

**NEWLY RENOVATED LOBBIES
AND COMMON AMENITIES!**



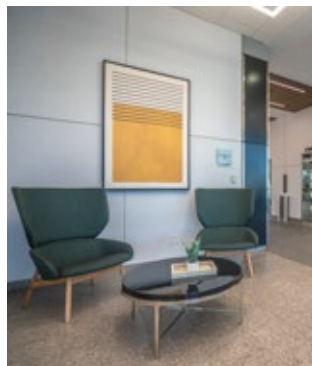
HURSTBOURNE
PARK & PLACE

9200 & 9300 Shelbyville Road, Louisville, Kentucky

**CLASS A OFFICE SPACE AVAILABLE FOR LEASE IN A
HIGHLY VISIBLE LANDMARK LOCATION**

ALBANY ROAD
REAL ESTATE PARTNERS

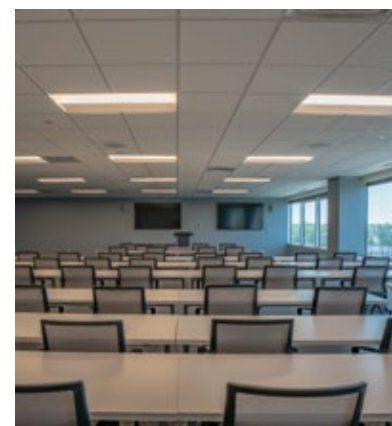
CBRE



Renovated common tenant lounge & Cube Café (grab & go options)



Newly updated lobbies



THE OPPORTUNITIES

HURSTBOURNE PARK - 9200 SHELBYVILLE RD



8-story, Class A
mid-rise building

105,931 SF

Large, 13,200 SF
floorplates

Floor to ceiling
windows

SUITES	SIZE
421	4,914 SF
525	5,693 SF
531	3,481 SF
700	13,353 SF



HURSTBOURNE PLACE - 9300 SHELBYVILLE RD



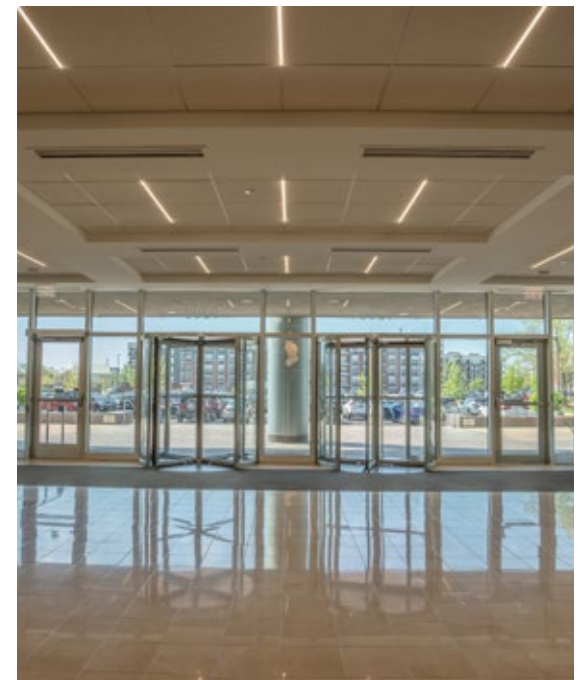
13-story, Class A
mid-rise building

237,904 SF

Large, 18,300 SF
floorplates

Tallest building in
the Hurstbourne/
Lyndon office submarket

SUITES	SIZE
205	3,221 SF
403	3,117 SF
505	2,672 SF
506	2,309 SF
603	1,527 SF
910	6,361 SF
1205	2,453 SF
1206	1,720 SF
1250	1,540 SF



IDEALLY SITUATED WITHIN HURSTBOURNE'S PREMIER LIFESTYLE DESTINATION



Ample parking



Adjacent to the newly-constructed Rialto Hurstbourne apartments



Just steps to the adjacent Hurstbourne Town Center retail, including Shred415 fitness, CoreLife Eatery, Heine Brothers' Coffee, Del Frisco's Steakhouse, P.F. Chang's, and City Barbeque



