



THE HIGHLANDS

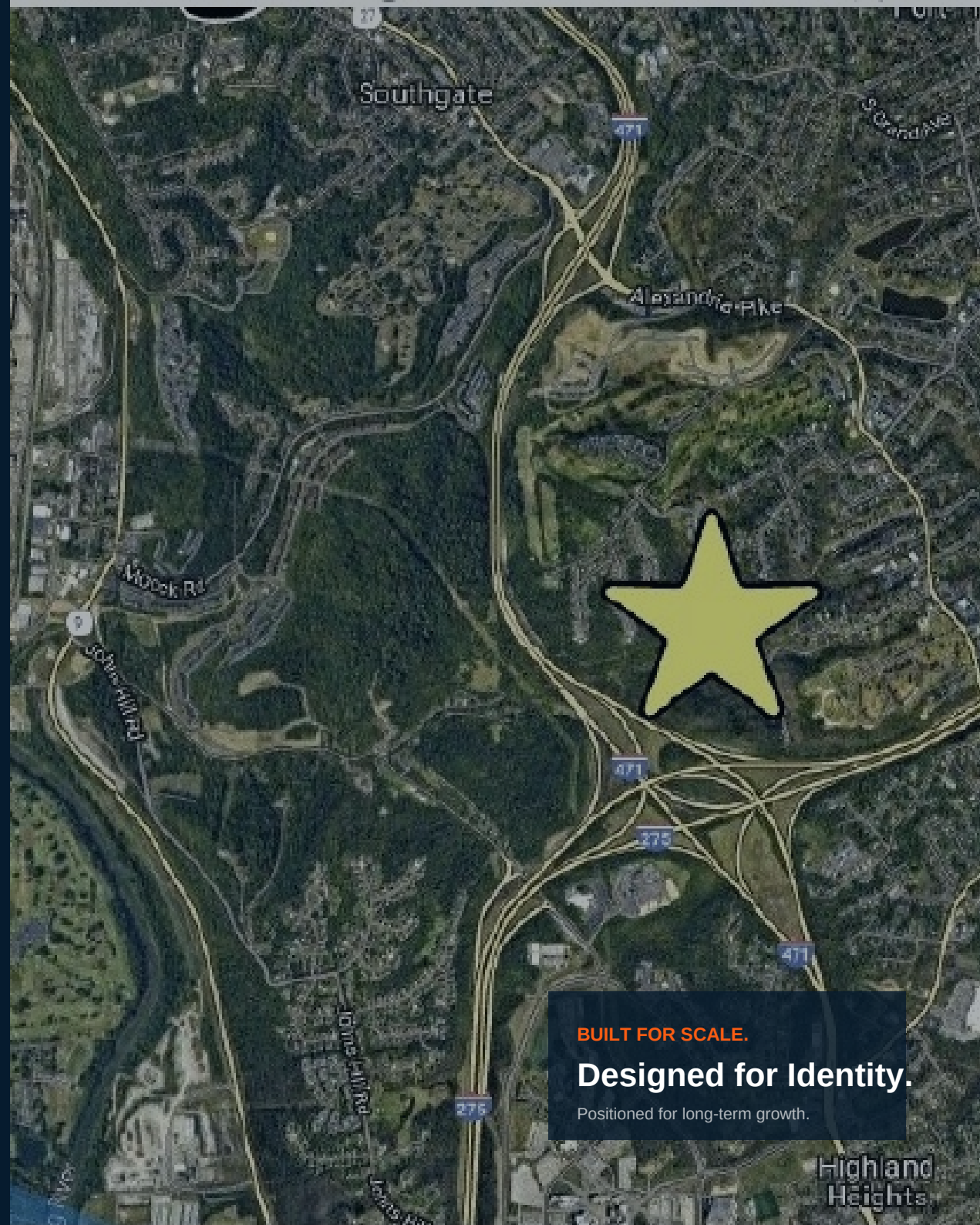
Northern Kentucky Innovation Campus

A premier +/-47-acre corporate, technology and data center campus opportunity.

4414 Water Street
Fort Thomas / Campbell County, Kentucky

+/-47 ACRES

Future Land Use: Office Campus



BUILT FOR SCALE.

Designed for Identity.

Positioned for long-term growth.

