



For Lease:

# Columbia Executive Center

207 Grandview Drive, Fort Mitchell | KY 41017

STARTING FROM:

**\$13.95**

PSF NET

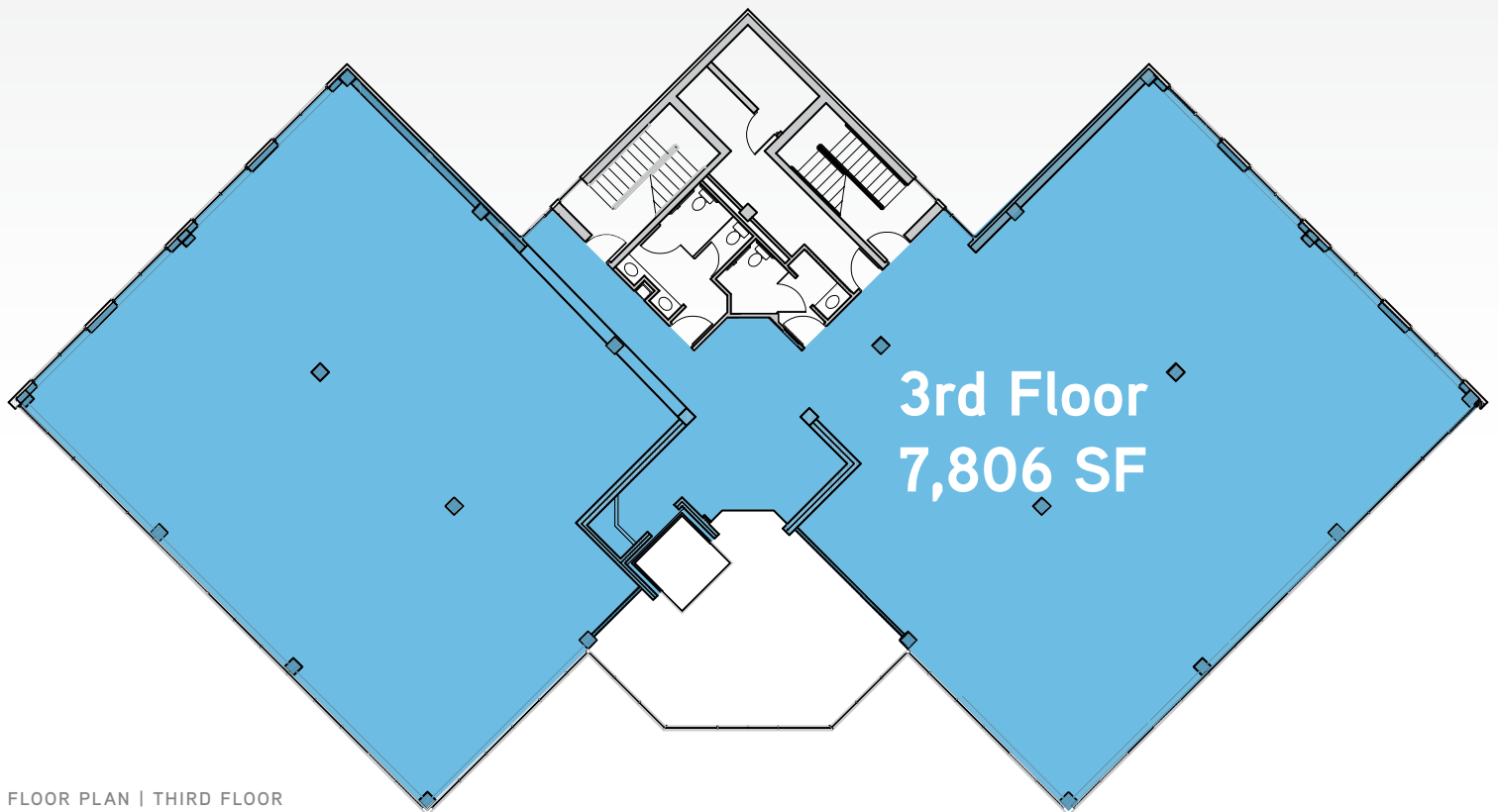
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FLOOR PLAN | THIRD FLOOR



## Building Amenities

- › Opportunity for exterior building signage
- › Dramatic 5-story atrium
- › Class A office space
- › Unbeatable building signage
- › 4:1000 parking ratio
- › Neighborhood shopping & dining nearby
- › Minutes from downtown and the International Airport

## Specifications

Building Type	Class A Office
Year Built	1984
Total SF	37,275 SF
Total Available SF	7,806 SF (third floor)
Minimum Divisible SF	5,725 SF (approx.)
Maximum Contiguous SF	7,806 (approx.)
Lease Rate	\$13.95 NNN
Operating Expenses	\$6.50/SF 2017 est.

## Area Demographics (5 mile radius)



**Current Population**  
(2018 est.)  
209,974



**Projected Population**  
(2023)  
216,747



**Average Household Income** (2018 est.)  
\$69,635



**Office Vacancy Rate** (Q1 2018)  
12.0%



**Education Attainment**  
High School Diploma : 29.3%  
Associates Degree : 7.9%  
Bachelors Degree : 17.6%  
Graduate Degree : 10.1%



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