Adjacent to the newly-opened Hyatt House



Refreshed landscaping



Convenient access to I-64, I-71, I-265, and I-264



Updated HVAC system



Elevator modernization underway



On-site property management



BELLEMEADE

WILDWOOD



Hurstbourne Country Club

HURSTBOURNE

PLAINVIEW

UNBEATABLE AREA AMENITIES

Whipps Mill Rd

Shelbyville Rd

Colonel Anderson

Nottingham Pkwy

N Hurstbourne Pkwy

Dorsey Way

Dorsey Ln

Cambridge Station Rd

Moser Rd

1747

60

Jason's deli

HOMWOOD SUITES by Hilton

eclipse

BRISTOL BAR & GRILLE

Bombay Grill

burn boot camp

Provence

TALBOTS

Residence INN BY HARRIOTT

verizon

Smash BURGER

W

Shiraz

vinaigrette salad kitchen

SUBWAY

COUNTRY SQUIRE

STARBUCKS

PAK & BAKE

GERIMED

P.F. CHANG'S

Central Bank

Del Frisco's

SHRED415

HYATT house

CORELIFE EATERY

RIALTO

City BARBEQUE

RAZOL'S

usbank

GUS'S FRIED CHICKEN

GOPIA

My Favorite Muffin

Staples Jewelry

Jersey Mike's Subs

Slitchen Time

Little Caesars Pizza

CVS pharmacy

CRUNCH

BR Baskin Robbins

sleepy pup

