



FOR LEASE

581 Dudley Rd
Edgewood, KY 41017



1,800 SF Office Suite Available Asking \$11.00/SF Modified Gross

Property Highlights

- Suite C Available
- Separately metered tenant expenses
- 4/1000 parking (46 spaces)
- Located on a busline at the corner of Dudley Rd and Thomas More Pkwy
- Walking distance to BB&T Bank, Fifth Third Bank, LaRosa's and Freedom Park
- Blocks from St. Elizabeth Medical Center
- Minutes to I-275 and I-71/75

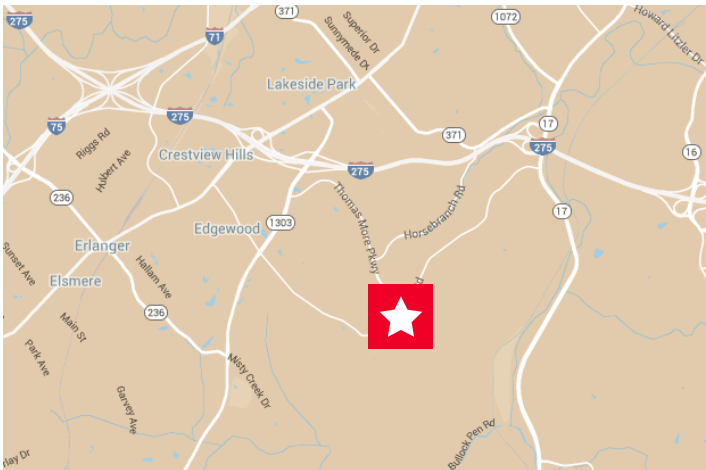
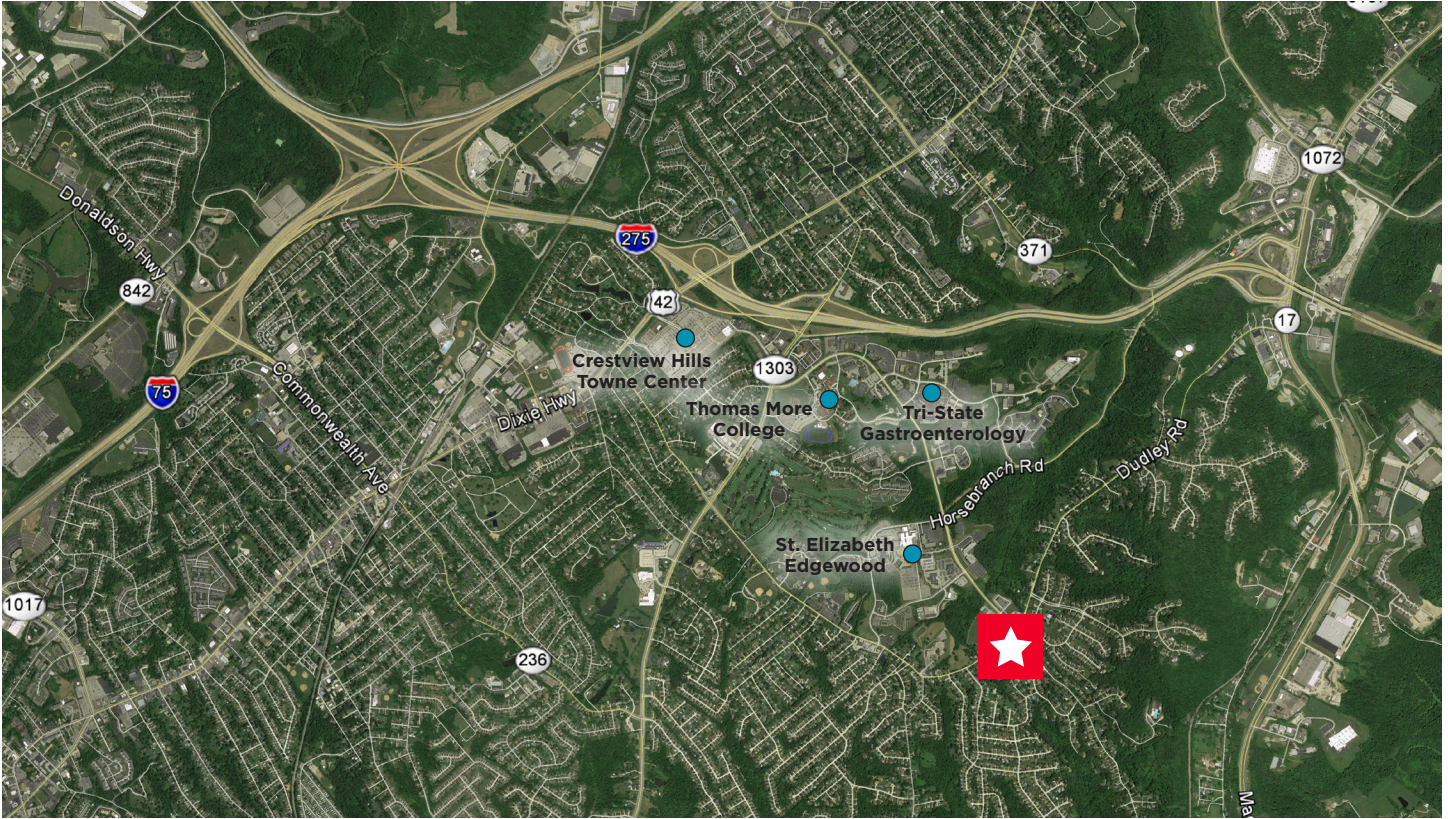
Digger Daley

