



TURFWAY RIDGE



CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

*Turfway Ridge is a 217,647 SF, Class A Office Park located in Florence, KY. The property sits off Exit 182 on Interstate 75/71 with amazing visibility and direct access to multiple restaurants, hotels, retail and banking facilities. Located just minutes from the Cincinnati/Northern Kentucky International Airport and downtown Cincinnati. Doing business in Northern Kentucky just got easier!*



 EXCELLENT VISIBILITY FROM I-75/71

 SURFACE PARKING RATIO 4.5/1,000

 ONSITE PROPERTY MANAGEMENT

 ASSORTMENT OF RETAIL, RESTAURANTS & HOTELS

 SIGNAGE OPPORTUNITIES AVAILABLE

 OPEN FLOOR PLATES IN VARIOUS SIZES

**BLDG  
7310**

**BLDG  
7300**

**45,732 SF OF CONTIGUOUS SPACE AVAILABLE!**

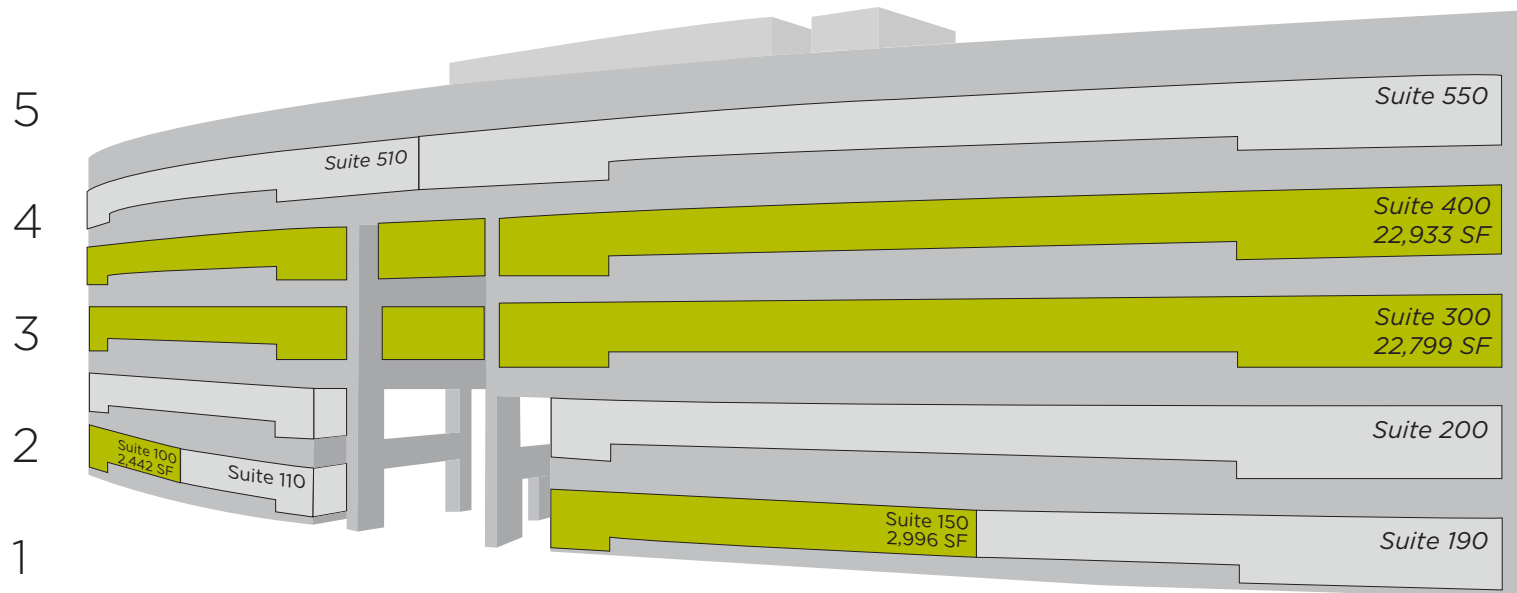
**21,311 SF OF CONTIGUOUS SPACE AVAILABLE!**

