

AVAILABLE

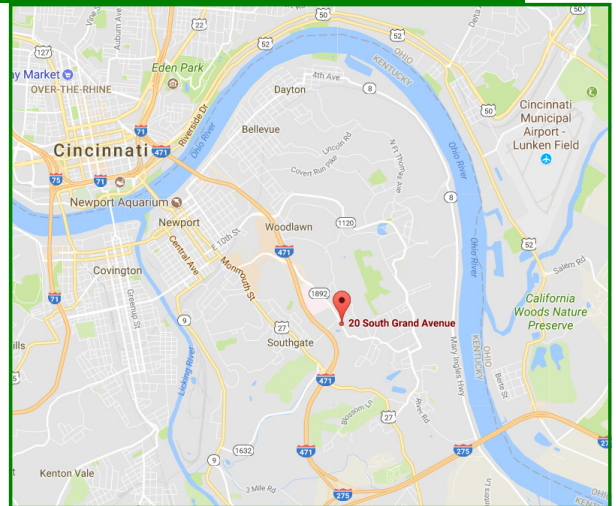
FOR SALE OR LEASE

Professional Office Space



20 N. Grand Ave., Suite 6, Ft. Thomas, KY 41075

- Nearby access to I-471 (.5 miles)
- 4 Private Offices, reception area, break room with kitchenette
- Across street from St. Elizabeth Hospital
- Attractive lease rate
- For sale or lease with option to purchase
- New ownership of complex – upgrades to parking and landscaped areas



For further information, please contact:

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Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

COMMERCIAL
Real Estate



General Building Specifications

Property ID:	999-99-14-444.00
Property Type:	Office condominium
Municipality:	Ft. Thomas
Land Area:	Not applicable (Condo)
Zoning:	Professional offices
Year Built:	1988
Building Dimensions:	
Construction:	Brick Exterior, Wood and Drywall finishes for interior improvements
Exterior Façade:	Brick and Wood
Miscellaneous:	

Availability Specifications

Total Available:	1,020 SF
Office Size:	1,020 SF (4 Private offices of varying sizes)
Air Conditioning:	Central
Heat:	Central / Gas
Power / Electric:	220/110 100 Amp service
Security System:	None
Parking:	20 spaces
Annual Taxes:	\$1,600.00 per year (\$1.57 / SF / Year)

Lease Rate:	\$12.50 / SF / Year
Op Ex. charges (estimated)	\$ 3.00 / SF / Year

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