DOLWICK BUSINESS CENTER

ERLANGER, KENTUCKY

CLASS A OFFICE SPACE AVAILABLE

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Rev. 9.29.26

DOLWICK BUSINESS CENTER
AT CIRCLEPORT

- A prime office location with convenient airport access.
- The flexibility of a facility that meets multiple business needs.
- Centralized travel access to major Midwestern cities.
- The amenities of a state-of-the-art business park.

Perched on a rolling hill overlooking I-275. The Dolwick Business Center rests on the northern edge of the 650-acre CirclePort Business Park. The Center offers 225,643 SF of rentable Class A space surrounded by the advantages of Northern Kentucky's premier business park. This key location offers immediate access to interstates 275 and 75/71. The Cincinnati/Northern Kentucky International Airport is just one exit away.

Rarely does a Class A building provide the availability to utilize 117,000 SF on a single floor. The Dolwick Business Center at CirclePort offers this and much more:

- State-of-the-art telecommunications
- 900 parking spaces
- Three minutes to the airport and 14 minutes to downtown Cincinnati
- Prime frontage on I-275
- 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
- Hotels and restaurants located within the park

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PROPERTY DESCRIPTION

Address:	1360 Dolwick Drive, Erlanger, KY 41018
Building Size:	225,643 Total Square Feet
Year Built:	1983; renovated 2002
Zoning:	Commercial
Site Size:	12 acres
Parking:	900 striped parking spaces on the sides and rear
Building Type:	2-story office building with EIFS finishes accented with a curved pillar façade. Insulated tinted windows, enclosed in bronze anodized frames.
Construction:	Structural steel, joist deck with concrete floors

Building Systems:

HVAC:	Multi-Zone variable temperature water source heat pump HVAC system. System includes thermostats with central computer logging.
Heating:	Gas fired boilers
Elevators:	One hydraulic, 100 FPM passenger unit. Passenger elevator has a full view glass with brushed aluminum interiors. Separate freight elevator.
Electrical:	4000 Amp service with circuit breaker protection
Security:	On-site building management; tenants enjoy 24-hour building access
Life Safety:	Monitored wet pipe sprinkler system and duct smoke detectors
Plumbing:	Three common restrooms per floor plus six drinking fountains

Dolwick Business Center at CirclePort is a state-of-the-art, Class A office building in a prime location.

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PROPERTY DESCRIPTION *(continued)*

ADA Compliance:	ADA Compliant
Lobby/Common Area:	The two-story 4,600 SF atrium features a barrel vault skylight, marble flooring and accent carpeting. 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 a solid core. Ceilings are 2'x 2' acoustical tiles with 2'x 4' recessed fluorescent parabolic lighting fixtures. Tenants can choose from several colors of 30 oz. cut pile carpet or an assortment of floor tile. Window configuration allows flexibility in perimeter office sizing. Full floor or half floor users may have screened or direct access to the elevator lobby.

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LOCATION

The Dolwick Business Center's superb location offers immediate access to Interstate 75, 275 and 71. The Cincinnati/Northern Kentucky International Airport is just one exit away. Downtown Cincinnati is just 14 minutes away.

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ABOUT CIRCLEPORT

CirclePort is a world-class, 650-acre mixed-use development 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 the international headquarters for several companies such as St. Elizabeth Healthcare, Pepsi, Catholic Health Initiatives, ADM and Amazon. Over 60 businesses enjoy decorative lakes and fountains, underground utilities,a congestion-free internal roadway system and proximity to hotels, retail and restaurants.

Other advantages include:

- 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

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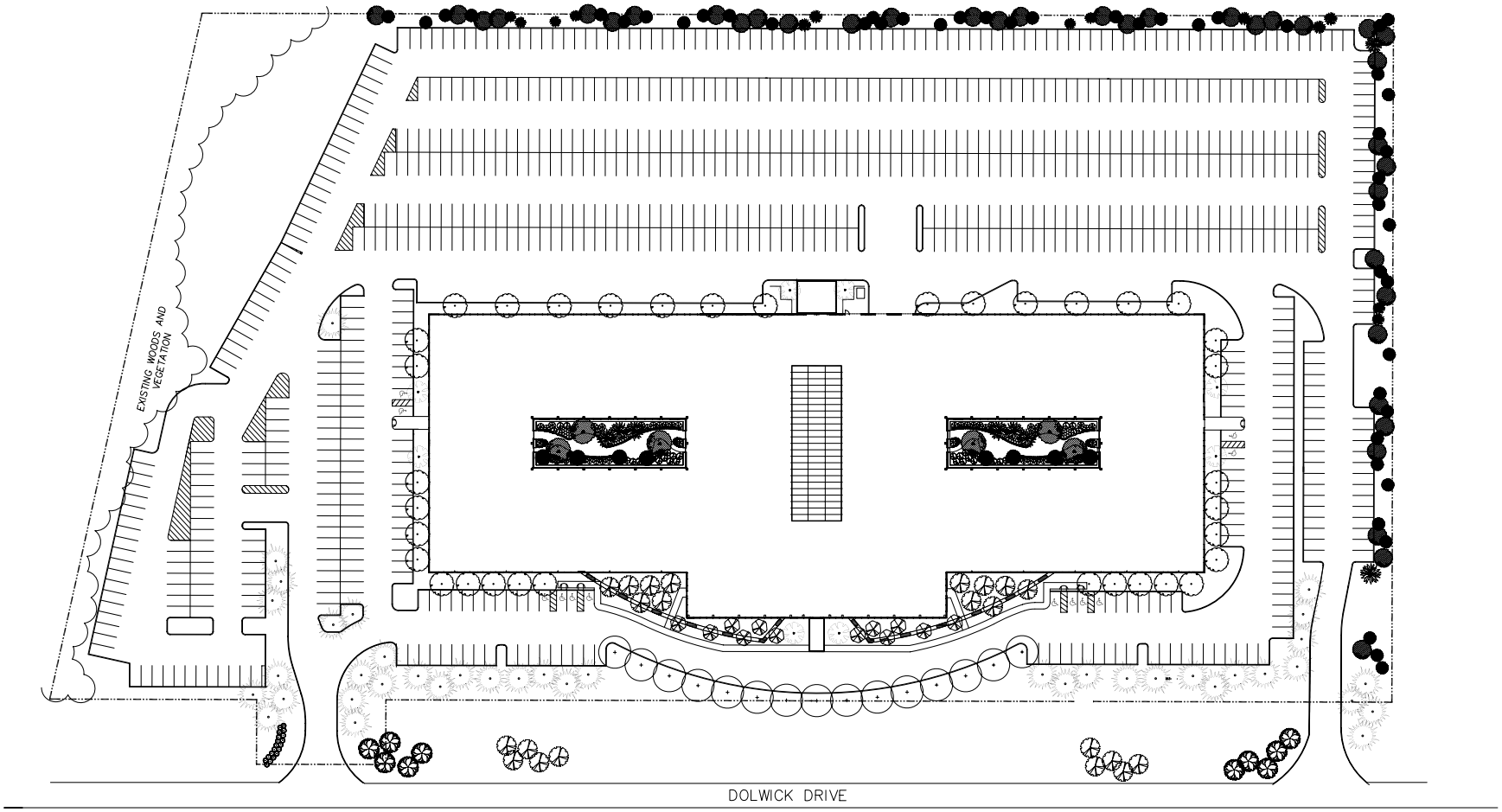
SITE PLAN



