



# 210

## Thomas More Parkway

Crestview Hills, Kentucky 41017

### Contact Us Today:

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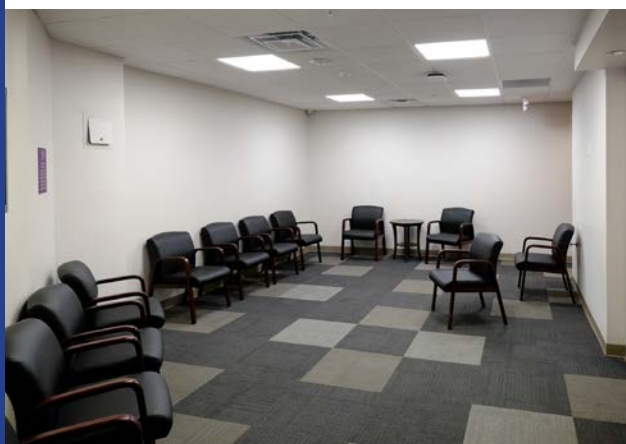
## Medical Office **For Lease**

Located in the Thomas More College and St. Elizabeth Hospital area with quick access off of I-275 in the city of Crestview Hills, Kentucky.



## Building Highlights

- **Top floor:** Surgery center (*reno. 2020*)
- **Bottom floor:** Former dialysis center
- Quick access to I-275 and I-71/75 via Turkeyfoot Rd
- Neighborhood shopping & dining nearby
- Minutes from downtown and CVG International Airport



## Area Demographics

(3 mile radius)