FIFTH THIRD BANK

First Watch THE DAYTIME CAFE

LESLIE'S

FIREHOUSE SUBS

WHICH WICH SUPERIOR SANDWICHES

dogtopia

NAILS & SPA ABOUT TIME

PAPAJOHNS

Gustavo's

Gumer & Co. Jewelry

LOWE'S

MCALISTER'S DELI

CONNORS

CARRABBA'S ITALIAN GRILL

BONEFISH GRILL

HYATT PLACE

ups

REPUBLIC BANK

BARNES & NOBLE

ALDI

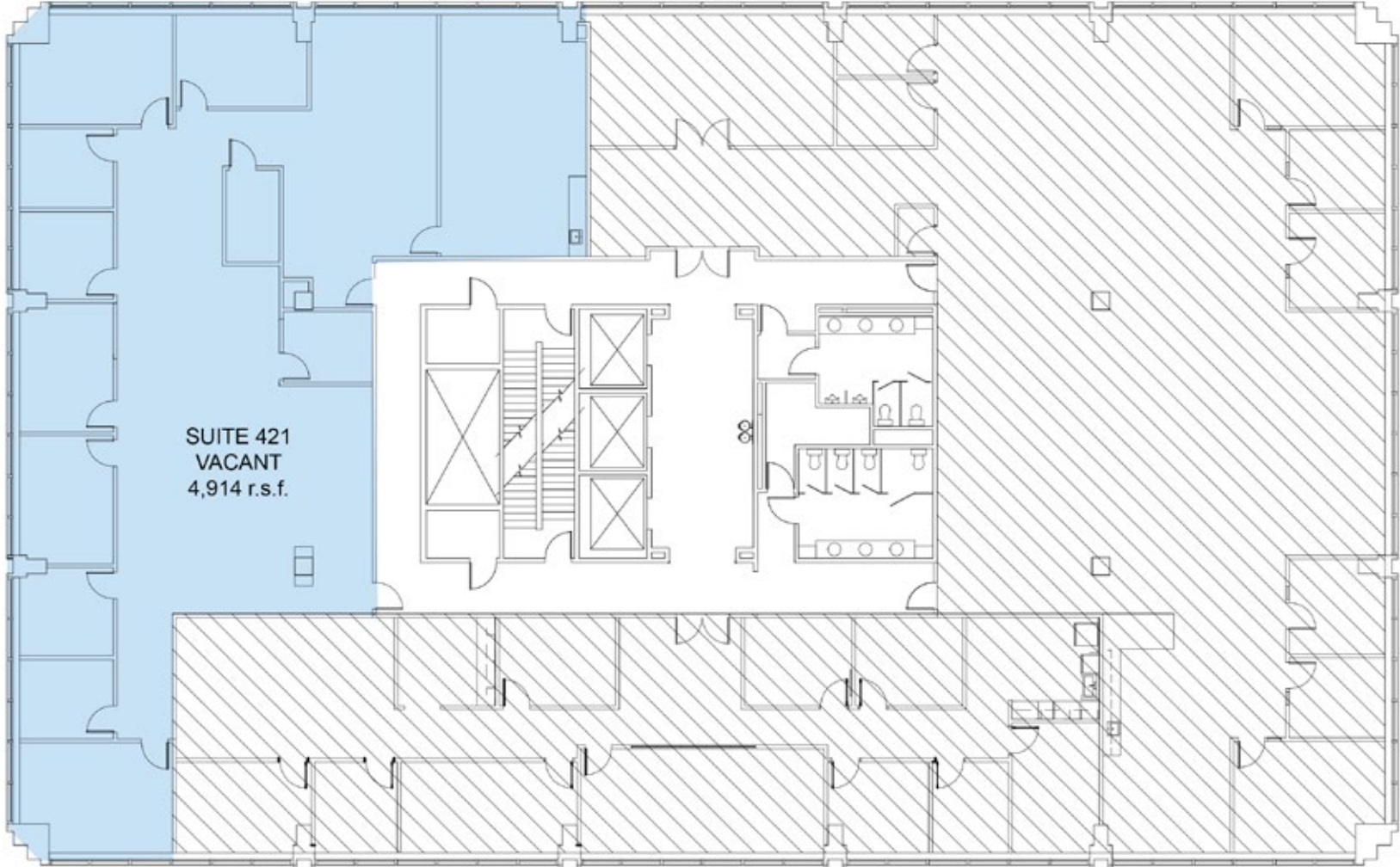
