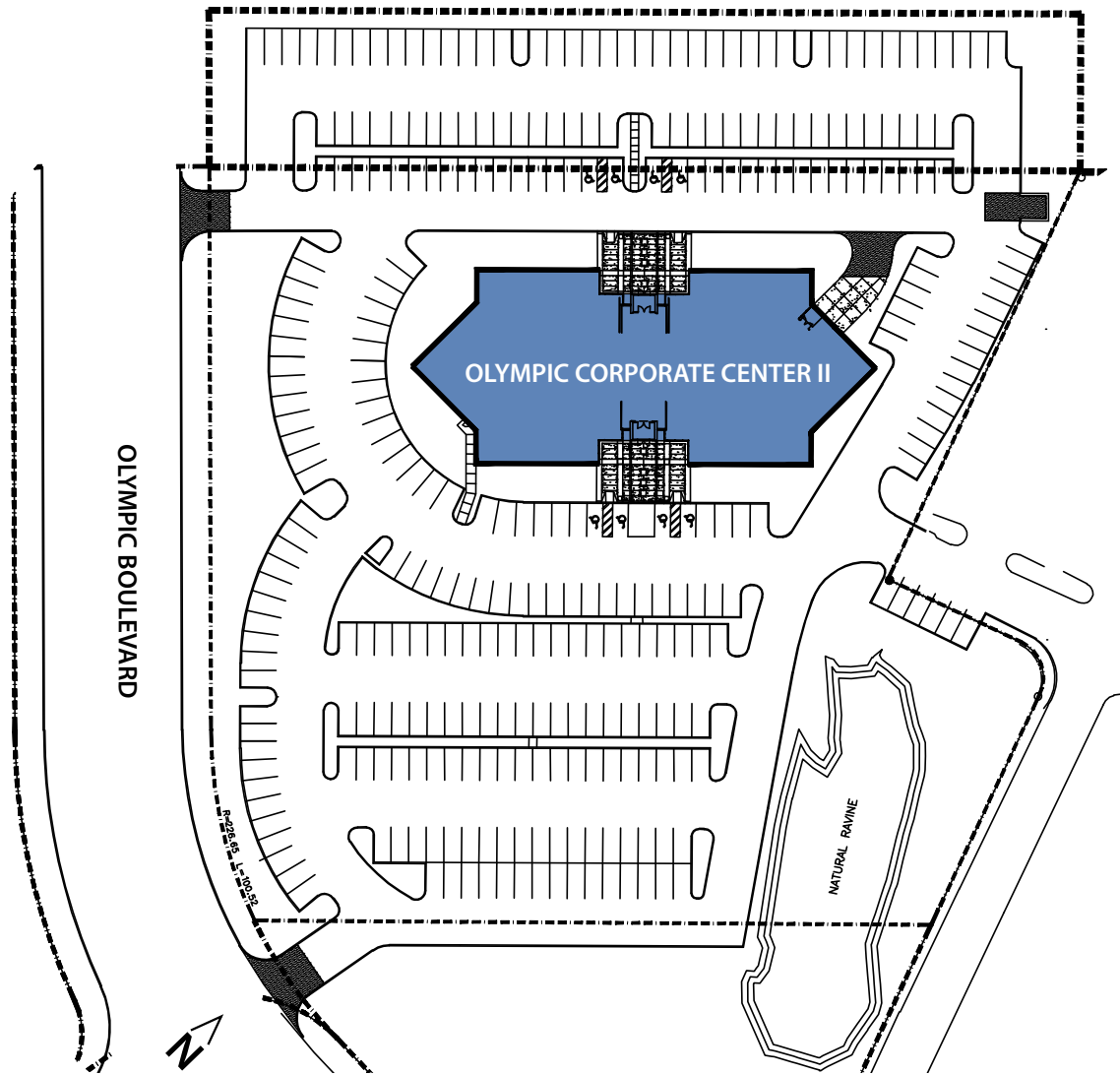


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SITE PLAN



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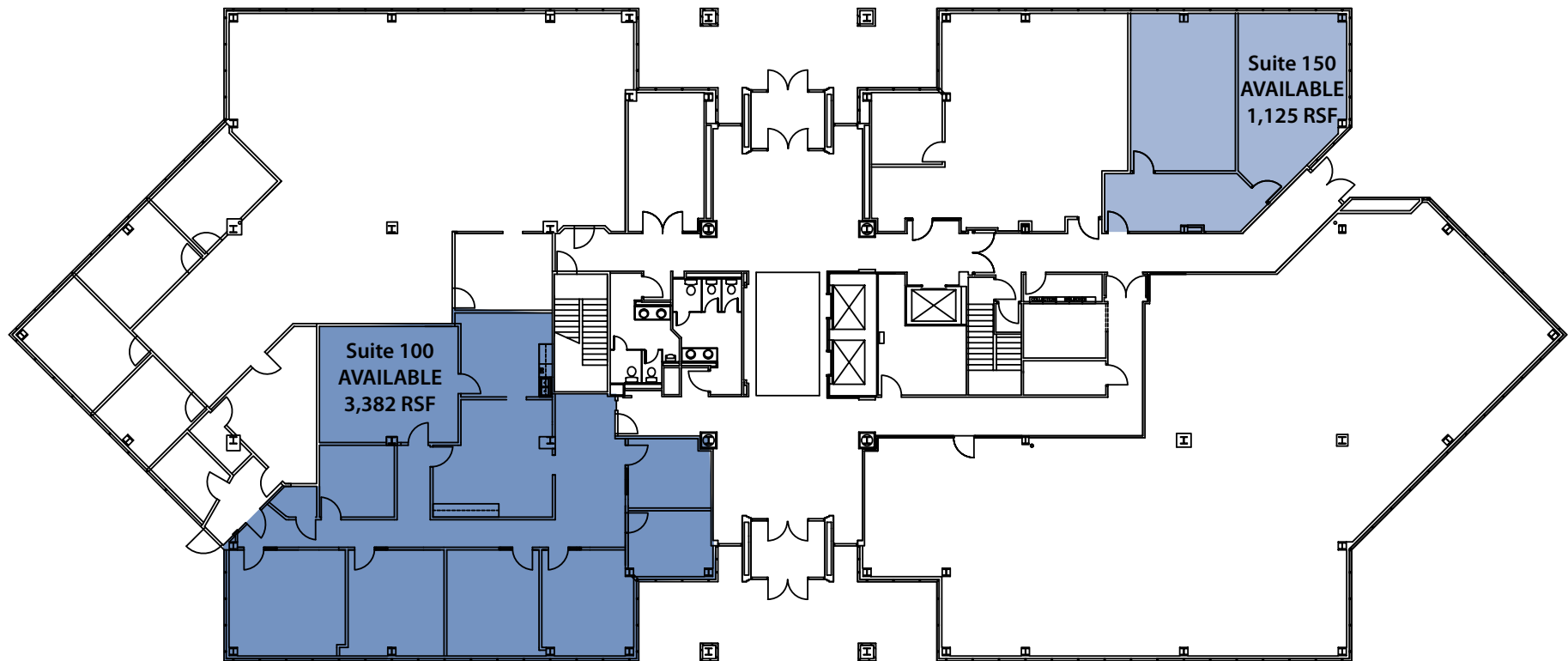
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FLOOR PLANS