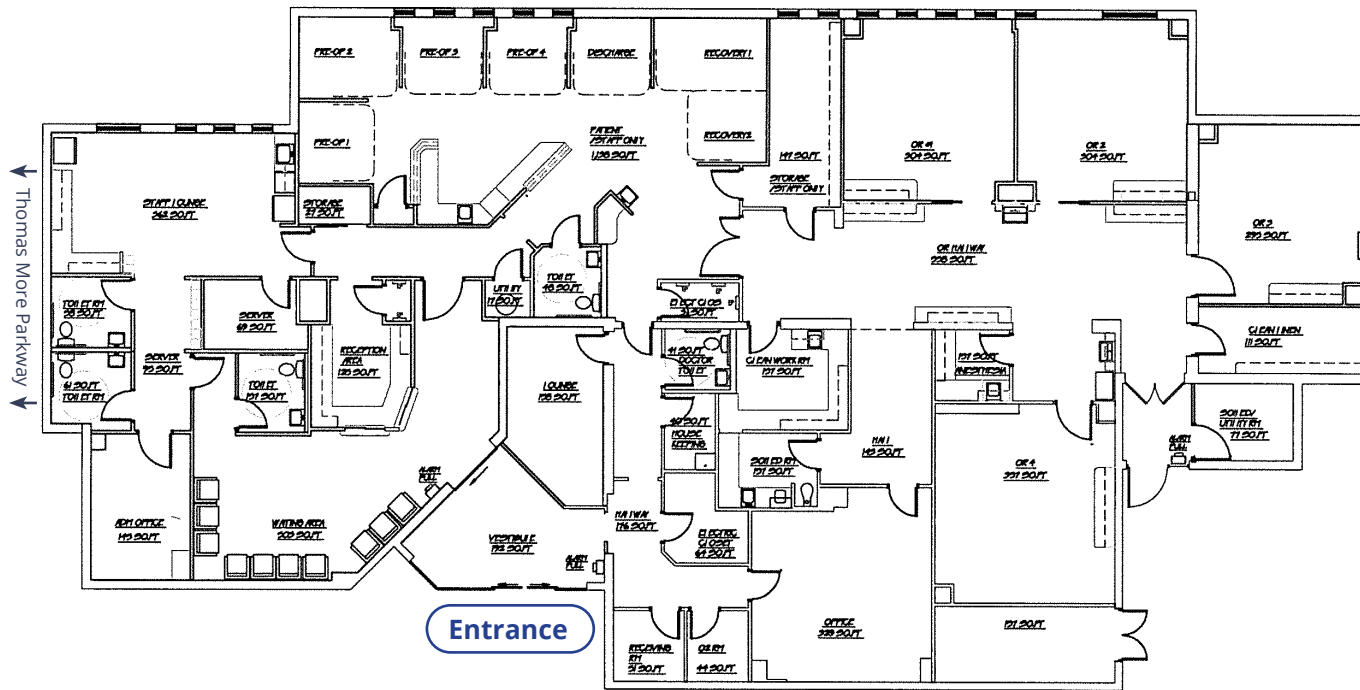
**Population**  
65,948



**Avg. HH Income**  
\$119,133



**Employees**  
33,013



## Floor Plan | Upper Level

*Renovated Surgery Center*

**6,947 SF Available**

**Lease Rate: \$23.50/SF NNN**

**OPEX (est.): \$7.00/sf**

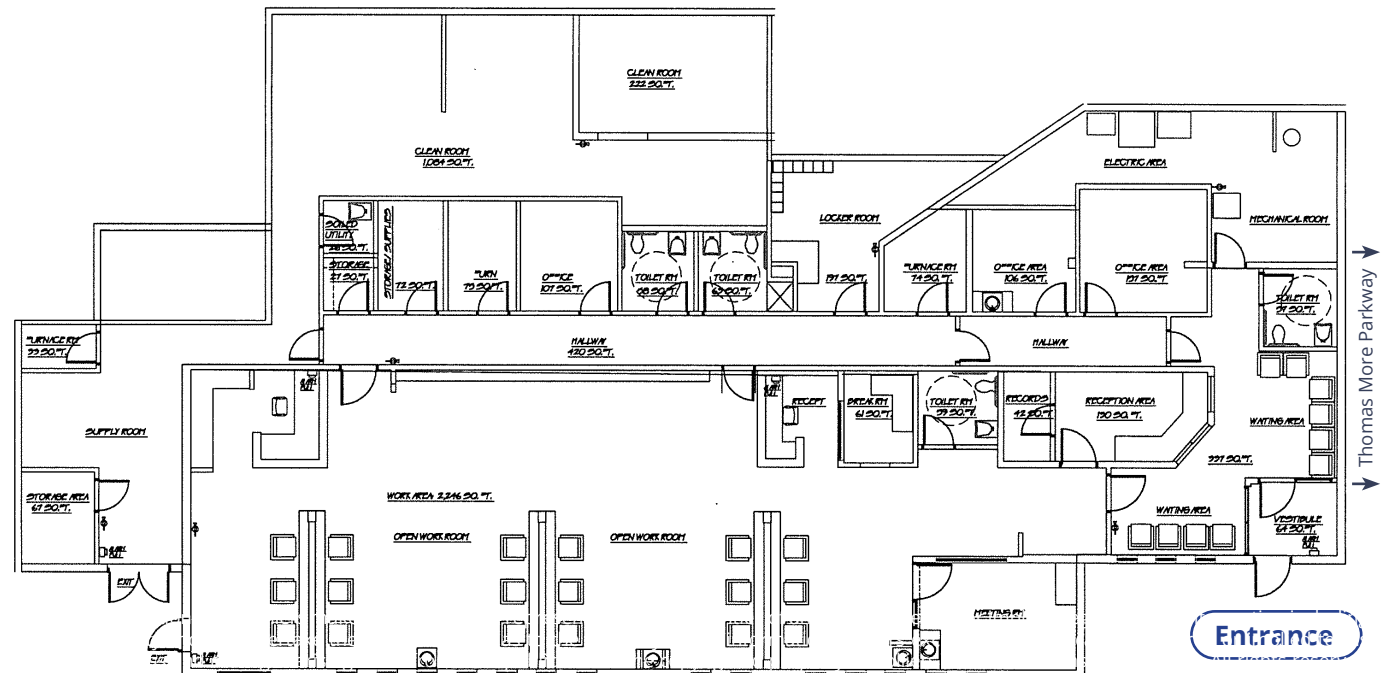