SCAFIS

OTTER

Timberwood Cir

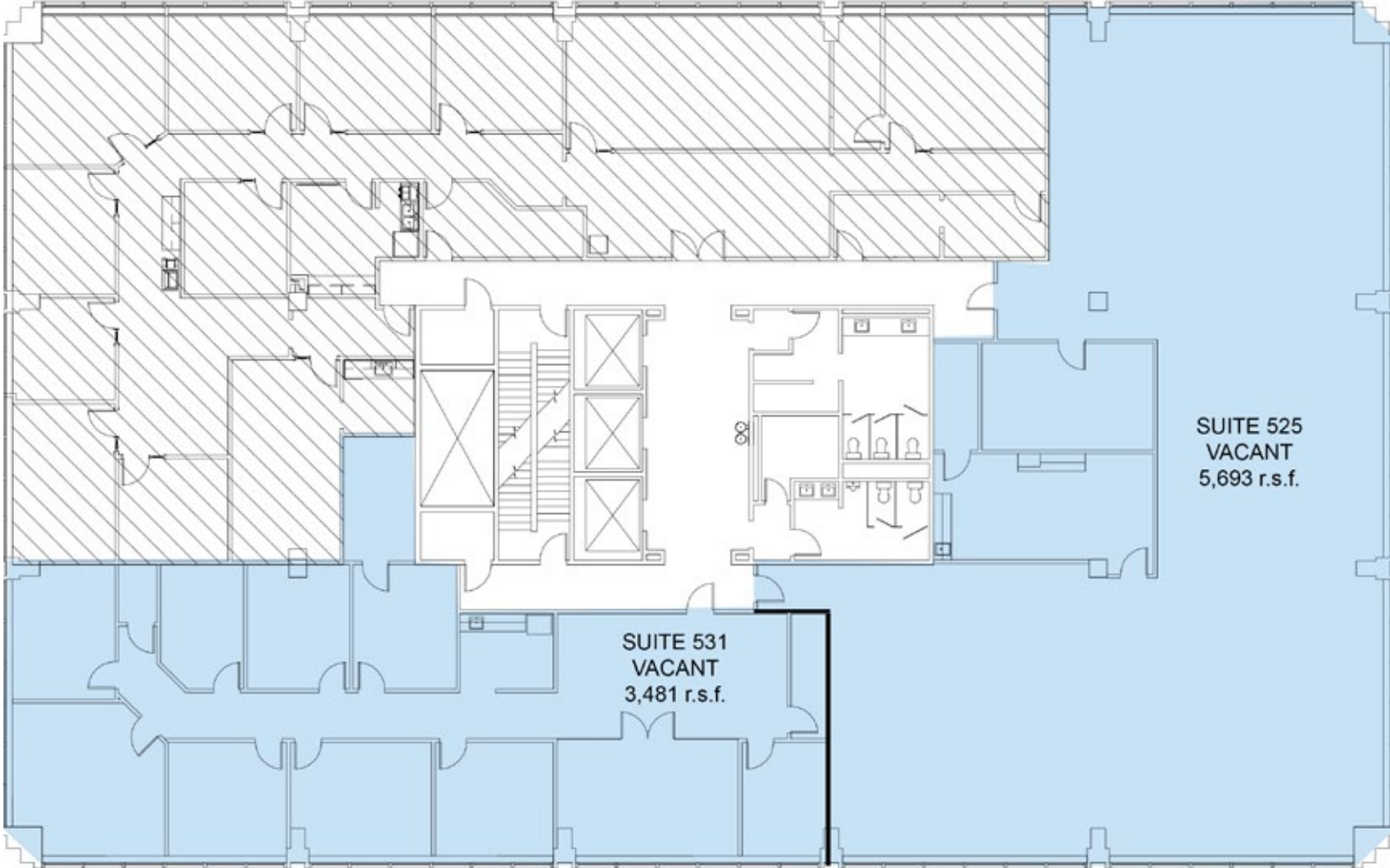
HURSTBOURNE PARK – FLOOR 4

9200 SHELBYVILLE RD



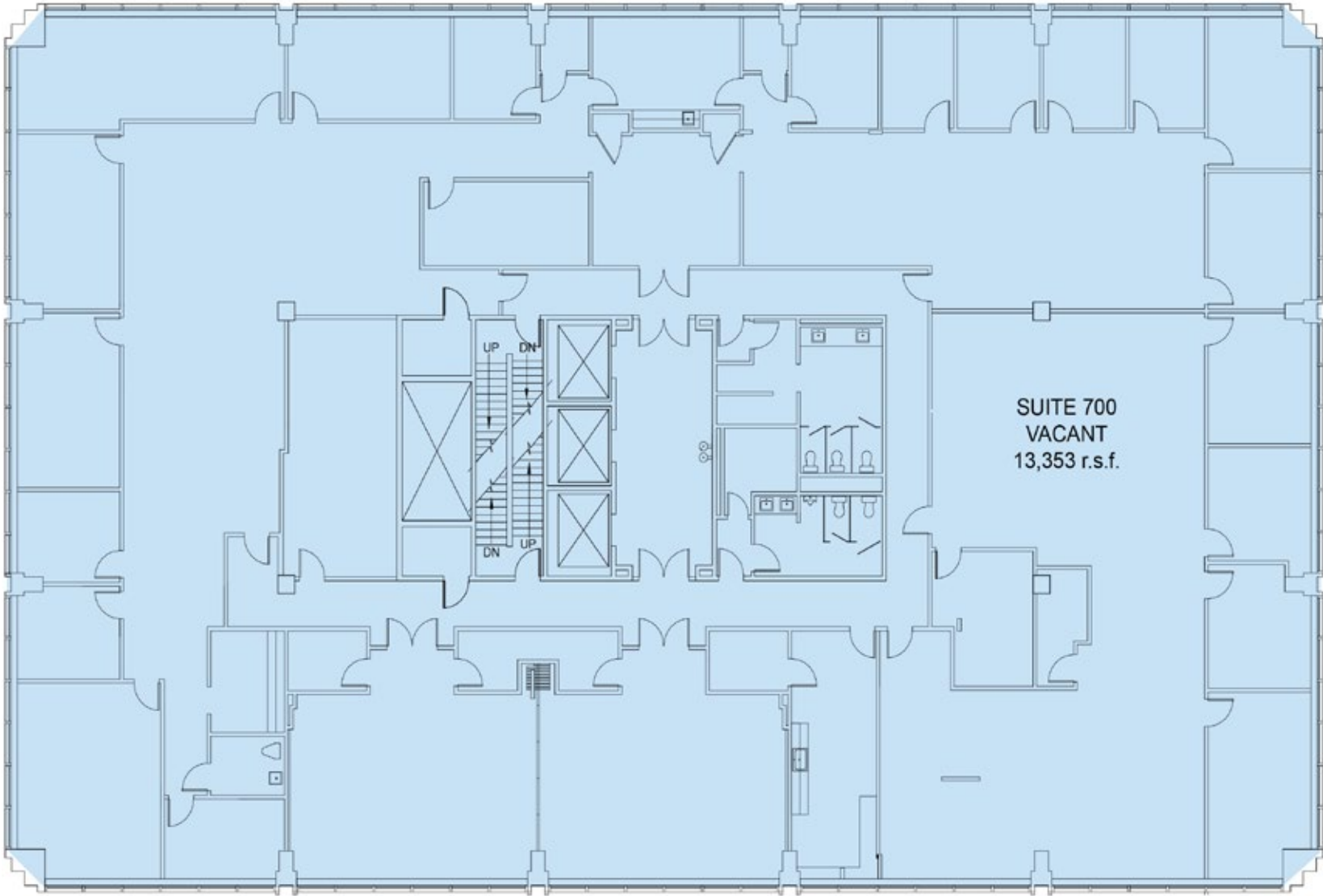
HURSTBOURNE PARK – FLOOR 5

9200 SHELBYVILLE RD



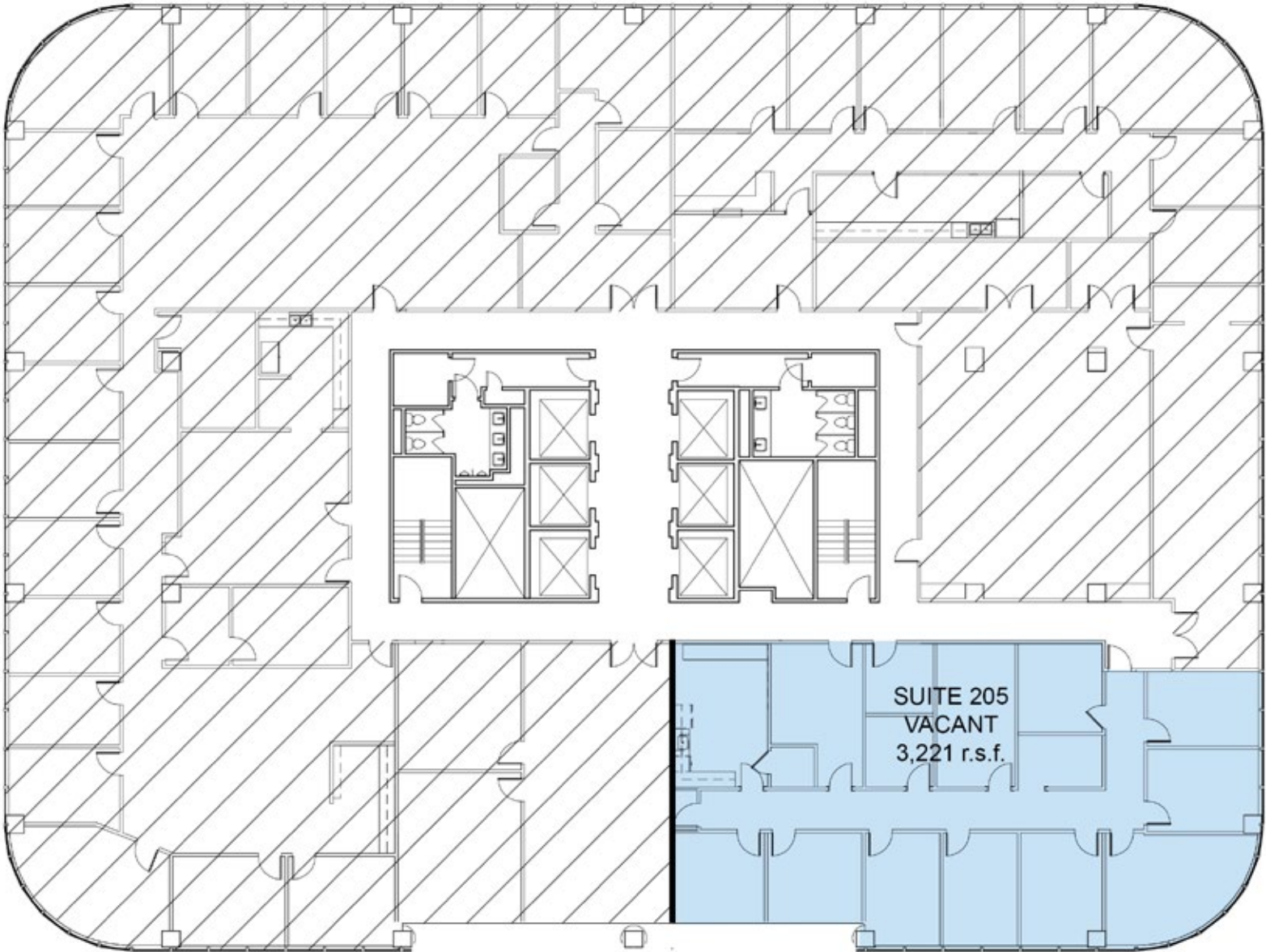
HURSTBOURNE PARK – FLOOR 7

9200 SHELBYVILLE RD



