



# REFLECTIONS I & II AT CIRCLEPORT

ERLANGER, KENTUCKY

CLASS A OFFICE SPACE AVAILABLE



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## REFLECTIONS I & II AT CIRCLEPORT OFFERS MANY ADVANTAGES:

- Ample, free parking surrounding the buildings
- Minutes to the Cincinnati/Northern Kentucky International Airport and 14 minutes to downtown Cincinnati
- Key location within a 600-mile radius of over half of the nation's population, purchasing power and manufacturing
- Local, county and state government entities may offer incentives to new and growing companies.
- Adjacent Residence Inn and Courtyard by Marriott
- Technologically-advanced fiber optics network in place
- Natural environment conducive to recruiting and retaining employees, walking, running and hiking
- Residence Inn and Courtyard by Marriott in CirclePort complex



## WHY NORTHERN KENTUCKY?

Located directly across the Ohio River from Cincinnati. A low tax structure has attracted companies from around the world. Quality of life is also an important factor. Employees have the choice of city, suburban or country living – all just minutes from Reflections at CirclePort.

## LOCATION

Reflections is located in CirclePort, a world-class 650-acre mixed-use smart 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 businesses such as St. Elizabeth Healthcare, Pepsi, Catholic Health Initiatives, ADM and Amazon. Over 60 businesses and 4,500 employees enjoy the decorative lakes and fountains, underground utilities, a congestion-free internal roadway system and proximity to hotels, retail and restaurant establishments.

## REFLECTIONS I & II AT CIRCLEPORT

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## PROPERTY DESCRIPTION REFLECTIONS I

Address:	4123 Olympic Blvd., Erlanger, KY 41018
Building Size:	63,562 Total Square Feet
Year Built:	1999
Zoning:	Commercial – Office
Site Size:	6.8 acres
Parking:	318 spaces
Building Type:	Single story office
Construction:	Steel frame, EIFS, storefront-glazing system with curtain wall construction. Insulated tinted windows, enclosed in bronze anodized frames



### *Building Systems:*

**HVAC:** Multi-Zone variable air volume/variable temperature (VAV) HVAC system. System includes electronic thermostats with central computer logging

**Heating:** Carrier rooftop gas fired

**Electrical:** 480/277 volt service with circuit breaker protection

**Security:** Tenants enjoy 24-hour building access

**Life Safety:** State-of-the-art life safety systems

**Plumbing:** One set of restrooms and two drinking fountains

**ADA Compliance:** ADA Compliant

### *Building Finishes:*

#### **Lobby/**

**Common Area:** Two entries each with own lobby, corridor service restrooms and utility room. Entryways are hard tile surface. Corridors are carpeted with rubber covebase and vinyl wall coverings with paint. The restrooms have marble floors and china sinks with distinctive chrome fixtures.

#### **Tenants:**

Horizontal blinds are provided for all exterior windows. Entrance doors are full height with full view glass. Ceilings are 2'x2' acoustical tiles with 2'x4' recessed florescent parabolic lighting fixtures. Tenant can choose from several colors of 30 oz. cut pile carpet or any assortment of floor tile. Window configuration allows flexibility in perimeter office sizing.

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## PROPERTY DESCRIPTION REFLECTIONS II

**Address:** 4243 Olympic Blvd., Erlanger, KY 41018

**Building Size:** 86,400 Total Square Feet

**Year Built:** 2001

**Zoning:** Commercial – Office

**Site Size:** 11.5 acres

**Parking:** 465 spaces

**Building Type:** Single story office

**Construction:** Steel frame, EIFS, storefront-glazing system with curtain wall construction. Insulated tinted windows, enclosed in bronze anodized frames



**Building Systems:**

**HVAC:** Multi-Zone variable air volume/variable temperature (VAV) HVAC system. System includes electronic thermostats

**Heating:** York rooftop gas fired

**Electrical:** 2000 Amp 480/277 volt service with circuit breaker protection

**Security:** Tenants enjoy 24-hour building access

**Life Safety:** State-of-the-art life safety systems

**Plumbing:** Building "A" has one set of restrooms & two drinking fountains. Both buildings have a 2" water line & 6" sanitary line beneath slab at mid point

**ADA Compliance:** ADA Compliant

**Building Finishes:**

**Lobby/**

**Common Area:** Two entries each with own lobby, corridor service restrooms and utility room. Entryways are hard tile surface. Corridors are carpeted with rubber coverbase and vinyl wall coverings with paint. The restrooms have marble floors and china sinks with distinctive chrome fixtures.