# 7310



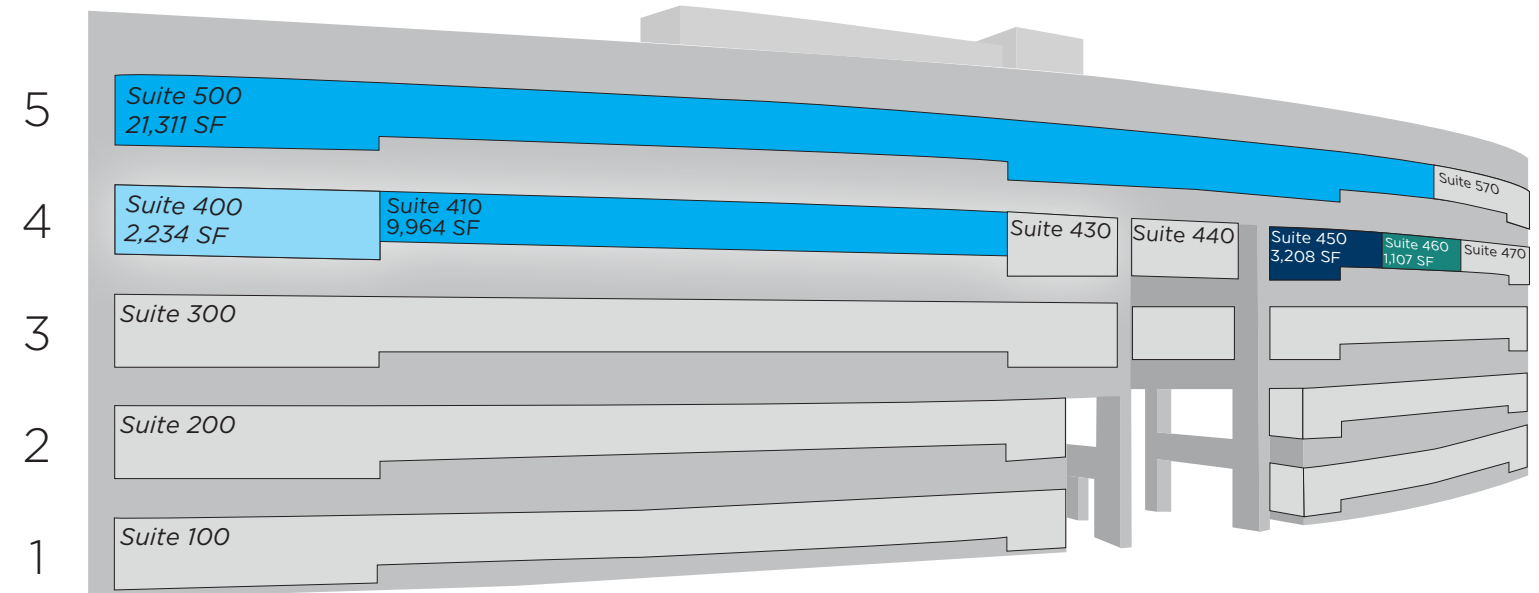
# 7300

51,170 SF AVAILABLE



Suites 300 & 400 = 45,732 SF CONTIGUOUS

37,824 SF AVAILABLE



