



NTS Center Office Building – 10168-10172 Linn Station Road, Louisville, KY

NTS is pleased to present NTS Center, an exciting leasing opportunity at 10170 Linn Station Road. NTS Center features three one and two-story buildings with approximately 126,000 square feet of first class office space. Please see the information below for more details:

FOR LEASE

- Class B+ Office Buildings & Corporate Campus
- Excellent Location Near I-64/I-264 & Hurstbourne/Shelbyville
- Minutes From the Louisville International Airport
- Ample Free Surface Parking (~4 per 1,000 s.f.)
- 24-hour On-Call Maintenance Services
- Campus Setting with Outdoor Patios
- Managed and Leased by NTS Development Company
- See Reverse Side For Floor Plans and Availability

For more information or to schedule a tour, please contact:

Tony Fluhr, SIOR, CCIM

Managing Director
502.429.9820
tfluhr@ntsdevco.com

Mark Meredith, CCIM

Director of Commercial Leasing
502.429.9827
mmeredith@ntsdevco.com

www.ntsdevelopment.com

NTS

BUILDING OVERVIEW

SPECIFICATIONS

Type: Class B+ Office Building(s) & Corporate Campus

SF: 126,000

Buildings: 3

Stories: Left & Right Building are two story buildings, Center Building is a one story building

Typical Floor: 39,000 SF/22,000 SF

Year Built: 1977

Elevators: 2

HVAC: Roof Top Units & Perimeter Zone-Line Units

Parking: Surface, ~4 per 1,000 SF

HIGHLIGHTS & AMENITIES



Excellent Location Near I-64/I-264 & Hurstbourne/Shelbyville



Minutes from the Louisville International Airport



Common Area Renovations Underway



24-hour On-Call Maintenance Services

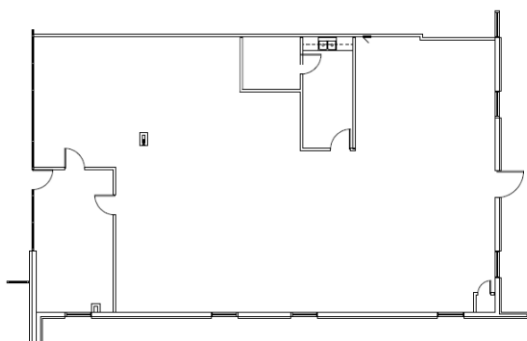


Managed and Leased by NTS Development Company

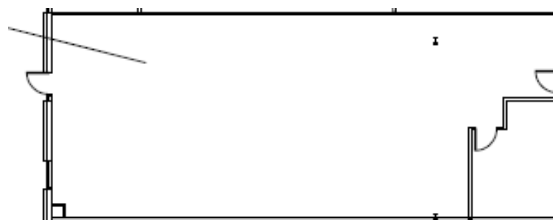


Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other changes or conditions, prior sale, lease financing, or withdrawal without notice and to any special conditions imposed by our principal.

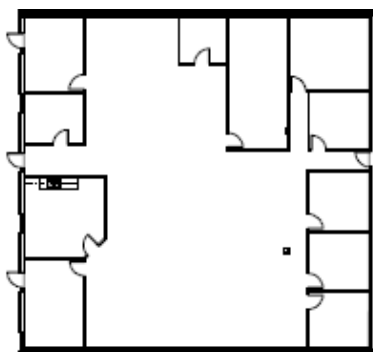
AVAILABLE FLOOR PLANS



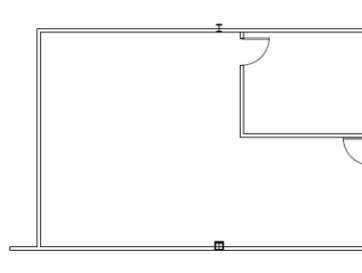
Suite 505 | 3,356 RSF



Suite 510 | 1,557 RSF



Suite 520 | 5,385 RSF



Suite 550 | 986 RSF



Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other changes or conditions, prior sale, lease financing, or withdrawal without notice and to any special conditions imposed by our principal.