## Floor Plan | Lower Level

*Former Dialysis Center*

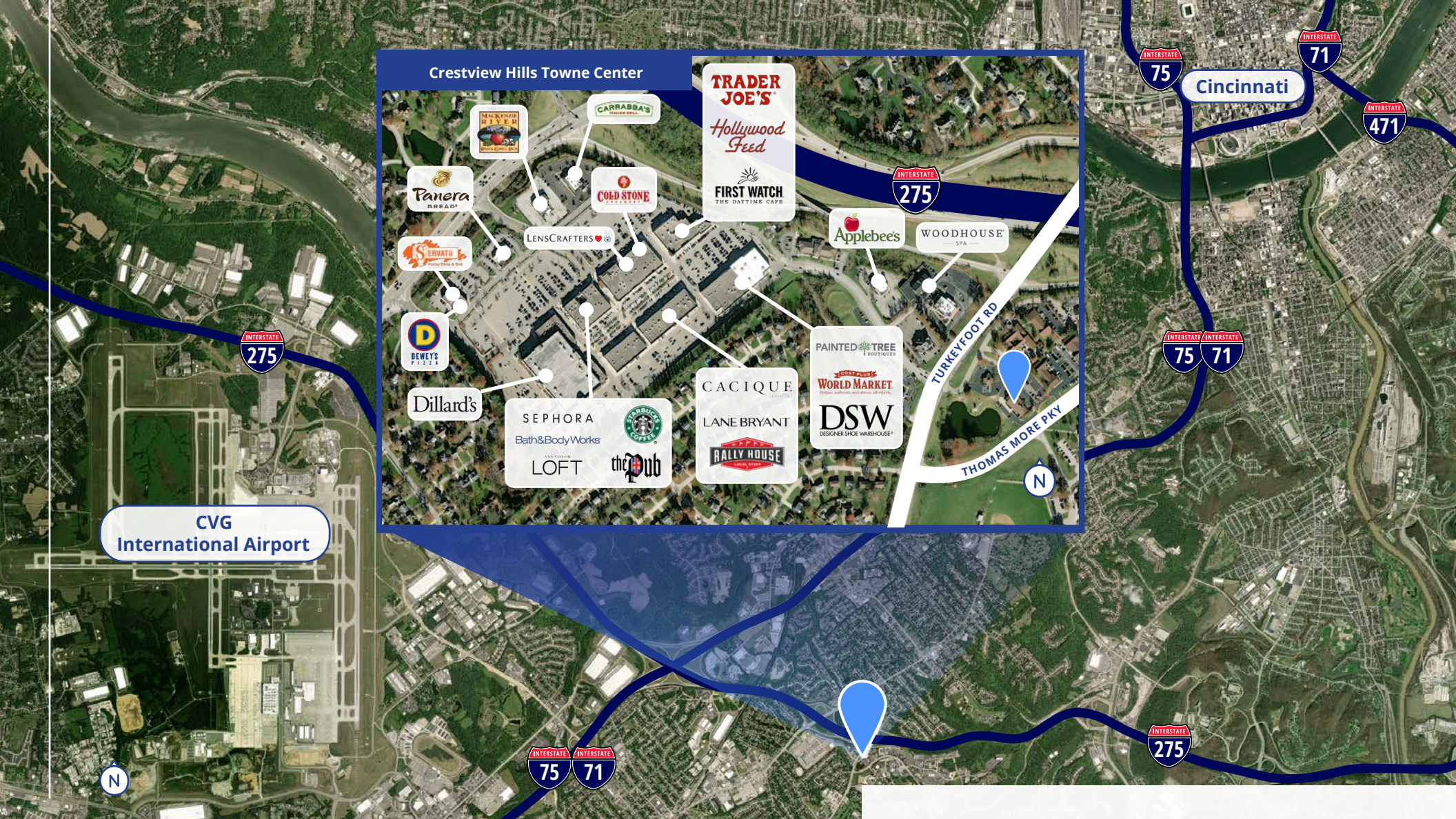
**6,303 SF Available**

**Lease Rate: \$14.95/SF NNN**

**OPEX (est.): \$7.00/sf**







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