A Premier 47-Acre Campus Built for Scale and Connectivity.

The Highlands combines substantial contiguous land, interstate visibility, a comprehensive planning for corporate, technology, R&D, data center and institutional users.

+/-47

ACRES OF CONTIGUOUS
DEVELOPMENT LAND

95K+

VEHICLES PER DAY

I-275 / I-471

REGIONAL INTERSTATE
CORRIDORS

Office Campus

FUTURE LAND USE



Campus opportunity at a glance

Flexible planning allows the building program, parking, amenities, open space and phasing strategy to be evaluated around the needs of the ultimate end user.

A Campus Where Technology, People and Nature Come Together.



THE DIFFERENTIATOR

Flexibility Is the Product.

The Highlands offers the ability to shape a campus around the organization - its people, operations, growth plans, brand and long-term real estate strategy.

- **Corporate Identity**

A cohesive campus environment built around the end user.

- **Flexible Planning**

Building programs and phasing can evolve with organizational needs.

- **Scalable Growth**

Contiguous land supports long-term expansion potential.

- **Green Space + Amenities**

Trails, open space and amenities can enhance employee experience.

Conceptual plan for illustrative purposes only. Final configuration remains subject to zoning, engineering, entitlements, utility capacity and applicable approvals.

Built for Scale, Identity and Flexibility.

The site combines substantial contiguous land, interstate visibility, a natural setting and the flexibility to create a customized employment campus.

01

Contiguous Development Land

Approximately 47 acres provides room for a unified campus environment and phased growth.

02

Office Campus Positioning

Future Land Use supports an office-campus strategy centered around employment-based users.

03

Flexible Building Programs

The campus can be evaluated for headquarters, professional office, technology, R&D, institutional and mission-critical users.

04

Interstate Visibility

Exposure near I-275 / I-471 creates the potential for a recognizable regional corporate presence.

05

Amenities + Green Space

Trails, bike paths, pickleball, amenity areas and mature tree cover can create a differentiated workplace setting.

06

Economic Development

Qualifying projects may have opportunities to evaluate Kentucky economic-development and incentive programs.



A Corporate Presence Along a Major Regional Corridor.

95K+

VEHICLES PER DAY

The Highlands pairs campus scale with meaningful interstate exposure along one of Northern Kentucky's primary regional transportation corridors.

Regional brand visibility.

For a headquarters or institutional user, visibility can support a recognizable corporate identity and stronger regional presence.