Suites 400 & 410 = 12,198 SF CONTIGUOUS  
Suites 450 & 460 = 4,315 SF CONTIGUOUS

**ASKING RATE:**  
\$19.95/SF FULL SERVICE GROSS

**88,994 TOTAL SF AVAILABLE**  
BETWEEN BOTH BUILDINGS

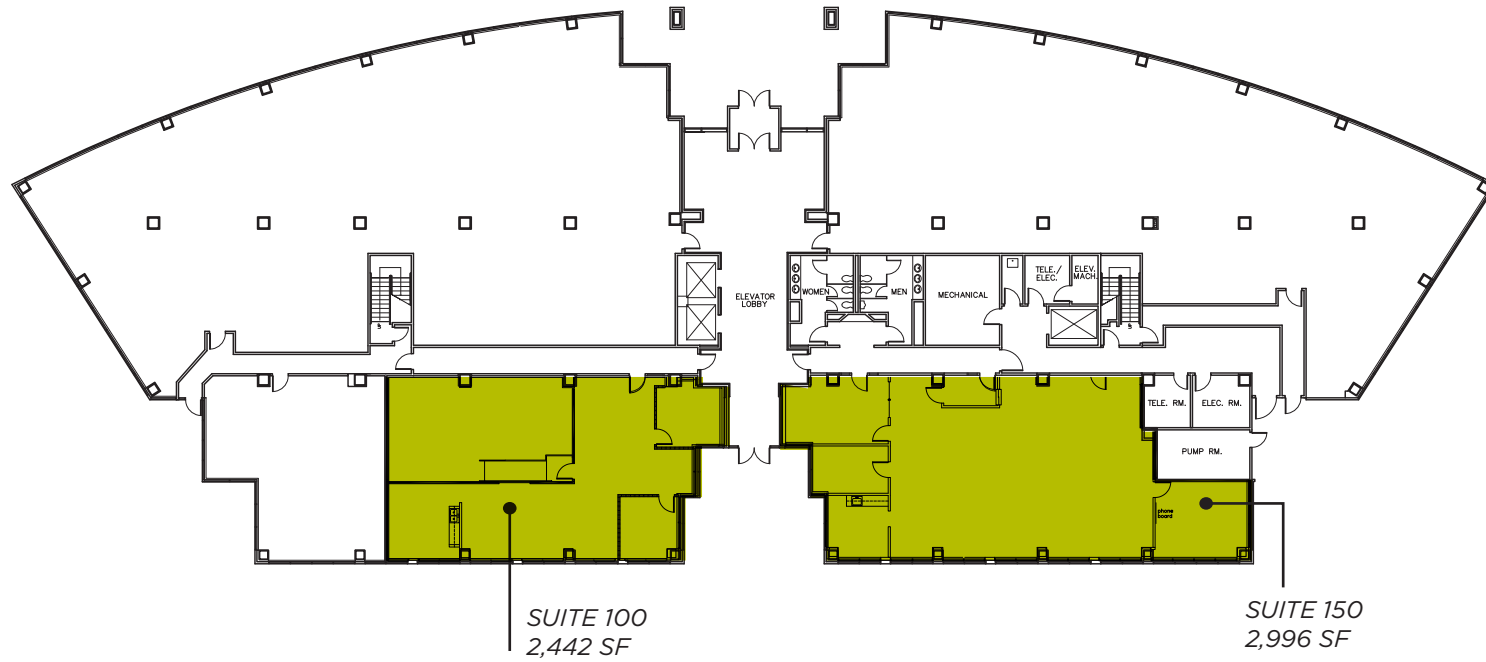


7310



7310

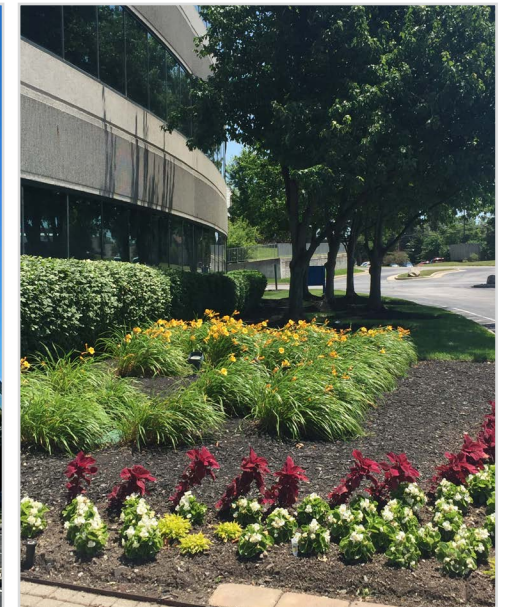
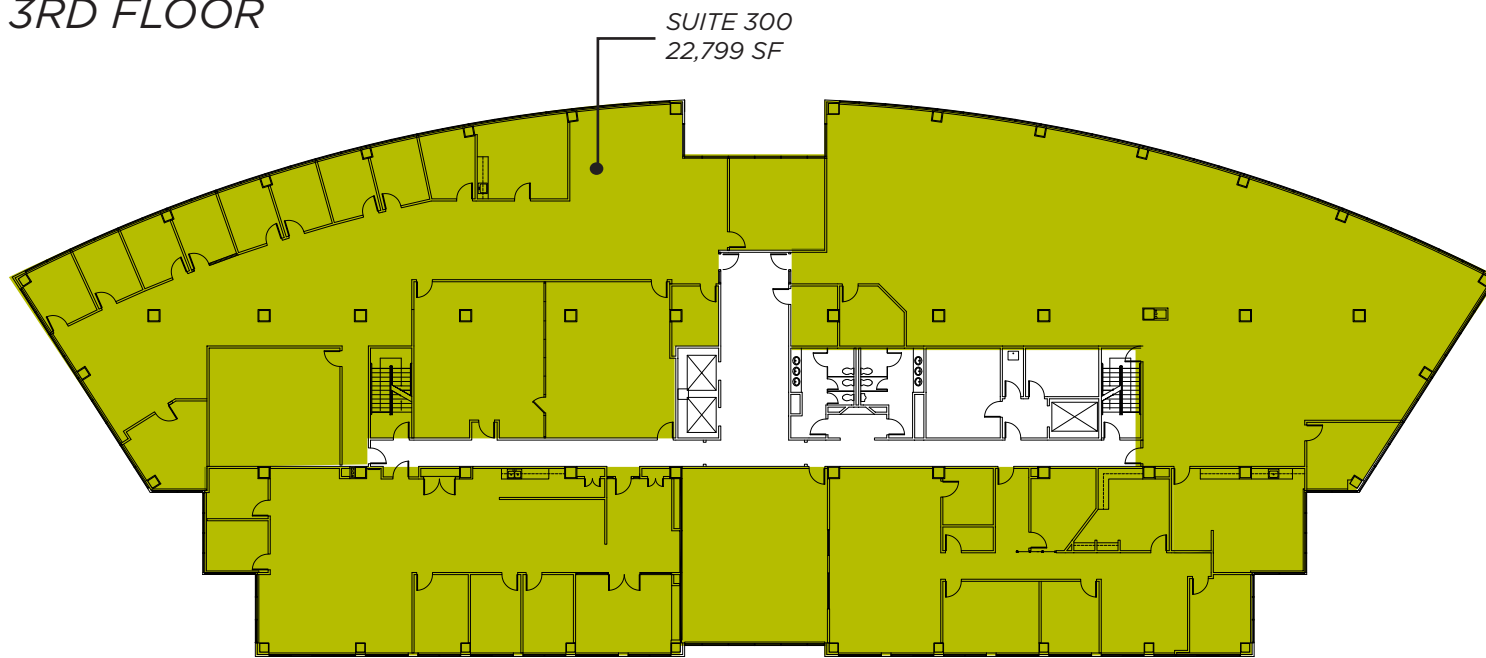
1ST FLOOR