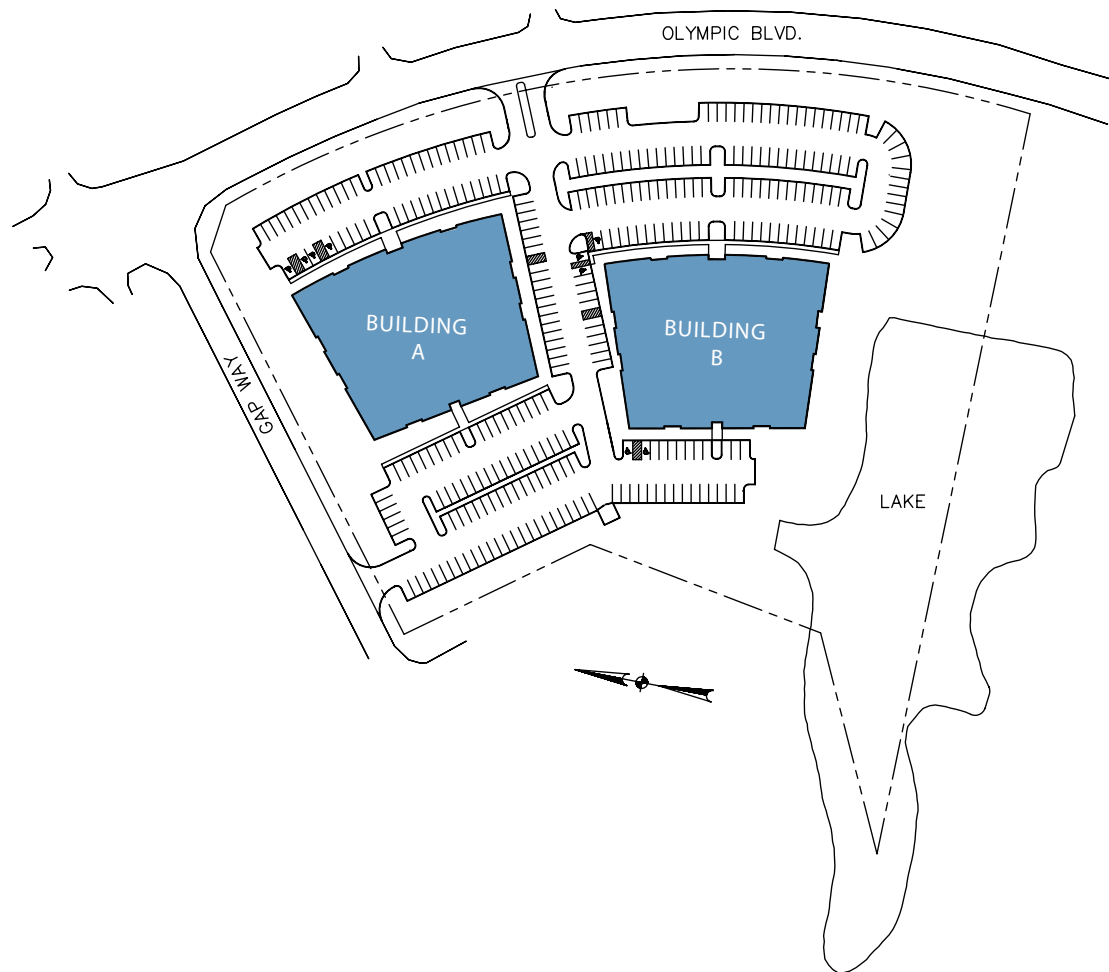
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## SITE PLAN REFLECTIONS I

