

# OFFICE CONDO, UNIT 101

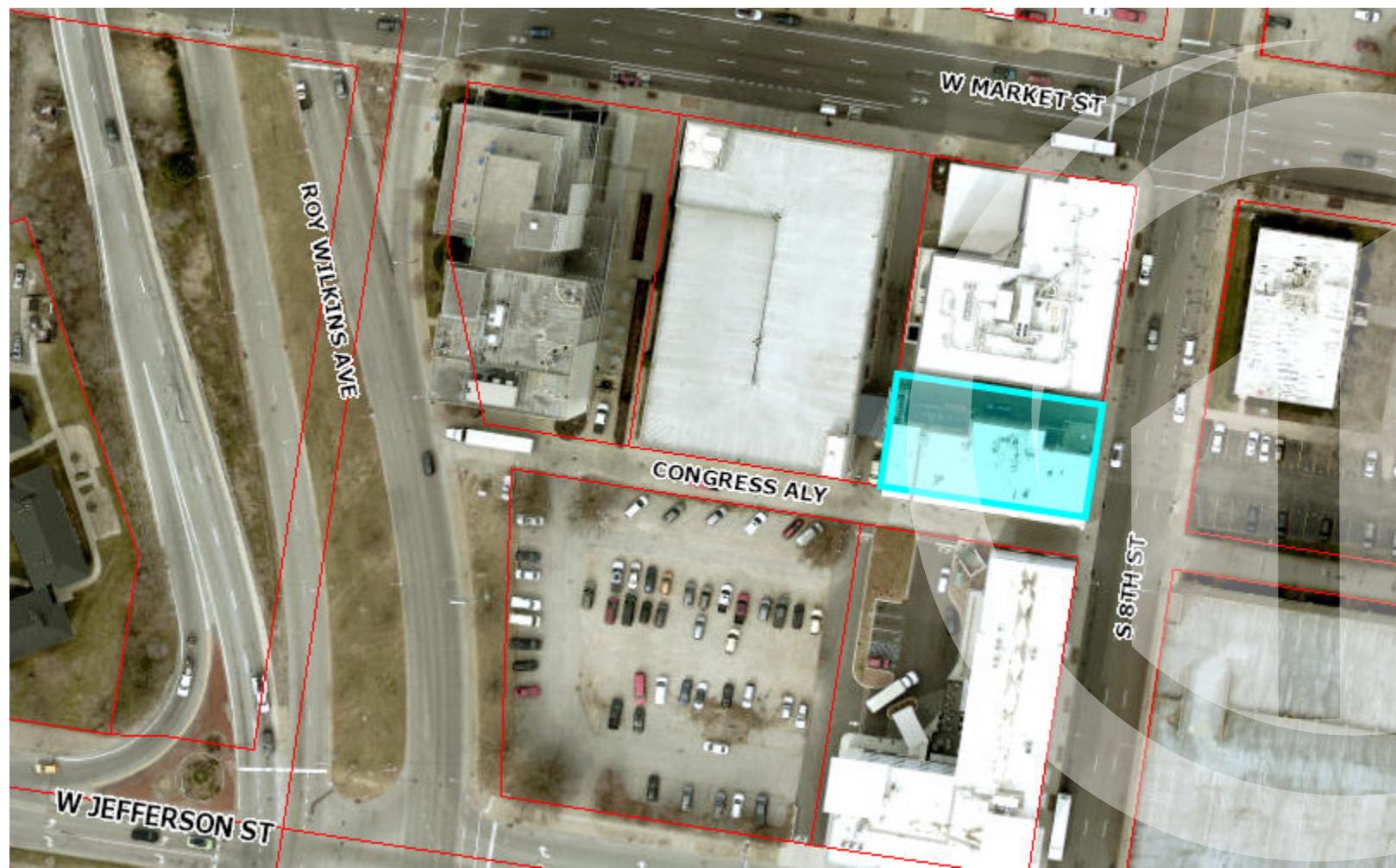


## PROPERTY INFORMATION

**Property Type:** Office Condo  
**Total Availability:** 3,230 SF  
**Stories:** 1, Suite 101

**Lease Rate:** \$17.00-\$18.50/SF/YR  
**Lease Type:** Modified Gross  
**Zoning:** C-3  
**Parking:** Ample parking (street and surface)

# AREA LOCATION



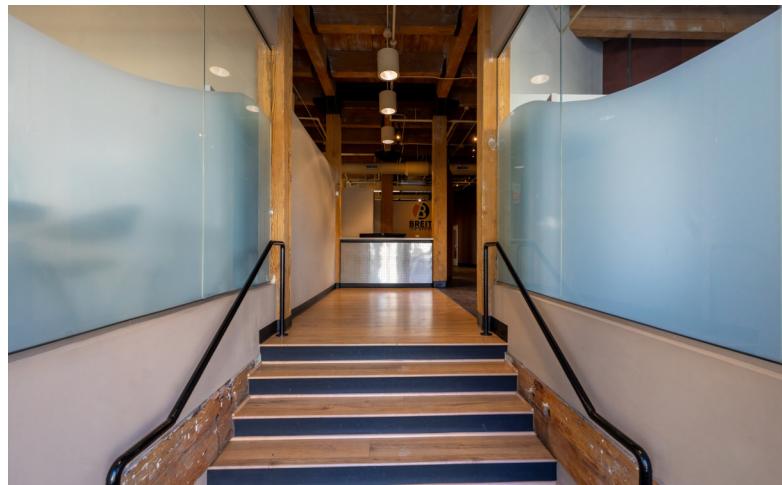
## Property Location

214 S 8th Street is situated in the heart of downtown Louisville, Kentucky, within the central business district. This area is characterized by a mix of commercial, residential, and cultural establishments. The neighborhood boasts a variety of restaurants, shops, and entertainment venues, reflecting Louisville's rich history and vibrant urban life.

Notable nearby attractions include the Kentucky International Convention Center, the Muhammad Ali Center, and the Louisville Slugger Museum & Factory. The area is well-connected by public transportation and is pedestrian-friendly, making it convenient for both residents and visitors to explore the city's offerings.

# FEATURING:

- Reception area
- 5 private offices
- Large boardroom
- Lounge, kitchen/breakroom
- Large open workstation/production area



# PROPERTY CONTACTS:

CORE Real Estate Partners



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## ABOUT US

Founded in Louisville, KY, CORE Real Estate Partners utilize a data-driven approach to provide comprehensive and unique full-service solutions for our clients' real estate needs. CORE specializes in urban, near-urban areas and town-centers, for long term commercial real estate strategies and solutions.

Our collaborative approach attracts clients who understand and appreciate the benefits of long-term real estate investment to grow income producing assets. With more than 55 years of combined real estate experience in Louisville, we incorporate technology and entrepreneurship into our strategy to enhance the real estate investment results for our partners.

Learn more about this property and CORE Real Estate Partners at: [core502.com](http://core502.com)