4TH FLOOR



3RD FLOOR

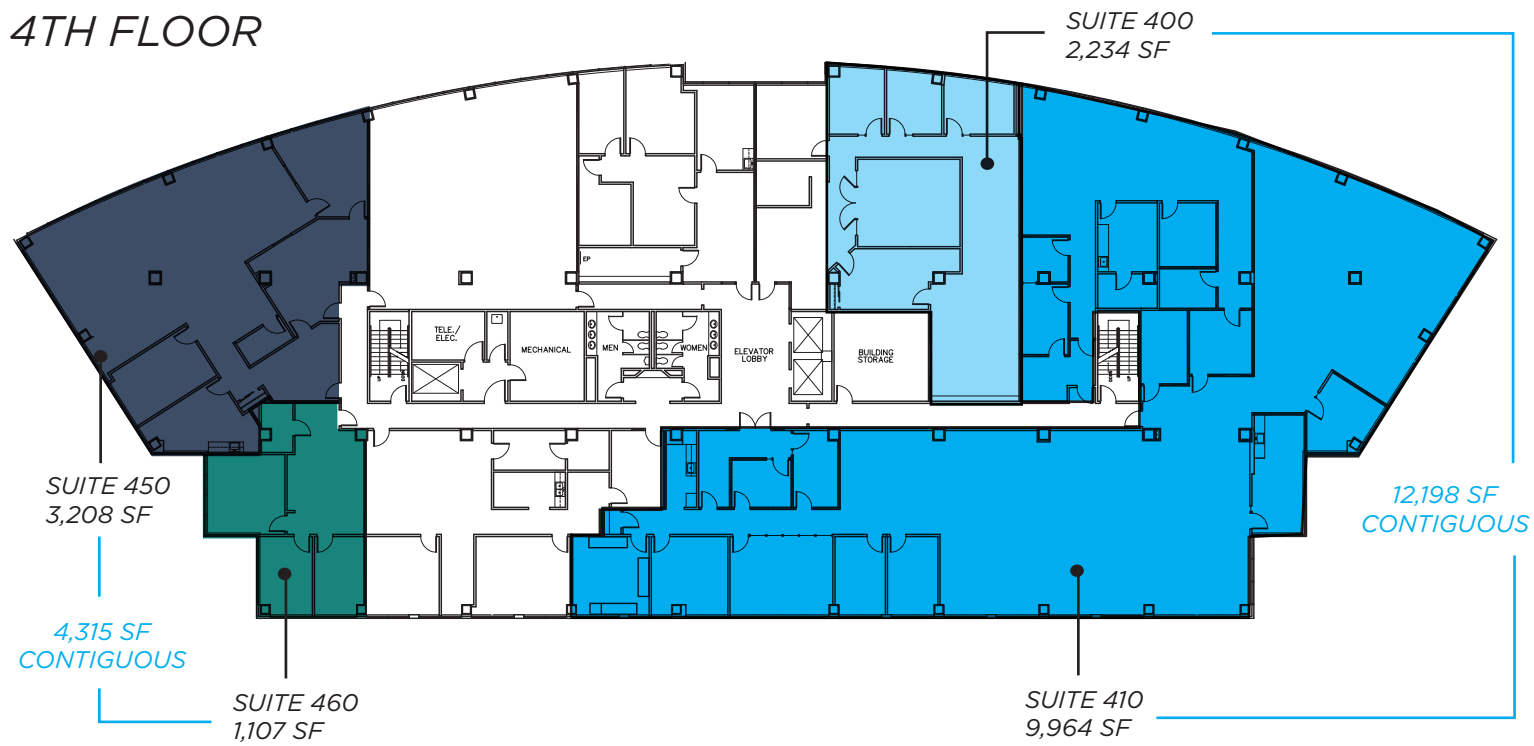


# 7300

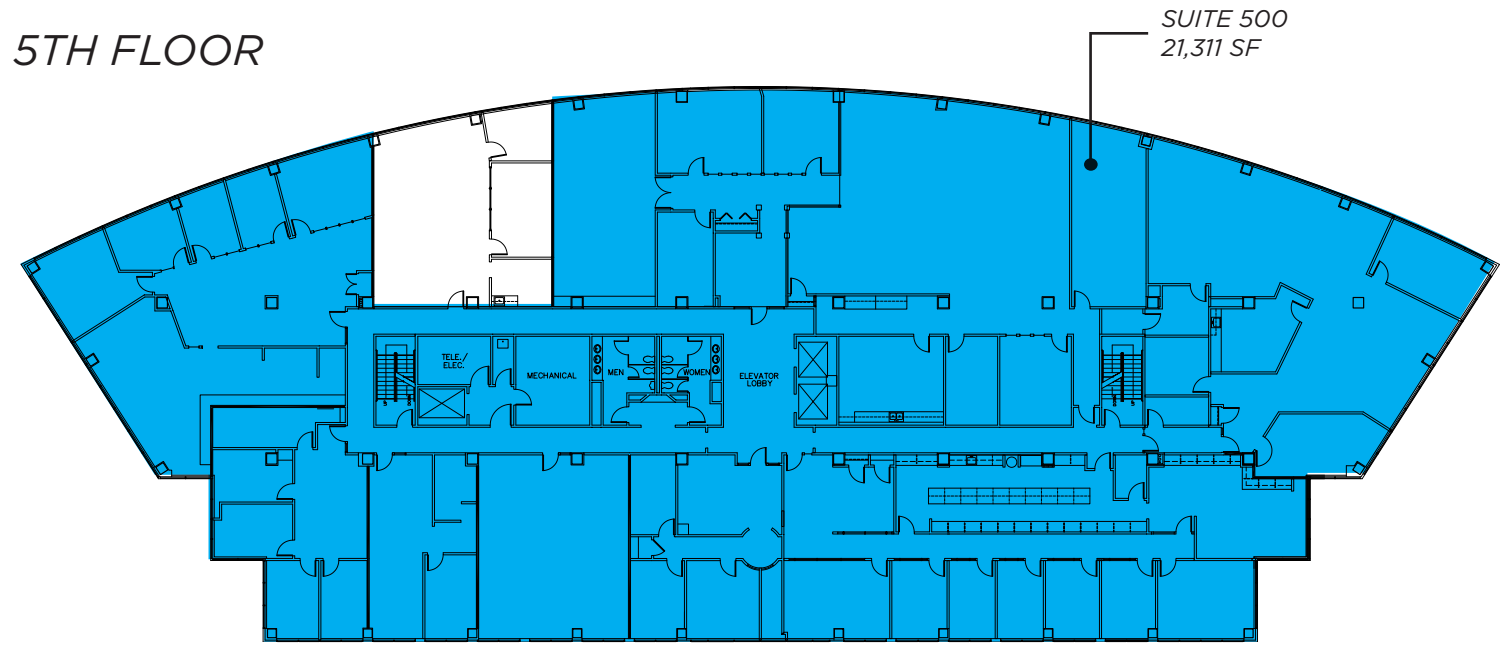


