CIRCLEPORT ATRIUM

1101 PACIFIC AVENUE | ERLANGER, KENTUCKY

CLASS A OFFICE SPACE AVAILABLE

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CIRCLEPORT ATRIUM

- 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.

The building's prominent location along I-275 provides great visibility and branding opportunities. The building offers 85,503 SF of rentable Class A space surrounded by the advantages of CirclePort, Northern Kentucky's 650-acre mixed-use development. This key location offers immediate access to interstates 275 and 75/71. The Cincinnati/ Northern Kentucky International Airport is just one exit away.

CirclePort Atrium offers:

- 85,503 SF – 2 Floors (will subdivide)
- 5/1000 parking ratio
- 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
- Opportunity for high density workforce, supported by ample parking (see included second floor plan for example)

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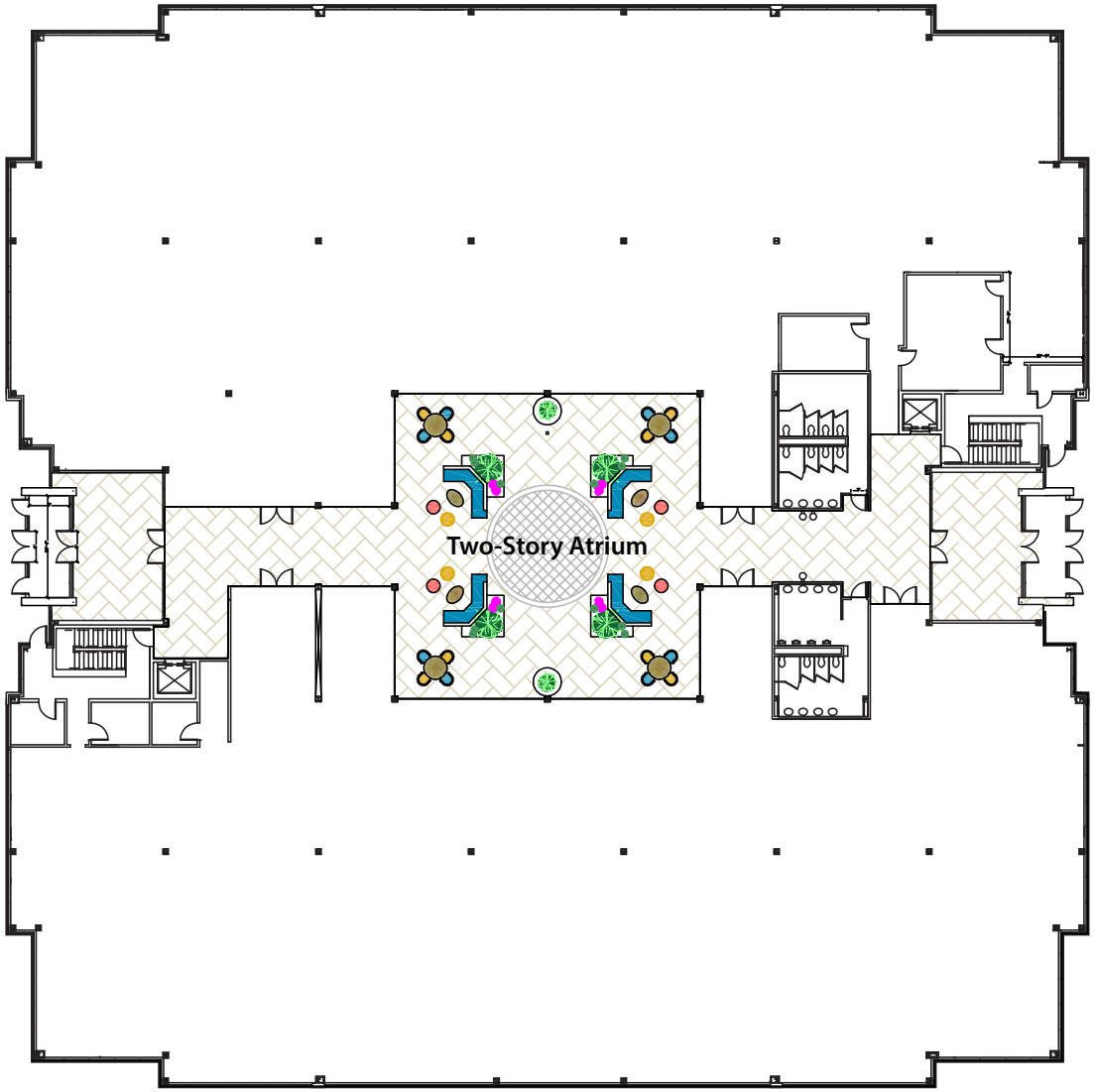
FLOOR PLAN