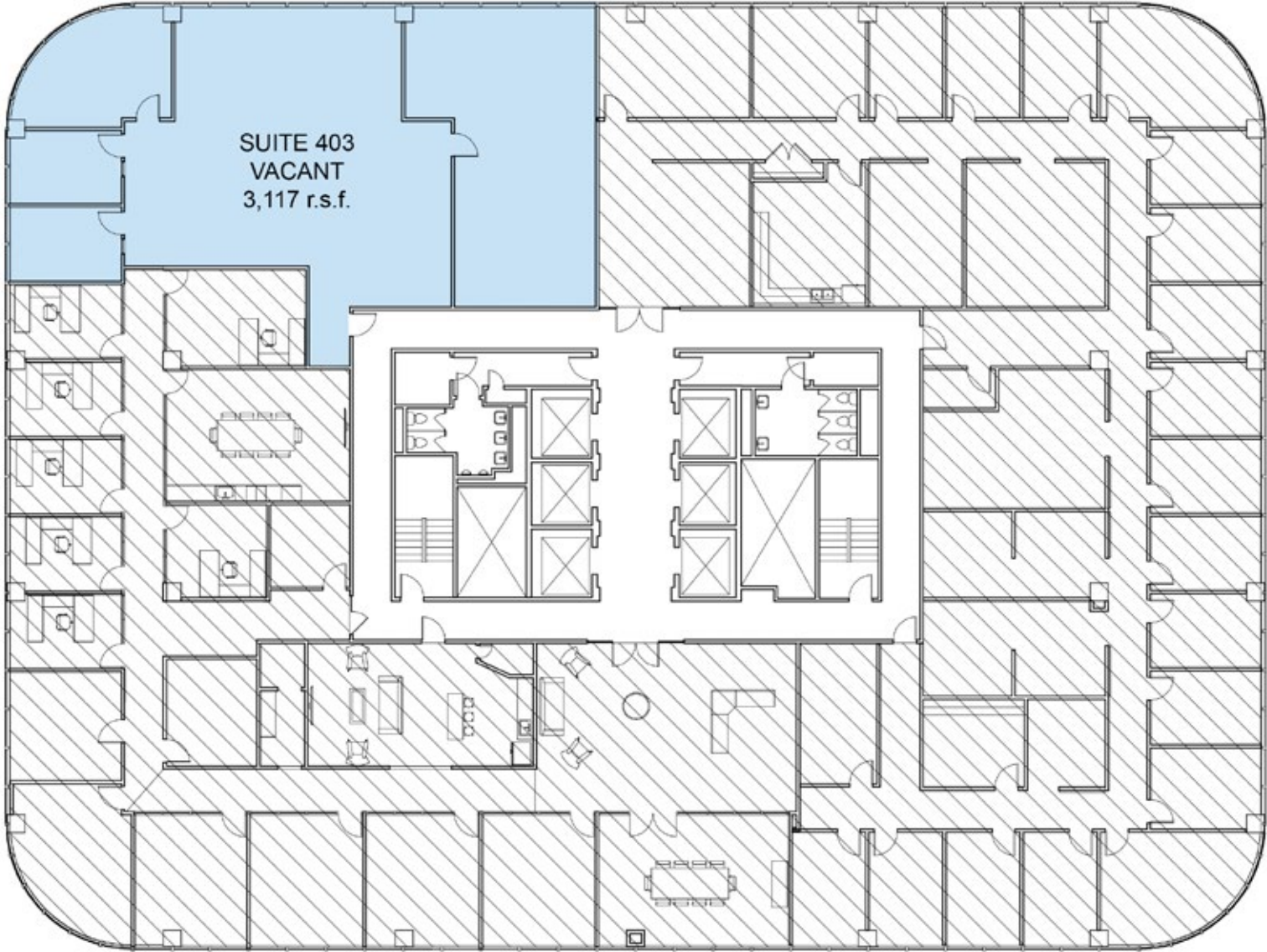
HURSTBOURNE PLACE – FLOOR 2

9300 SHELBYVILLE RD



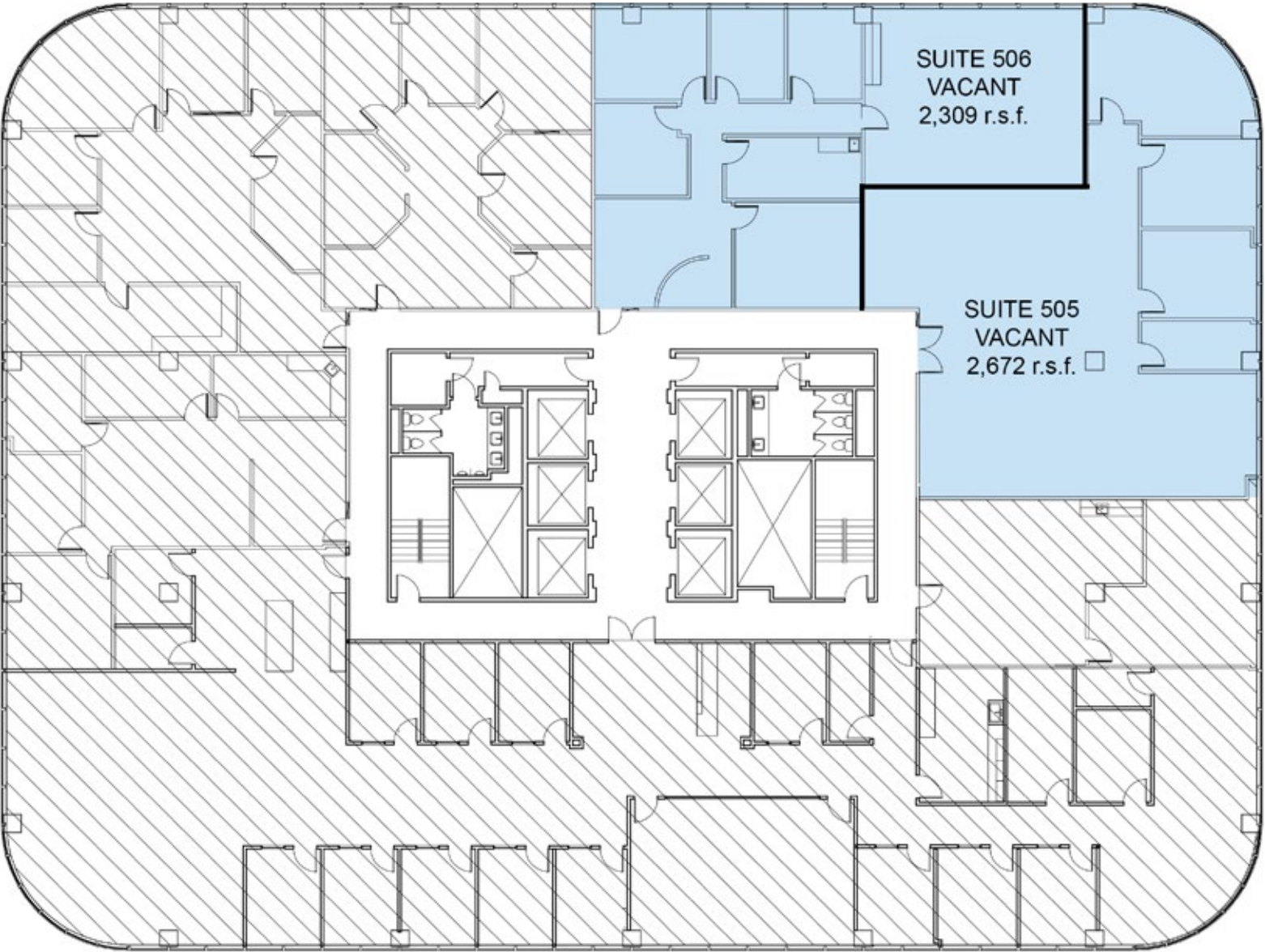
HURSTBOURNE PLACE – FLOOR 4

9300 SHELBYVILLE RD



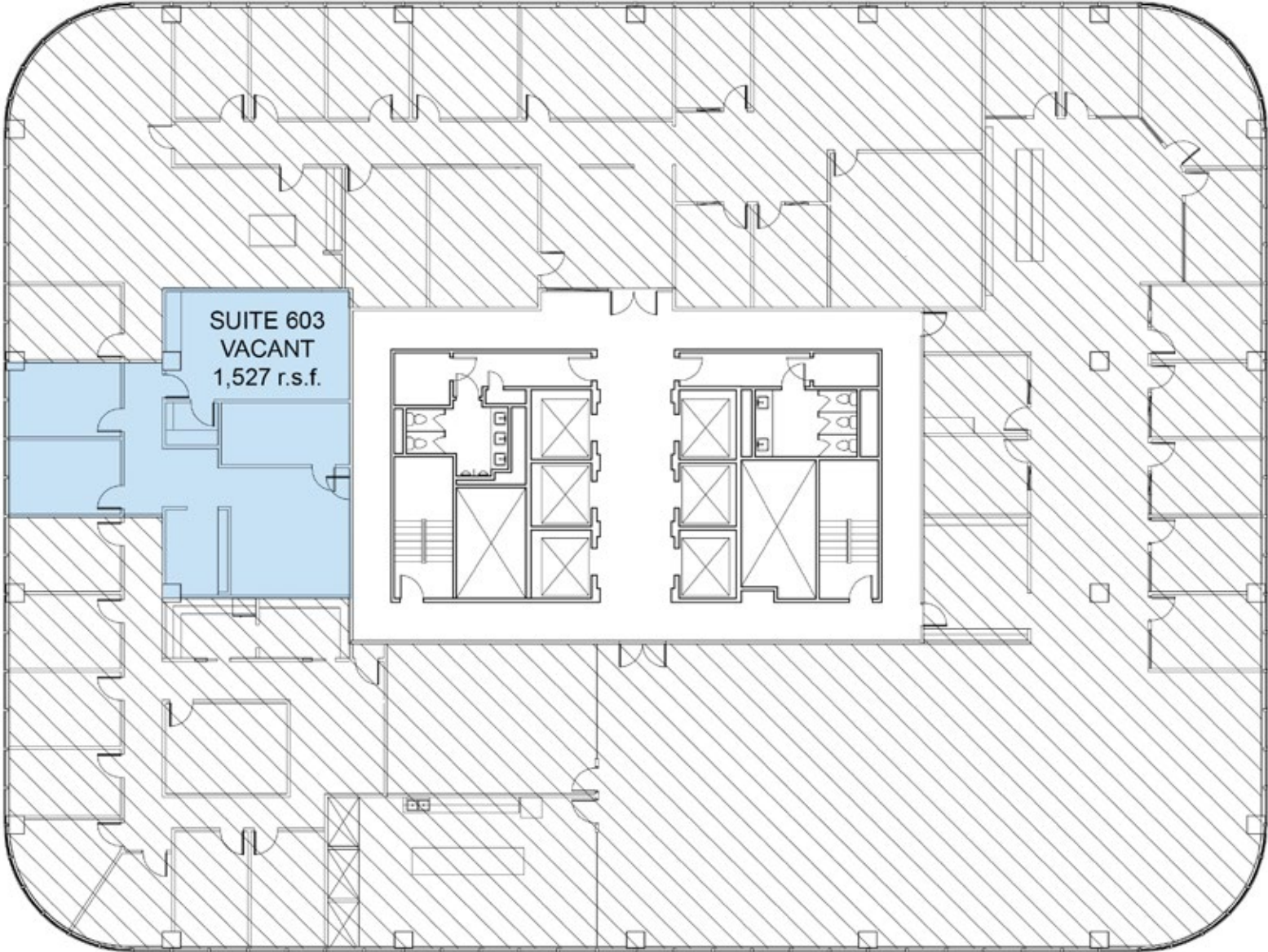
HURSTBOURNE PLACE – FLOOR 5

9300 SHELBYVILLE RD



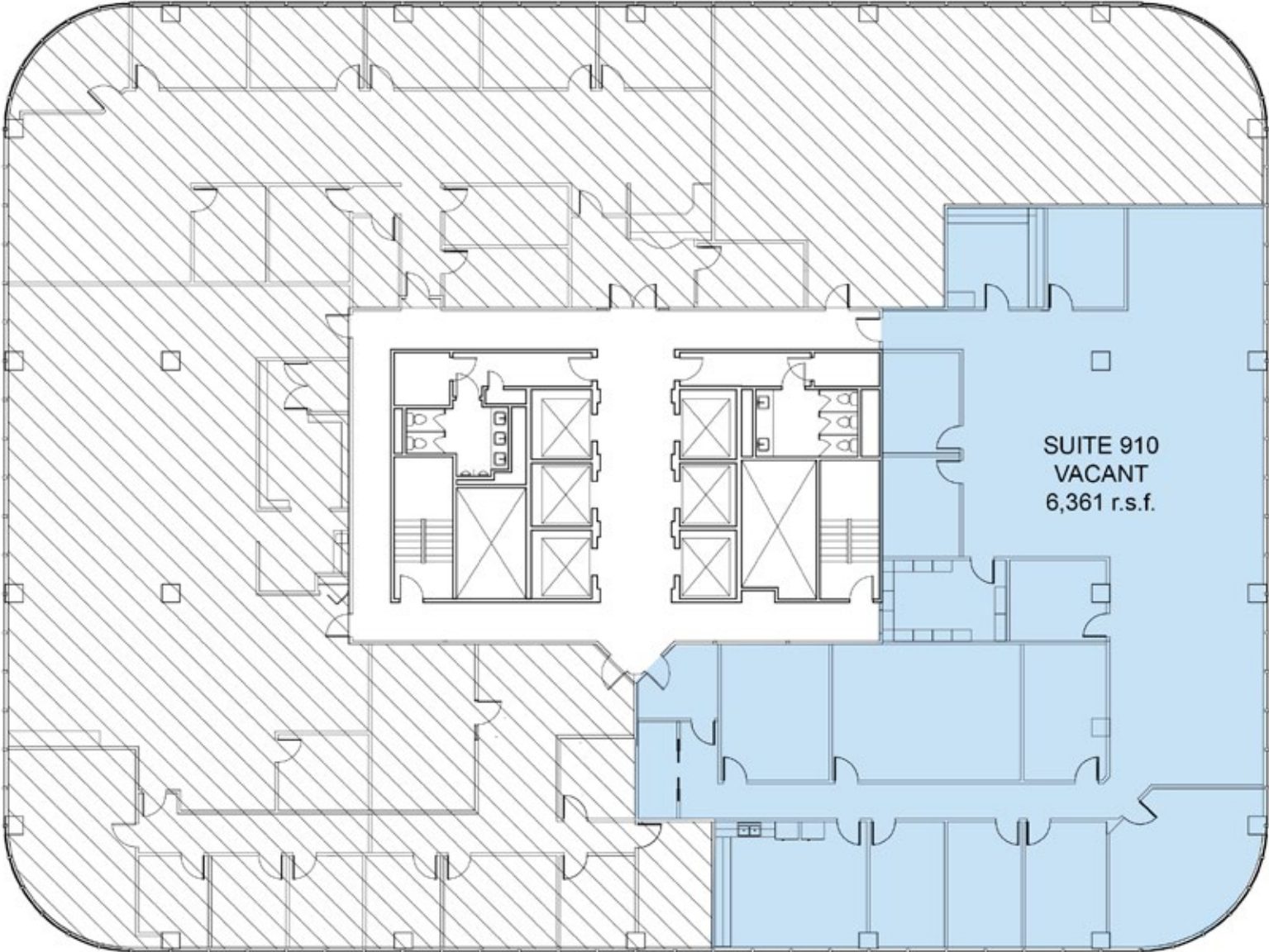
HURSTBOURNE PLACE – FLOOR 6