# 7300

## 4TH FLOOR



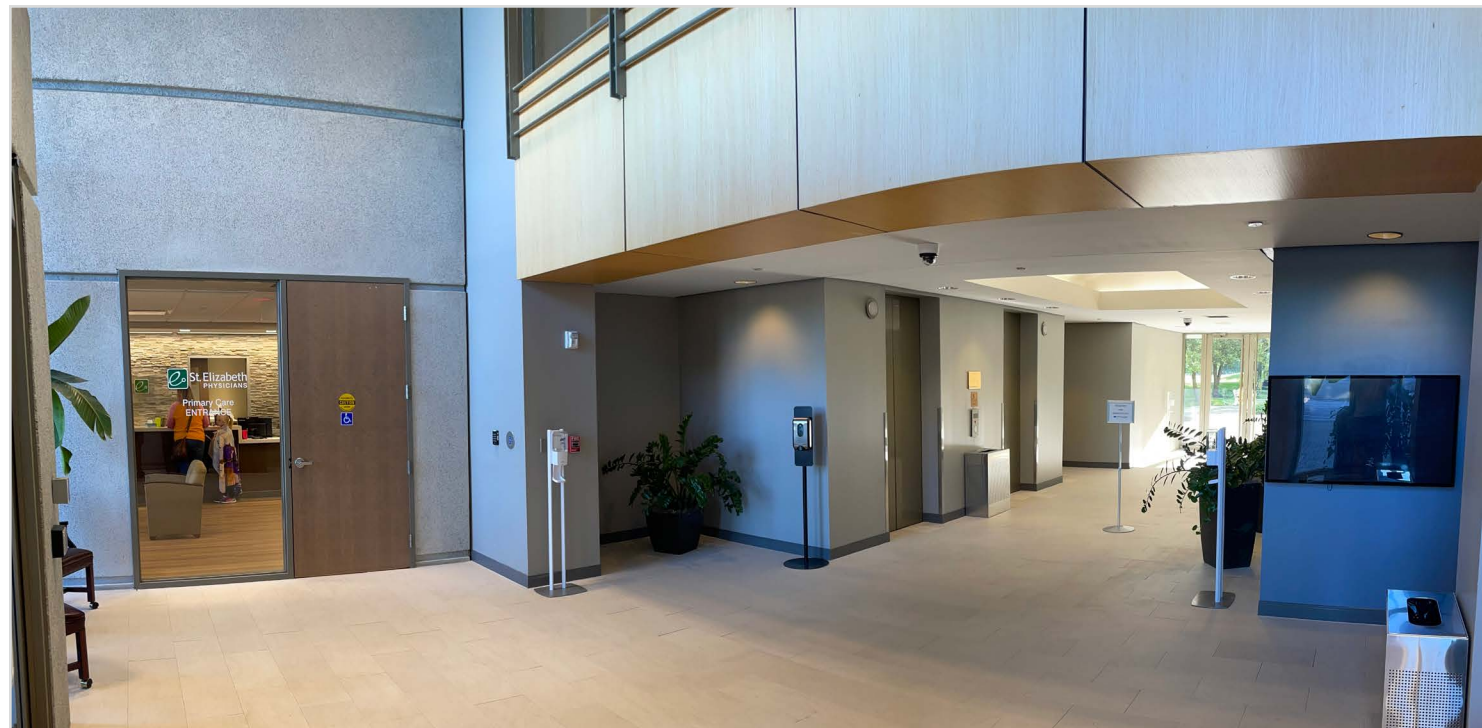
## 5TH FLOOR





# RECENT RENOVATIONS!

