

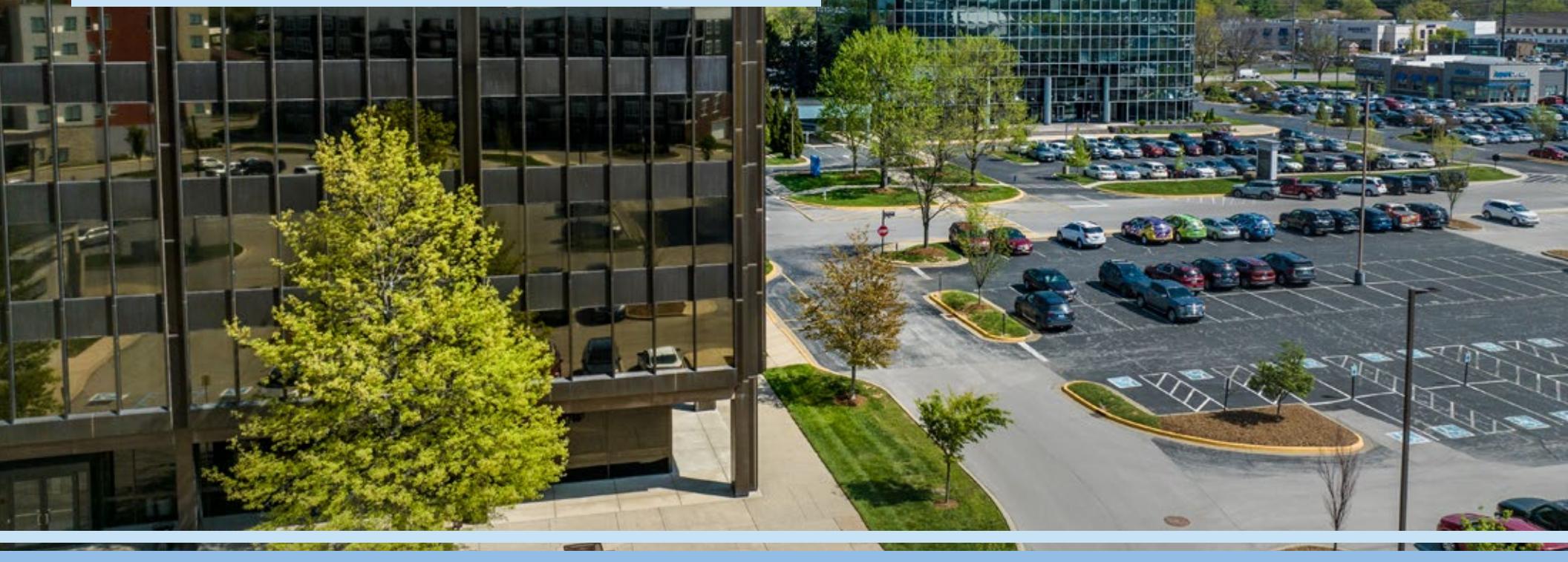


HURSTBOURNE

PARK & PLACE

9200 & 9300 Shelbyville Road, Louisville, Kentucky

NEWLY RENOVATED LOBBIES
AND COMMON AMENITIES!