FIRST FLOOR

With potential atrium design



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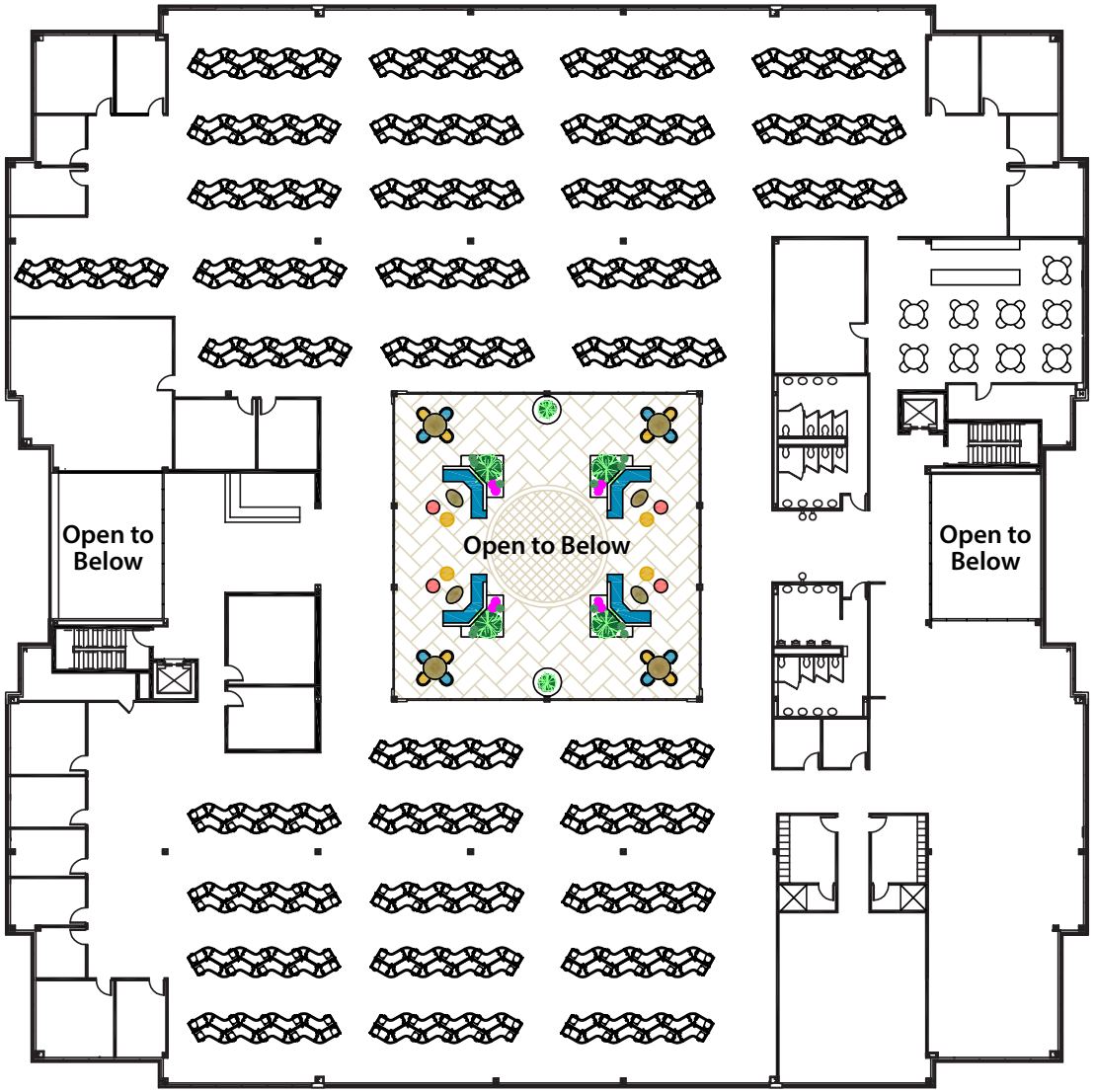
FLOOR PLAN