9300 SHELBYVILLE RD



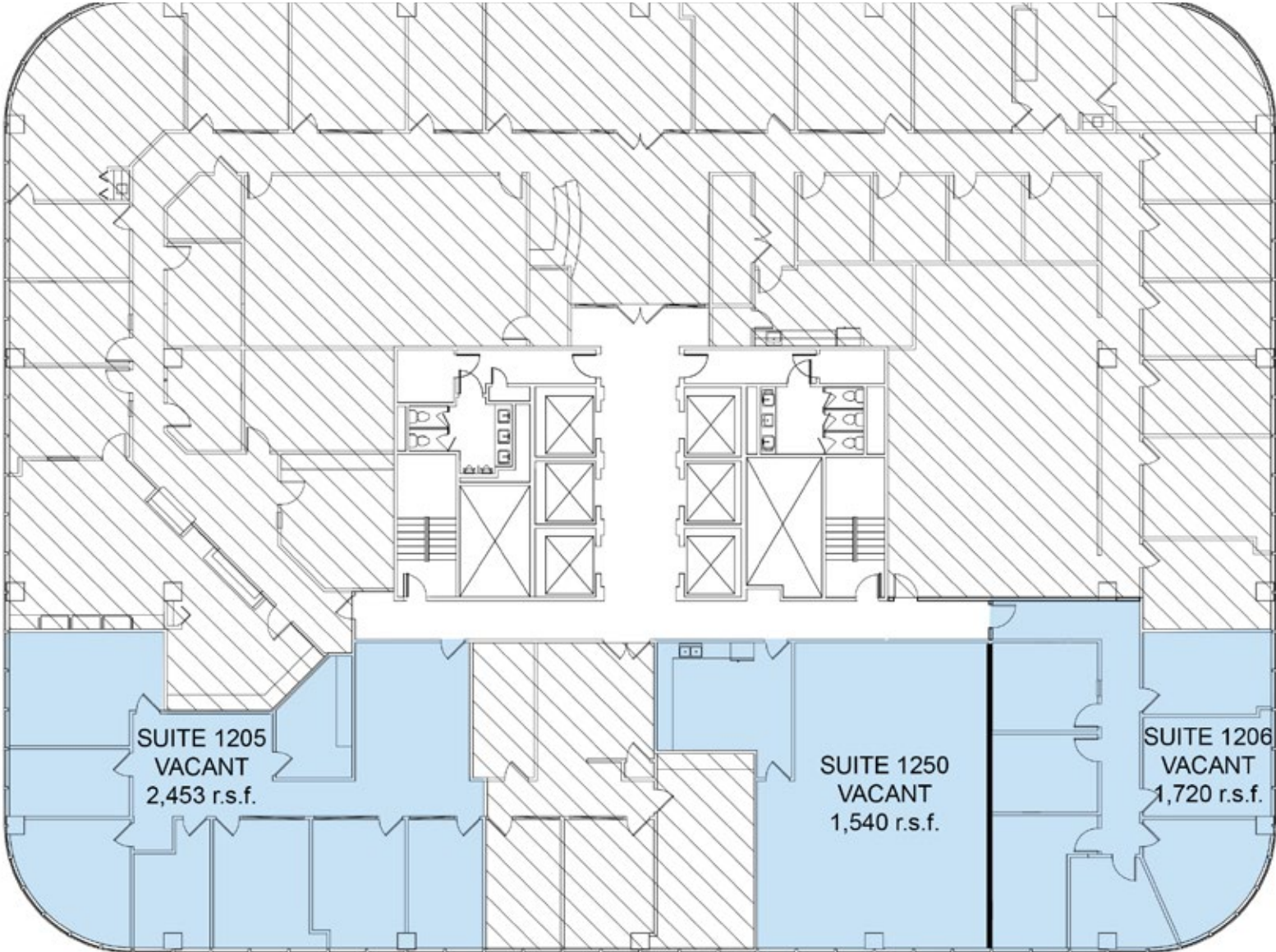
HURSTBOURNE PLACE – FLOOR 9

9300 SHELBYVILLE RD



HURSTBOURNE PLACE – FLOOR 12

9300 SHELBYVILLE RD



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ALBANY ROAD

REAL ESTATE PARTNERS

CBRE



HURSTBOURNE
PARK & PLACE

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