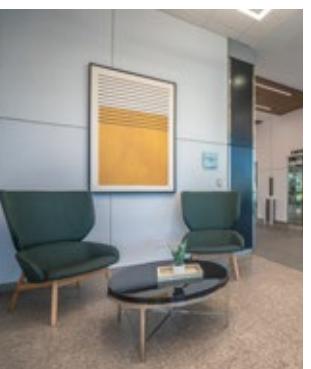
CLASS A OFFICE SPACE AVAILABLE FOR LEASE IN A
HIGHLY VISIBLE LANDMARK LOCATION

ALBANY ROAD
REAL ESTATE PARTNERS

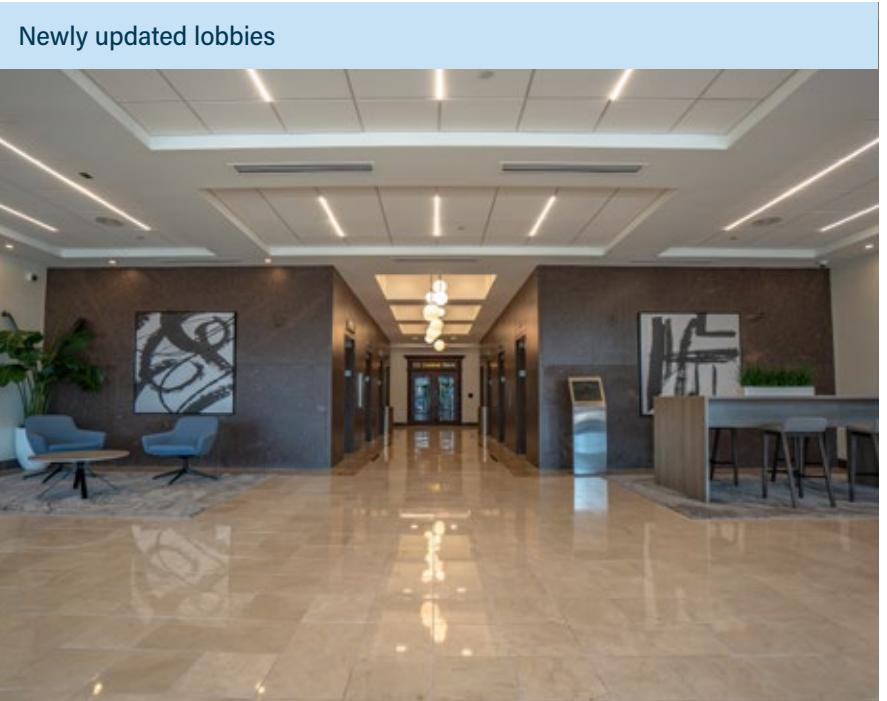
CBRE



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

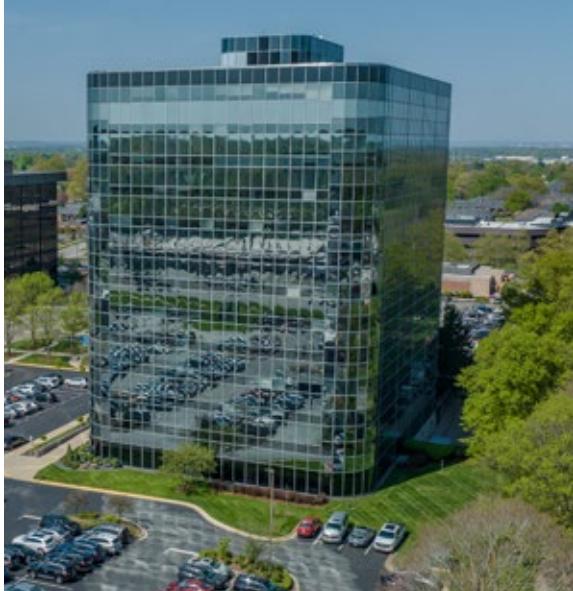