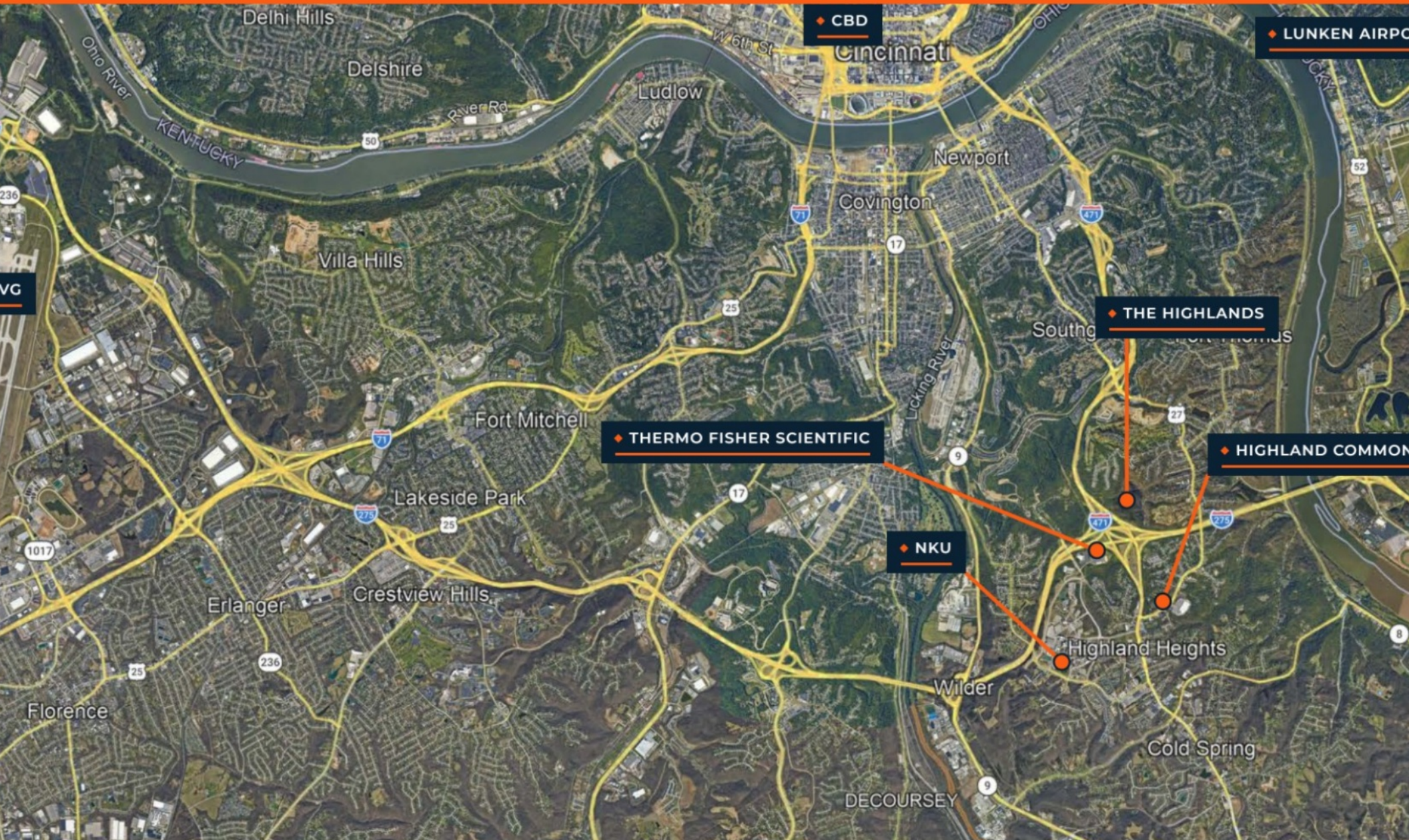
I-275

I-471

REGIONAL PRESENCE

The Highlands in Regional Context

Cincinnati, CVG, NKU, Lunken Airport and nearby employment anchors.



Strategic regional positioning reinforces the campus story.

Interstate visibility, workforce connectivity and multiple demand drivers within the Cincinnati / Northern Kentucky corridor.

Positioned Near Northern Kentucky's Institutional & Employment Base.

15,300+

NKU STUDENTS

600+

NKU FULL-TIME STAFF

~1,300

TEACHING HOSPITAL STAFF

95K+

VEHICLES PER DAY

CAMPUS POSITIONING

Designed Around the Needs of the End User.

The Highlands is best positioned for organizations that value identity, expansion capacity, parking, visibility and a flexible campus environment.

Corporate Headquarters

Purpose-built regional or national headquarters campus with room for long-term growth.

Regional Operations

Administrative, support or operations centers requiring employee capacity and parking.

Technology / R&D / Flex

Professional, research and technology-oriented users seeking a campus environment.

Data Center Campus

Large land area and flexible planning can support mission-critical uses, subject to utility diligence.

Healthcare Administration

Non-clinical headquarters, administrative, back-office and professional functions.

Institutional / Education

Institutional users requiring substantial land, flexible planning and campus identity.

SION

r innovation campus
technology, people
e come together
a destination
d built for



Build Your Future. Inspire Innovation. Create Value.

The Highlands combines development scale, interstate visibility, regional connectivity and a flexible campus environment in Northern Kentucky.

01

Building Programs

Major footprints can be evaluated around end-user requirements.

02

Phased Growth

Development can be evaluated in stages as organizational needs evolve.

03

Parking Strategy

Surface and structured parking can be evaluated around the final program.

04

Open Space + Amenities

Landscape, trails and amenities can reinforce campus identity and employee experience.

Patrick Reynolds, CCIM

CrossPoint - Commercial Real Estate Services

859-484-7080 | PR@crspt.com | CRSPT.com

All plans, concepts, uses and development programs are preliminary and subject to zoning, entitlements, utility capacity, engineering, environmental review and other applicable approvals. Information is subject to change without notice.

Adjacent to Northern Kentucky University