First Floor
AVAILABLE SPACE



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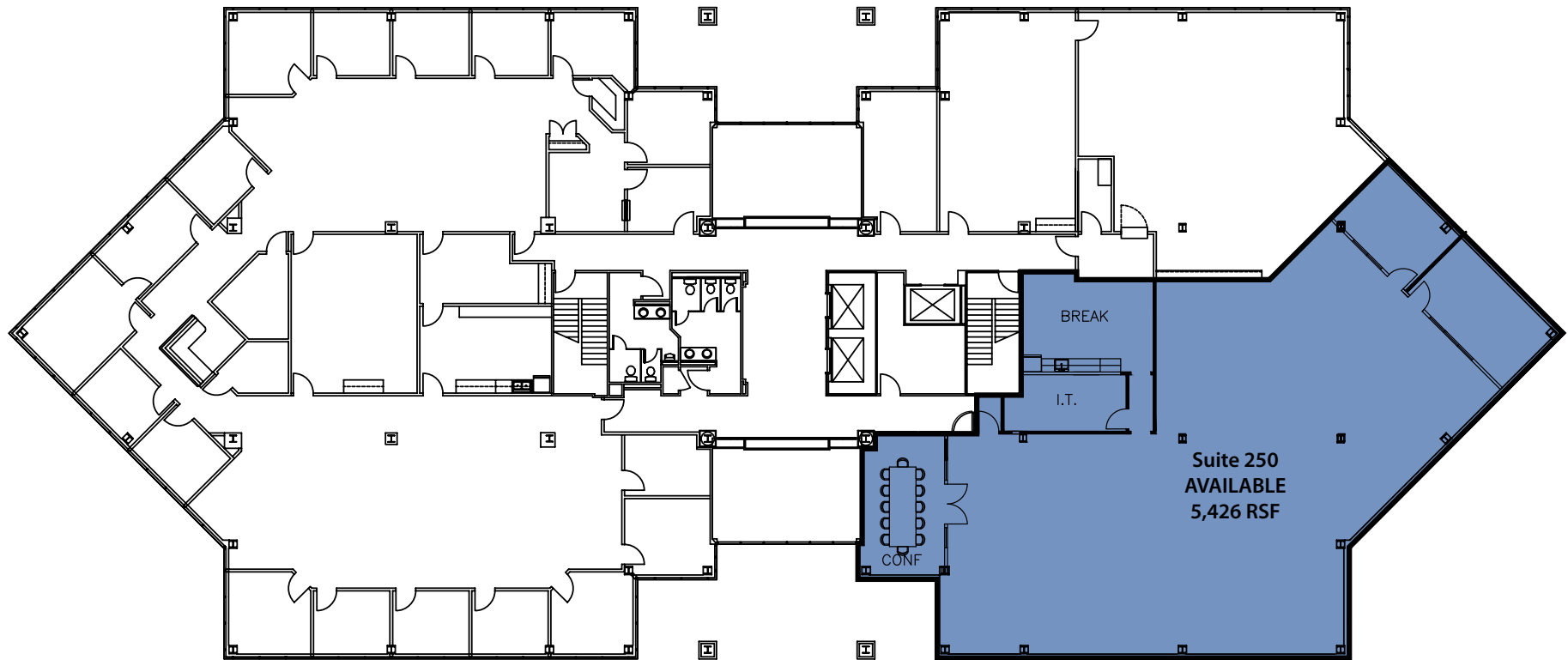
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FLOOR PLANS

Second Floor
AVAILABLE SPACE



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