Large, 13,200 SF
floorplates

Floor to ceiling
windows

SUITES	SIZE
102	1,996 SF
421	4,914 SF
525	5,693 SF
531	3,481 SF
700	13,353 SF



HURSTBOURNE PLACE - 9300 SHELBYVILLE RD



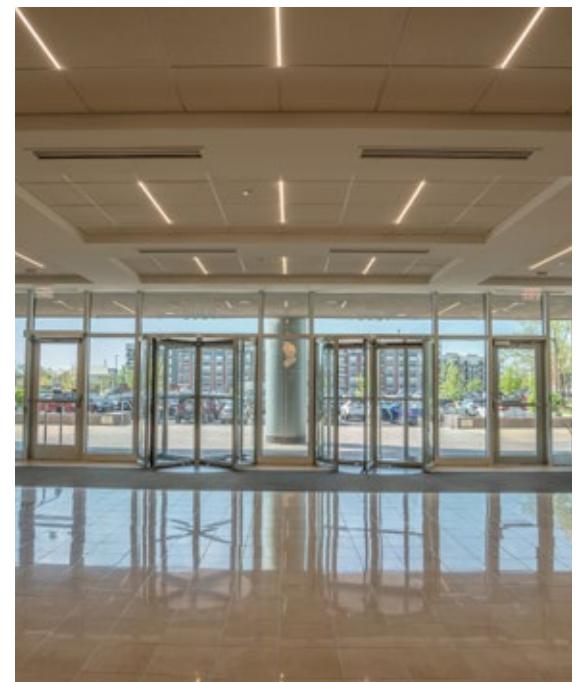
13-story, Class A
mid-rise building

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