SECOND FLOOR

With potential atrium design and space layout



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EXISTING CONDITIONS

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RENDERINGS

CIRCLEPORT ATRIUM

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PROPERTY OVERVIEW

Property Description

Address:	1101 Pacific Avenue, Erlanger, KY 41018
County:	Kenton
Parcel ID #('s):	002-30-00-020.03 and 002-30-00-021.03
Office Submarket:	Northern Kentucky
Year Built:	1999
Rentable Area:	85,503 SF
Number of Stories:	Two (2)

Structural Detail

Building Structure:	Concrete and steel frame.
Building Exterior:	Block and face brick.
Walls:	3.5" metal stud and 5/8" gypsum wallboard.
Floor Construction:	4" concrete slab with welded wire fabric reinforcement (ground floor); 3" lightweight concrete on metal decking (second floor).
Floor Height to Deck:	14' (approximate).
Finished Ceiling Height:	8.5' to 9.0'.
Floor Load Capacity:	70-psf in office areas.
Window System:	Storefront and curtainwall systems with insulated glazing and aluminum frames.

Parking

Parking Spaces /Parking Ratio:	5/1000
Parking Design / Pavement:	Surface / Asphalt.
Parking Ingress/Egress:	Via Pacific Avenue (three access points).

Utility & Other Service Providers

Electricity:	Duke Energy.
Natural Gas:	Duke Energy.
Water/Sewer:	Kenton County Water District

Life Safety

Smoke alarms:	Yes.
Manual Pull Stations:	Yes.
Sprinklers:	Wet System in office, FM-200 system in data center.
Fire Hose Connections:	West main entrance.
Fire Extinguishers:	ABC-type.
Emergency Speakers:	Yes.
Intercoms:	Yes.
Stairwells:	Two (2).
Emergency Lighting:	Yes.

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PROPERTY OVERVIEW

Building Systems

Heating:	Heat pump system consisting of open system between cooling tower and heat exchanger and a closed loop between heat pumps and heat exchanger. The cooling tower is a Baltimore Air unit mounted on the rooftop. Water is heated by a Bryan 3000-Mbh gas-fired boiler. Sixty (60) Trane heat pumps service the building, ranging in size from 2 to 9 tons cooling and 17,200 to 159,980 Btu heating.
Air Conditioning:	Trane rooftop units, Eight (8) 6-10-ton cooling capacity with 18-kW heat strips, Two (2) 20-ton units.
Energy Management System:	None.
Electrical Main Service & Capacity:	Two 277/480-volt, 3-phase, 2000 amp electrical supplies.
Emergency Power:	Kohler Power System 2000-kW diesel emergency generator.
Lighting- Standard Type:	LED.

Passenger Elevators

Manufacturer:	Dover.
Type:	Hydraulic.
Number of Cabs:	Two (2).
Load Capacity:	2,500 lbs.

Roof Deck/System

Date Installed:	10/8/2020.
Type/Design:	PVC.
Manufacturer:	Sarnafil Services, Inc.
Warranty Information:	Sika Sarnafil - 20 years.
Maintenance/Service Program:	None.

Building/Property Security

Security Systems:	Magnetic locks at exterior doors and doors between lobby/office areas. Key-card access to these areas.

Grounds/Site Work

Irrigation:	Toro lawn irrigation system.
Retaining Walls:	Mechanically stabilized earth retaining walls between north parking lot and the detention pond, and along the center entrance drive. Cast-in-place concrete walls of various heights at the emergency generator slab perimeter that are 8" thick.
Signage:	Building signage available for anchor tenant.

Major Repairs, Maintenance and Capital Improvements

2020:	New Roof

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MARKET OVERVIEW

AIRPORT CORRIDOR MICRO-MARKET

The Amazon Effect

CVG's position as the fastest-growing cargo airport in the US took another step forward with the announcement that Amazon will build its primary hub on the south side of the airfield.

Amazon's $1.5 billion investment will ultimately support a fleet of 100+ Prime Air cargo planes. CVG, state and local officials worked with Amazon on a deal to:

- Lease more than 1,100 acres of CVG land
- Construct three million square feet of buildings.
- Add more than 2,000 jobs to CVG's existing base of 10,000.

The expected activity and landed weight of Amazon's operations will enable CVG to continue lowering its landing fees, benefiting all carriers while ensuring CVG remains a great place to do business.

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