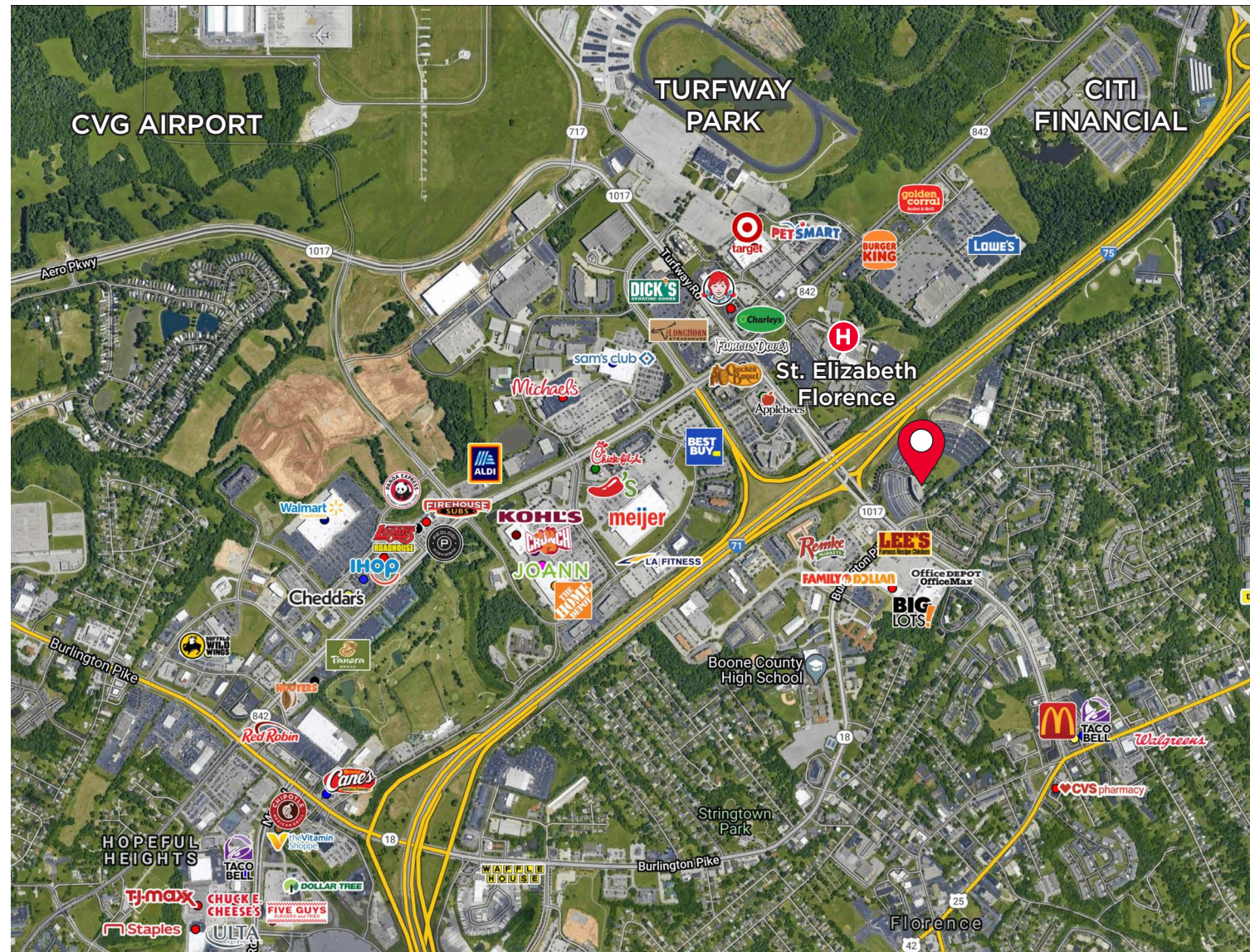
*Turfway Ridge has recently completed several renovations including:*





