

INVESTMENT SALE | OFFERING MEMORANDUM



2201 High Wickham Place
Louisville, KY 40245

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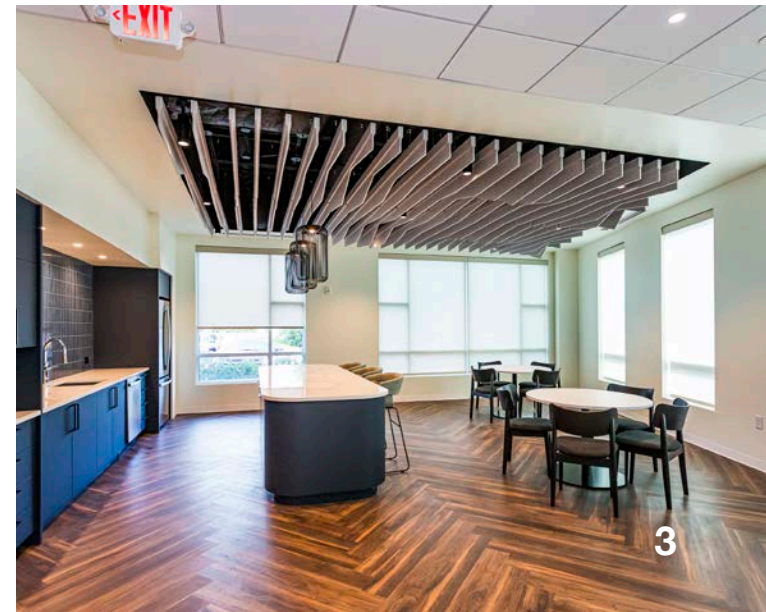
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2201 HIGH WICKHAM PL

2201 High Wickham Place is a Class A office building offering a prime location and modern amenities. Recent completion of a \$4 million, 10,000 sq. ft. build-out, highlights a strong commitment to the space and long-term growth. With a generous 4:1 parking ratio, tenants can easily find convenient parking. The property features a landscaped courtyard, monument signage, and building signage opportunities. Situated near various restaurants and retail options, it provides a convenient location for employees and visitors. Additionally, its easy access to I-265 and I-64 ensures seamless commuting. Built in 2019, this contemporary building offers a stylish and efficient workspace.

AMENITIES INCLUDE:

- Recent \$4M, 10K SF build-out
- 4:1 parking ratio
- Join Cerity, Semonin, Guidance Capital and Schulte Hospitality
- Large third floor outdoor patio
- Landscaped courtyard, monument and building sign available
- Easy access to I-265 & I-64
- Built 2019
- Located near restaurants and retail
- Cerity is currently investing \$4 million into building renovation