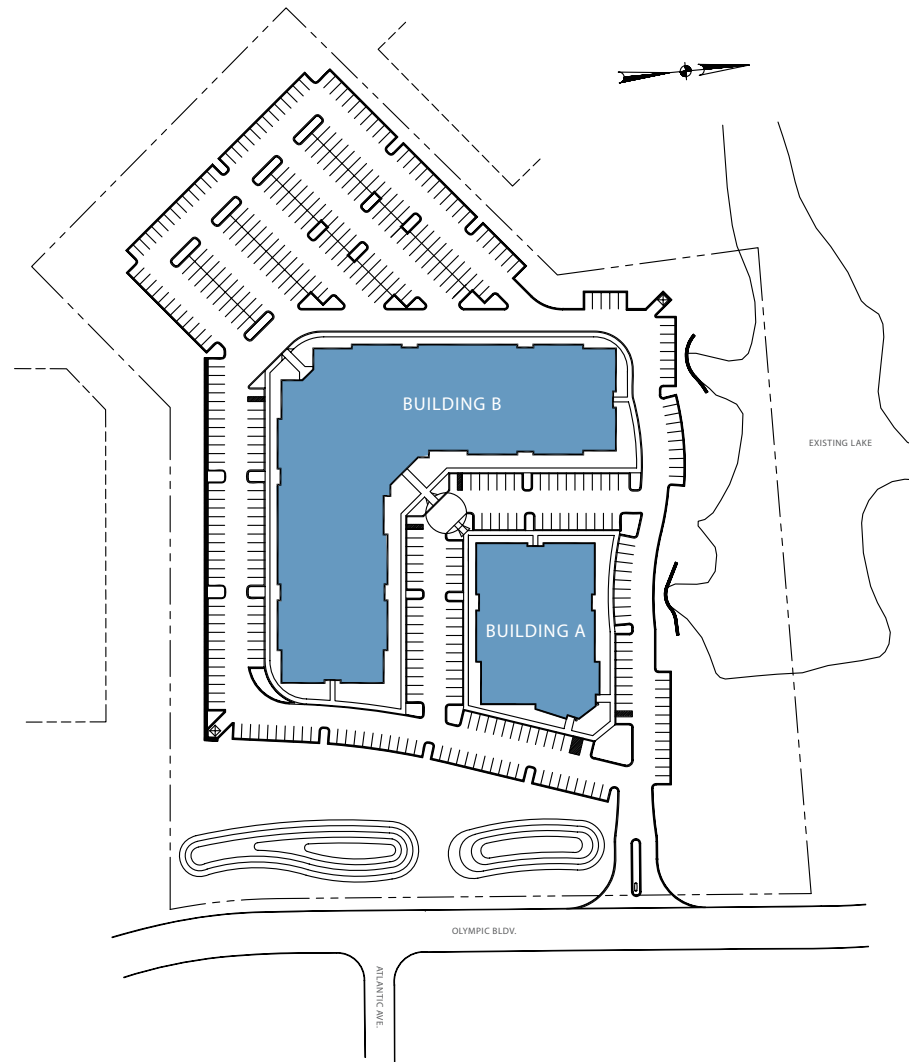


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## SITE PLAN REFLECTIONS II



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## FLOOR PLANS

Reflections I - Building B  
AVAILABLE SPACE



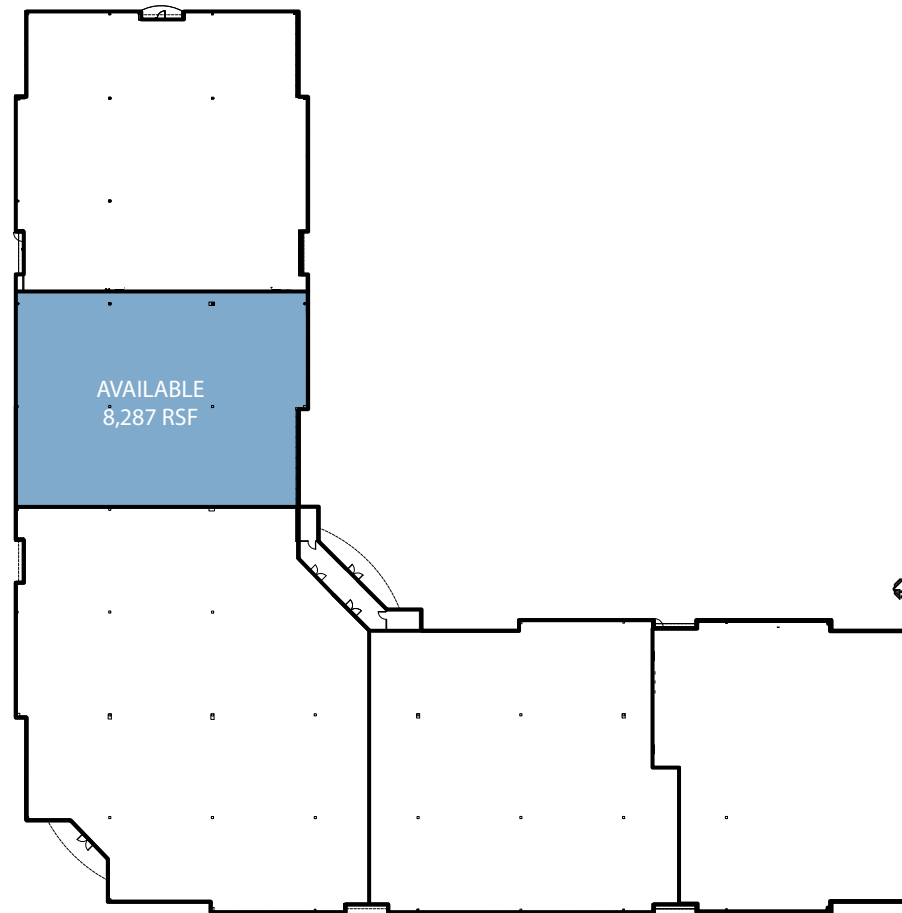
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## FLOOR PLANS

Reflections II - Building B  
AVAILABLE SPACE



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