Director
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Aerial / Location Map



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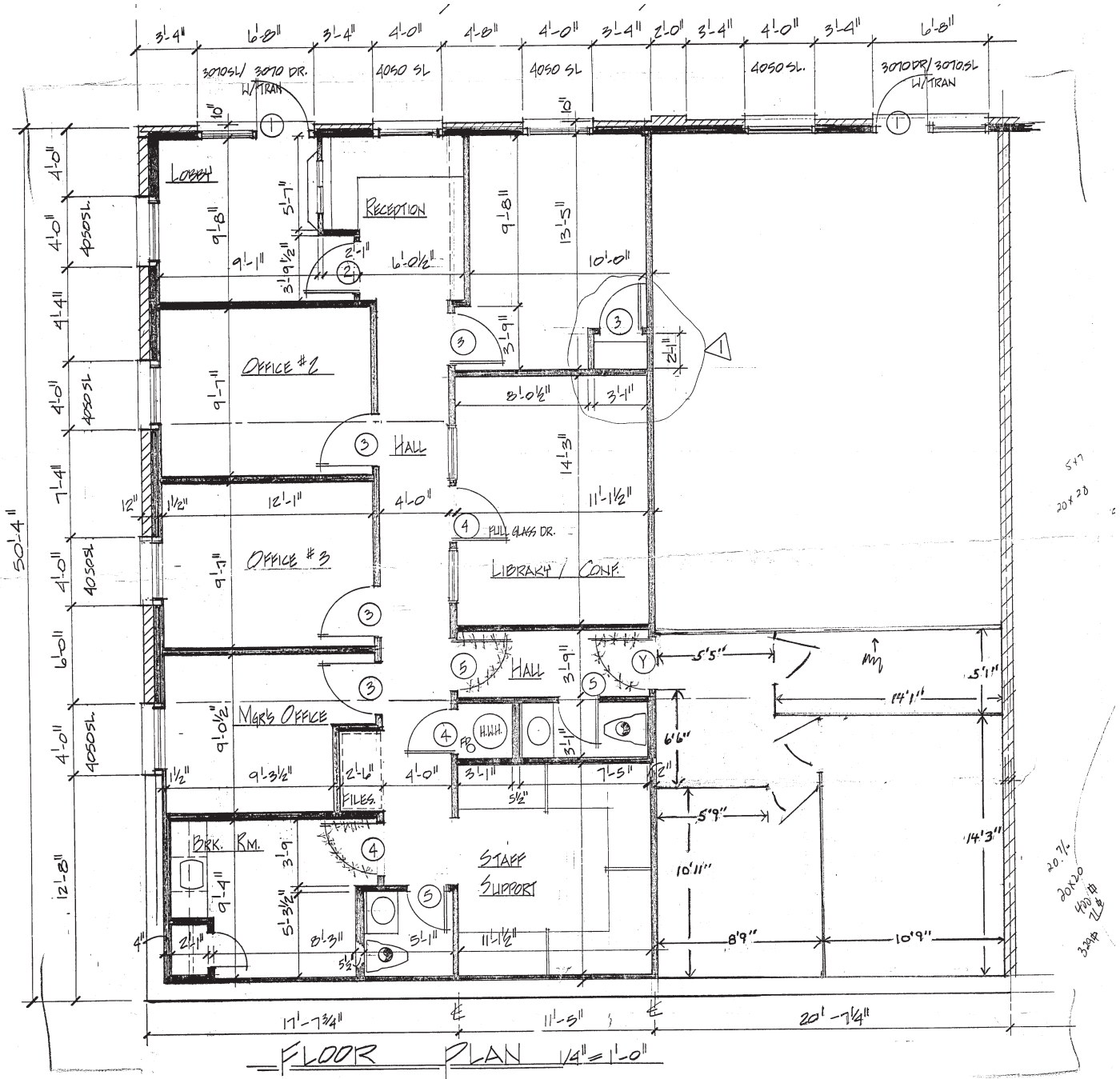
**CUSHMAN &
WAKEFIELD**

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Floor Plan



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Property Highlights

Submarket	Northern Kentucky	Income Tax Rate	0.075%
Address	581 Dudley Pike, Suite C Edgewood, KY 41017	HVAC	Tenant Controlled
Year Built	1995	ADA	Yes
Number of Floors	2	Utility Providers	Electric: Duke Gas: Duke Water: City Data: Bell & Time Warner
Total Bldg. SF	10,000	2014 Est. Operating Expenses	Tax: Included Insurance: Included CAM: Included Mgmt: Local Janitorial: Tenant Expense Utilities: Tenant Expense (metered separately)
Available SF	1,800	Building Hours	24/7
Parking Ratio	4/1000	Security Systems	Tenant Controlled
Ceiling Height	9'		
Lighting	Fluorescent		
Flooring	Carpet & VCT		
Windows	Double Pane		
Construction	Masonry		
Municipality	Edgewood		