PROPERTY INFO



LOCATION

2201 High Wickham Pl
Louisville, KY 40245



ACCESS

Located right off Old
Henry and I-265



LAND INFO

5.88 Acres
Parcel ID - 366000120000



PARKING

4:1 Parking Ratio
212 Parking Spaces



BUILDING INFO

Year Built: 2019

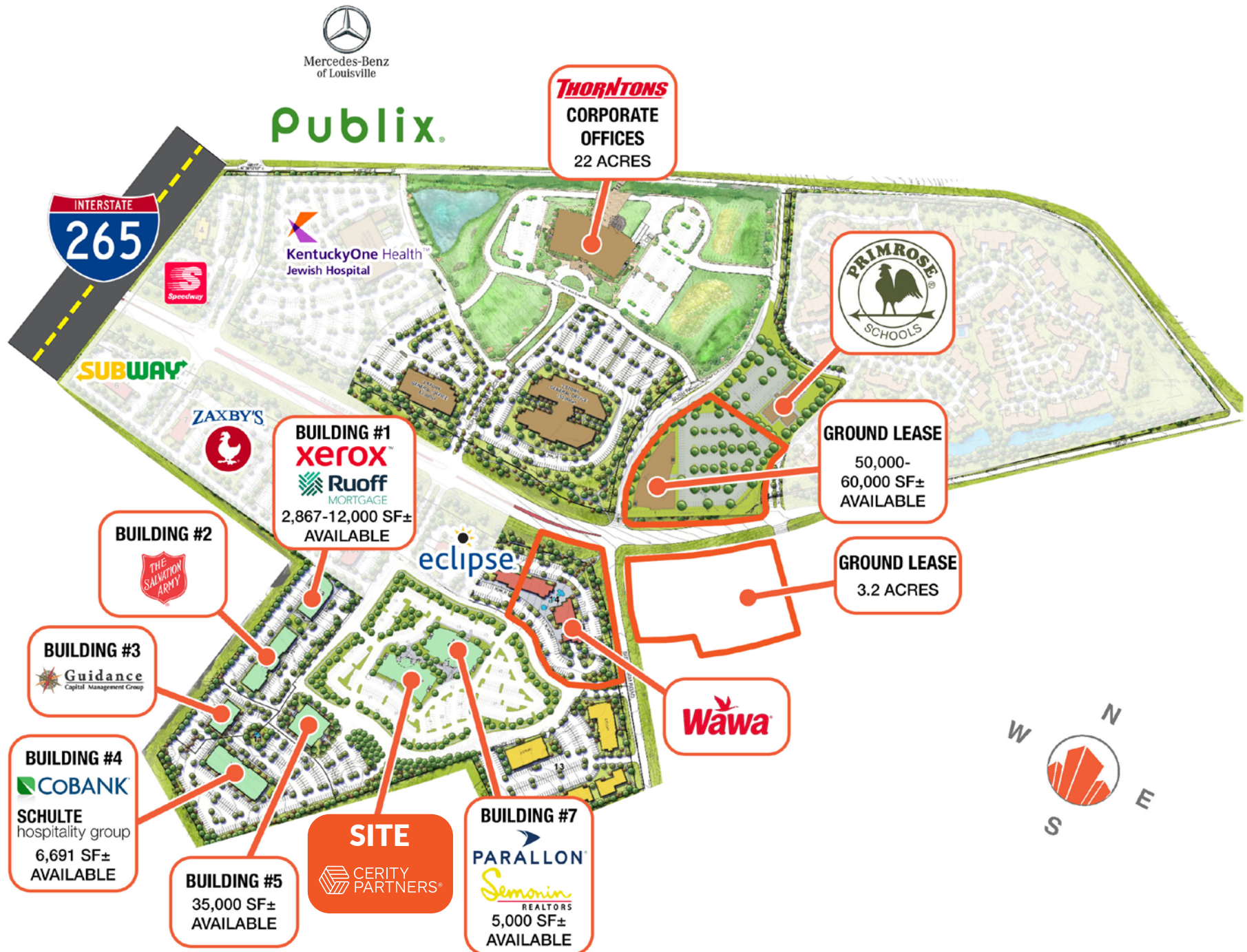


BUILDING AREA

64,204 SF

Development	Old Henry Crossings; class A suburban development	Restrooms	Core restrooms on each floor
Area	East Suburban Market	Structure	Steel on concrete slab
Lot	Parking adjacent to building with landscaping	Roof	TPO roof manufactured by Firestone
Floors	3 floors with elevator service	Ceilings	Heights variable, class A
Base Construction	Steel with flat roof	HVAC	2 rooftop AHUs with VAVs throughout entire building
Zoning	C-1	Generator	400 KW
Building amenities	Class A finishes with open floor plates. Good window lines with plenty of glass wall accents. Interior stairwell provides fluid transition between floors. Upper floor has patio with seating overlooking the development	Cabling	Cat6
Access	Building has 24-hour access	Sprinklers	Wet sprinkler system throughout

SITE PLAN



STRONG CREDIT TENANT



- ARGI merged with Cerity Partners in 2023, creating one of the largest and highest rated RIA firms in the country.
- As of November 30, 2024, Cerity Partners managed approximately \$120 billion in assets under management (AUM).
- The firm offers a comprehensive range of services, including wealth management, financial planning, investment solutions, tax planning and preparation, estate and gift planning, and insurance.
- In Barron's 2023 Top 100 RIA Firms list, Cerity Partners ranked #11, the firm has been included in this list for the fourth year in a row.
- The firm has been recognized by Barron's Advisor, USA Today, and Financial Advisor as one of the top RIA Firms.

STRONG CREDIT TENANT



Both ARGI and Cerity Partners have been recognized as industry leaders by major publications over the past year. The merger of both companies creates one of the largest and highest rated RIAs in the country.