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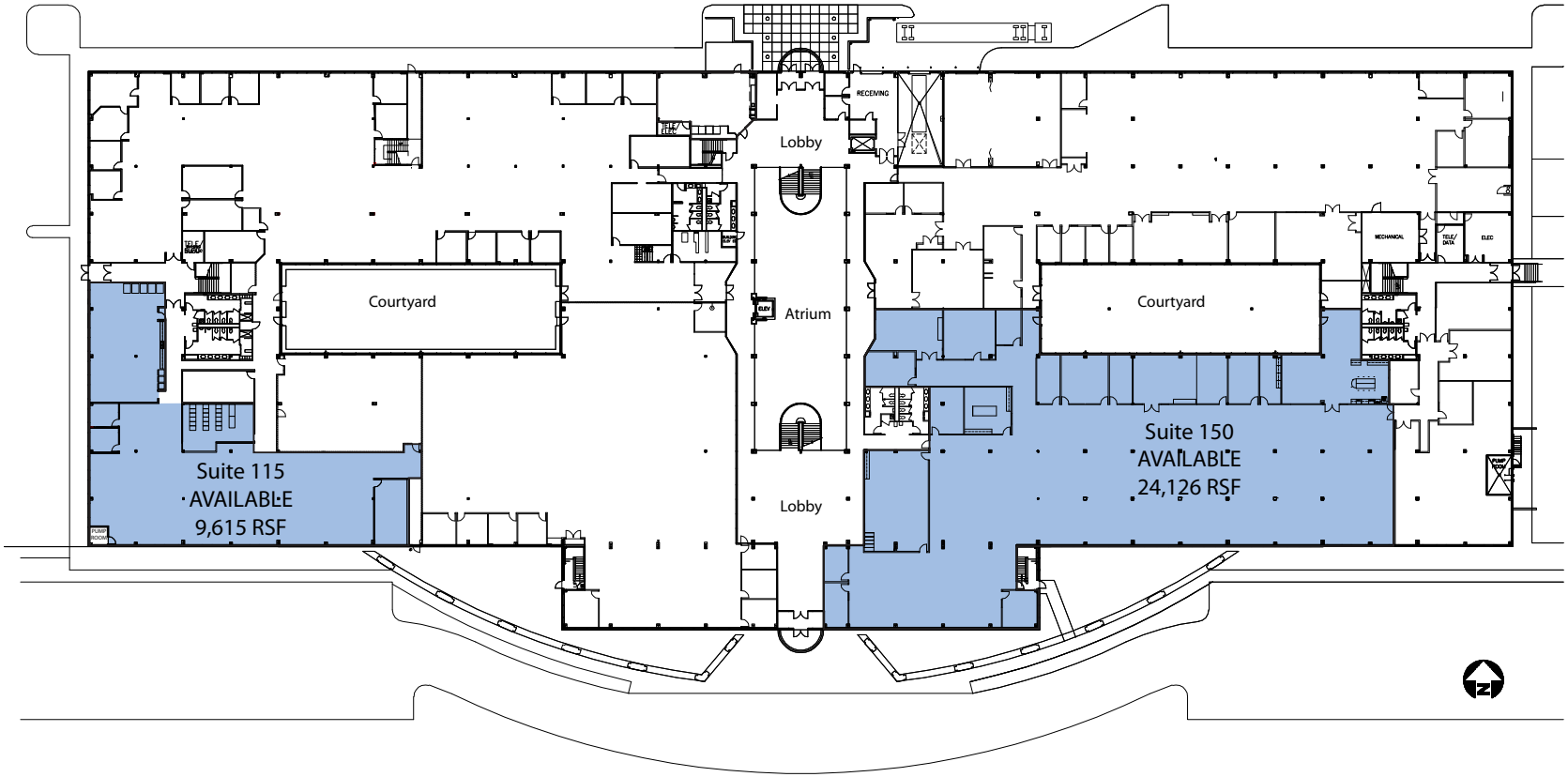
FLOOR PLANS

First Floor
AVAILABLE SPACE



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