## AREA AMENITIES INCLUDE:

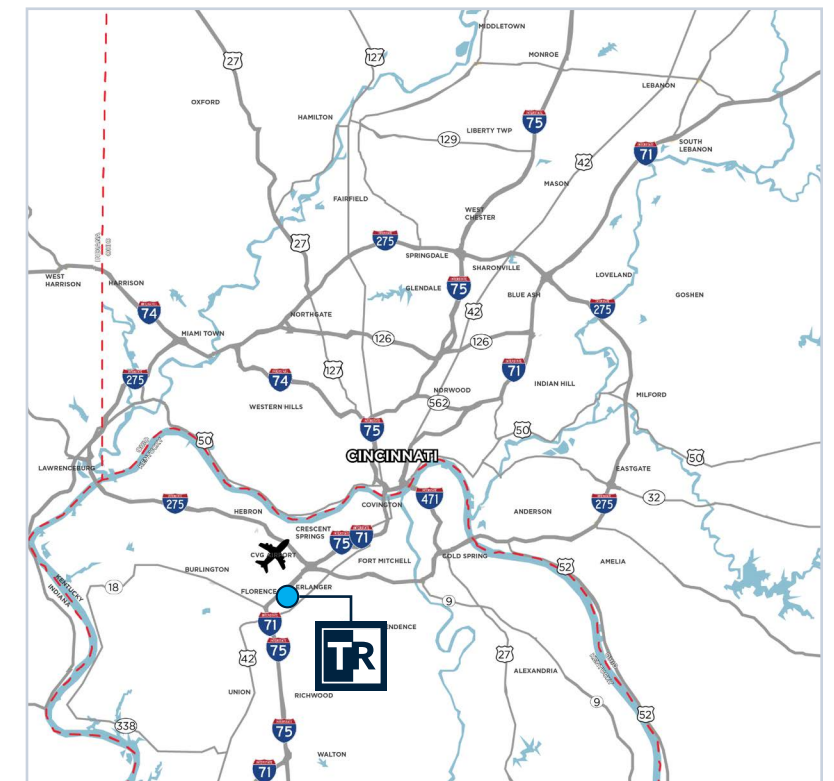
- 5.5 Miles to Cincinnati/NKY International Airport
- Florence Mall
- Turfway Park
- Florence Freedom Center
- World of Golf
- St. Elizabeth Florence Hospital
- Boone County Veterans Memorial Park
- Three fitness centers located within minutes of TR Office Park (Personal Impact, Crunch and LA Fitness)
- Abundance of hotels and restaurants to choose from



## LOCATION

Florence Kentucky is located in Boone County and considered a part of the Greater Cincinnati Metropolitan. It is the second largest city in NKY and one of the fastest-growing communities in the state.

Located along I-75 and near the Cincinnati/Northern Kentucky International Airport (CVG), Florence is close to all the excitement offered in the region while also enjoying the relaxed lifestyle of the Kentucky countryside.





For more information, please contact:

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