Ceritas and ARGI Industry Recognition (2022 – 2023)



AERIAL

CERTITY PARTNERS®

AERIAL





LOUISVILLE OVERVIEW

Beating the Competition

Louisville presents a compelling value proposition, supporting the success of your business in a dynamic urban environment. Recognized as a competitive, genuine, and global city, Louisville stands out as a hub for advanced manufacturing and logistics, notably housing UPS WorldPort. Additionally, it boasts the distinction of being one of only a few U.S. cities hosting all five major performing arts groups. As the birthplace of Muhammad Ali, Louisville exceeds expectations, making a significant impact. Since 2014, the city has witnessed over \$15 BILLION in investments, solidifying its reputation as a prime destination.



1.3M

Louisville Metropolitan
Population



45th

Largest US
Metropolitan



14th

Best City for College
Graduates



KEY METRO LOUISVILLE RANKINGS

1.3M

BOOMTOWN (BUSINESS GROWTH
AND CONSUMER DEMAND)

- Yelp, 2019

Top 10

BEST CITY FOR
COLLEGE GRADS

- SmartAsset, 2021

Top 3

WORKER CONFIDENCE
IN U.S. METROS

- LinkedIn, Q1 2022

#1

IN OHIO RIVER CORRIDOR FOR
DEVELOPMENT

- Site Selection, 2020

METRO LOUISVILLE TOP EMPLOYERS



21,233
employees



14,476
employees



12,600
employees



12,247
employees



12,000
employees



6,933
employees



6,500
employees



6,226
employees



BAPTIST HEALTH®

6,159
employees



6,000
employees

CENTRAL LOCATION

DISTANCE TO MAJOR REGIONAL U.S. CITIES

CINCINNATI	110 mi.
INDIANAPOLIS	125 mi.
NASHVILLE	168 mi.
COLUMBUS	217 mi.
ST. LOUIS	273 mi.
CHICAGO	307 mi.
DETROIT	312 mi.
MEMPHIS	379 mi.
ATLANTA	384 mi.
PITTSBURGH	399 mi.

MAJOR CARGO HUB

UPS WORLDPORT

Worldport is a technological marvel – the largest automated package handling facility in the world, and the center point of UPS's worldwide air network. More than **300 flights arrive and depart daily**, and the hub processes roughly **two million packages per day**, increasing to more than four million during the peak holiday period.

Louisville's UPS Worldport is the **2nd busiest** cargo hub in the US, with **5.7 billion pounds** of cargo annually.



45th

Largest MSA in US at
1,285,439 People

\$102K

Average Income
in South East
Submarket - \$101,665

3.2%

Unemployment rate
in Louisville, lower
than U.S. average

92%

Of population within
12-mile radius has
Diploma or higher

LOUISVILLE AIRPORT EXPANSION

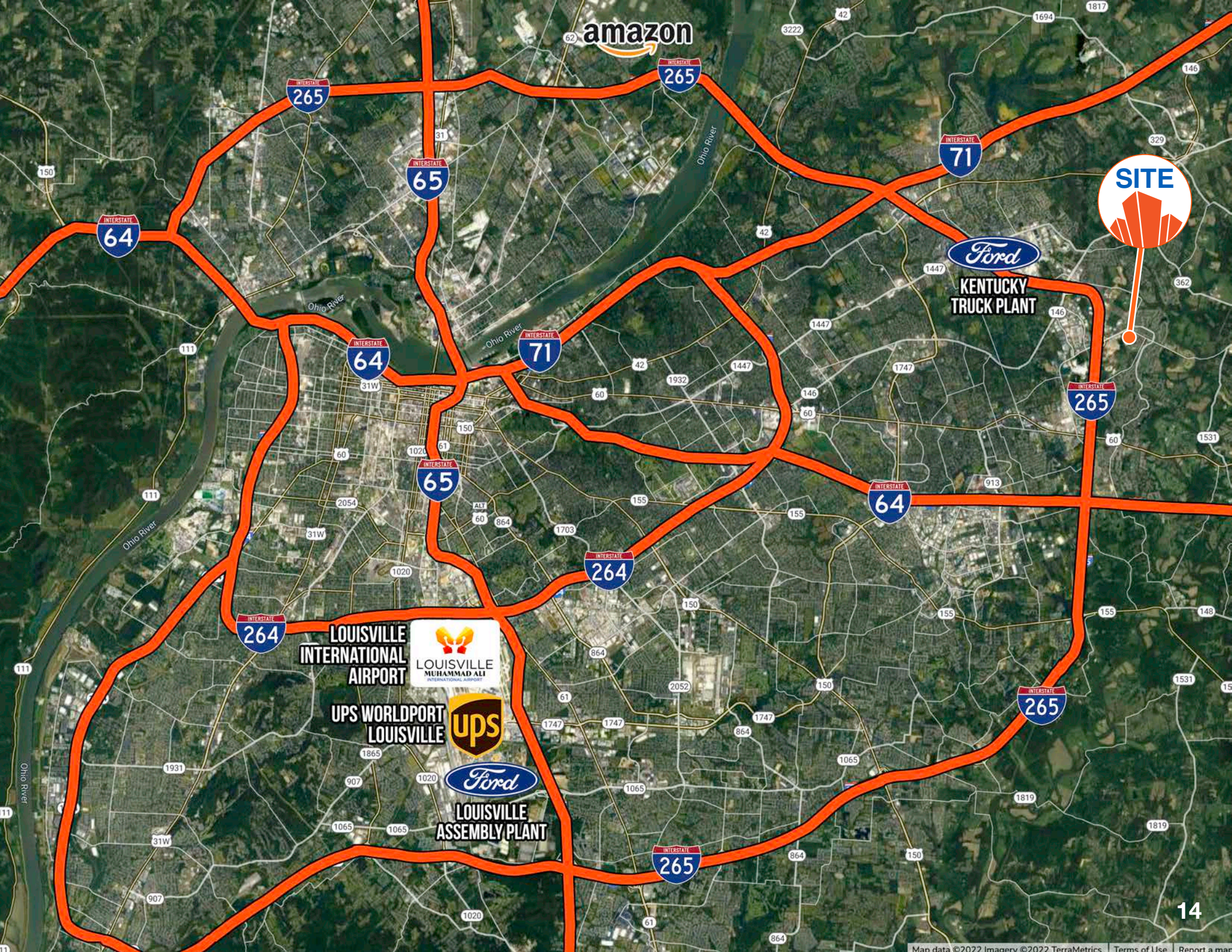


LOUISVILLE
MUHAMMAD ALI
INTERNATIONAL AIRPORT

ACCESSIBILITY

Louisville is served by Louisville Muhammad Ali International Airport (SDF), which offers non-stop service to over 38 destinations within North America. SDF posted a record year in 2023, accommodating more than 4.6 million passengers. The airport is underway on a nearly \$500 million expansion that will add new jet bridges, walkways, ticket counters, and baggage claim sections. The project will expand the airport's non-stop offerings and significantly improve the passenger experience.

The airport is also notably one of the world's busiest cargo airports, ranking second in the U.S. and fourth globally in total cargo processed, respectively. The airport's status as a major logistics hub is driven by UPS, which operates its more than 5.2 MSF UPS Worldport processing facility on-site. The hub processes more than two million packages and serves more than 300 inbound and outbound flights daily.



amazon

SITE

Ford
KENTUCKY
TRUCK PLANT

LOUISVILLE
INTERNATIONAL
AIRPORT

LOUISVILLE
MUHAMMAD ALI
ATLETIC CENTER

UPS WORLDPORT
LOUISVILLE

ups

Ford
LOUISVILLE
ASSEMBLY PLANT

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COMMITTED TO EXCELLENCE

TRIO COMMERCIAL PROPERTY GROUP is a full service commercial real estate brokerage firm headquartered in Louisville, Kentucky, providing service in Kentucky, Indiana and Tennessee. The TRIO Team has over **125 years of combined experience**, participating in over **\$2 billion dollars** in commercial real estate transactions. TRIO Commercial Property Group uses a true team approach to give our clients an unmatched level of service.

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The information contained herein was obtained from sources believed reliable, however TRIO Commercial Property Group, LLC and its agents make no representation as to its accuracy. It is your responsibility to thoroughly investigate and confirm the accuracy of this information.

502 454 4933



CONFIDENTIALITY DISCLAIMER

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