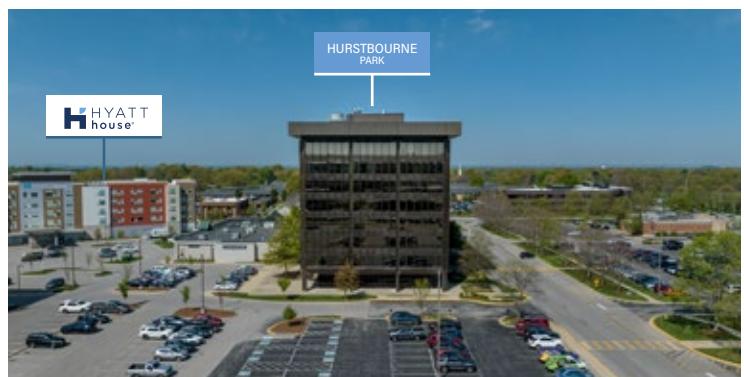
Ample parking



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

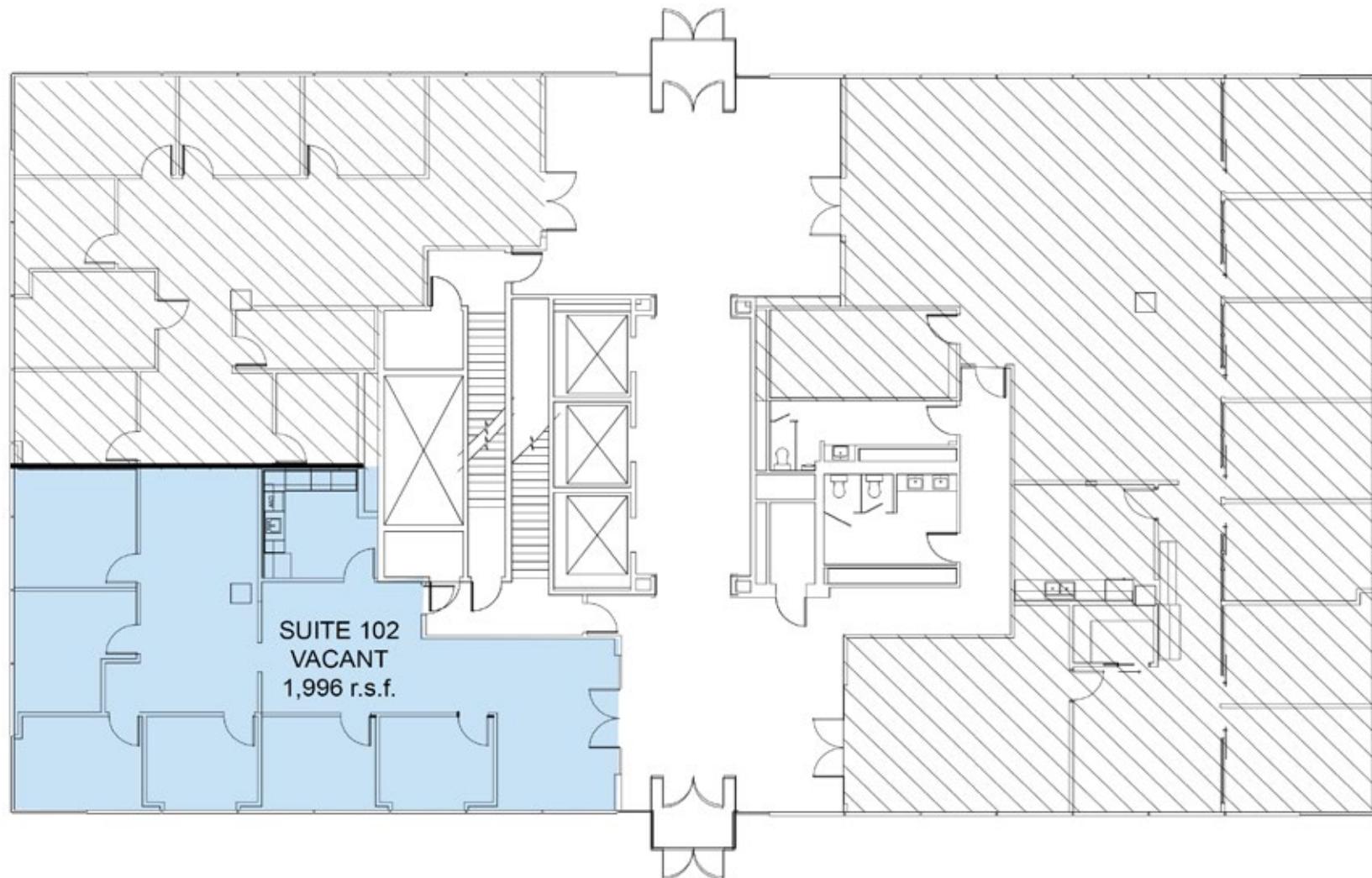


On-site
property
management



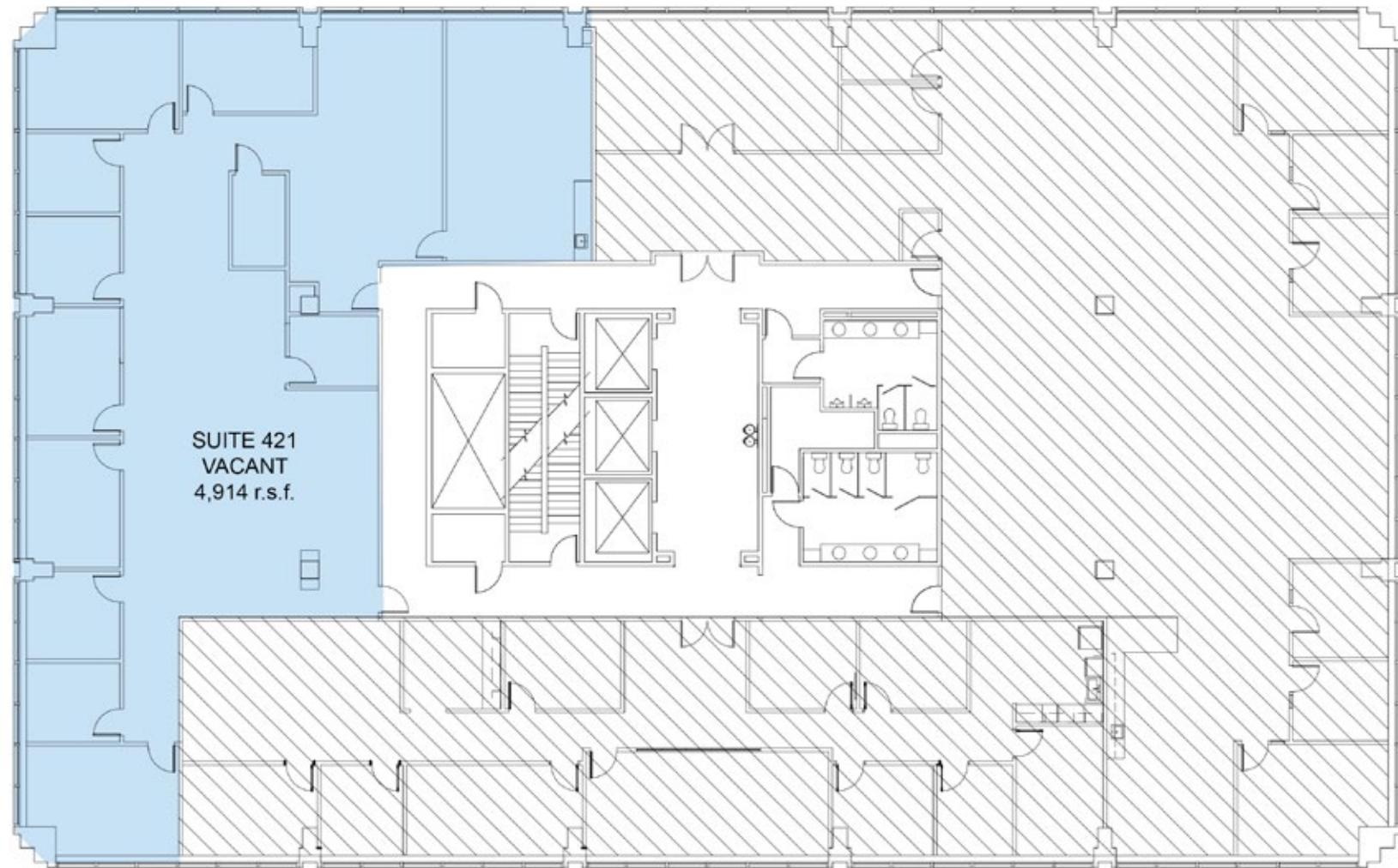
HURSTBOURNE PARK – FLOOR 1

9200 SHELBYVILLE RD



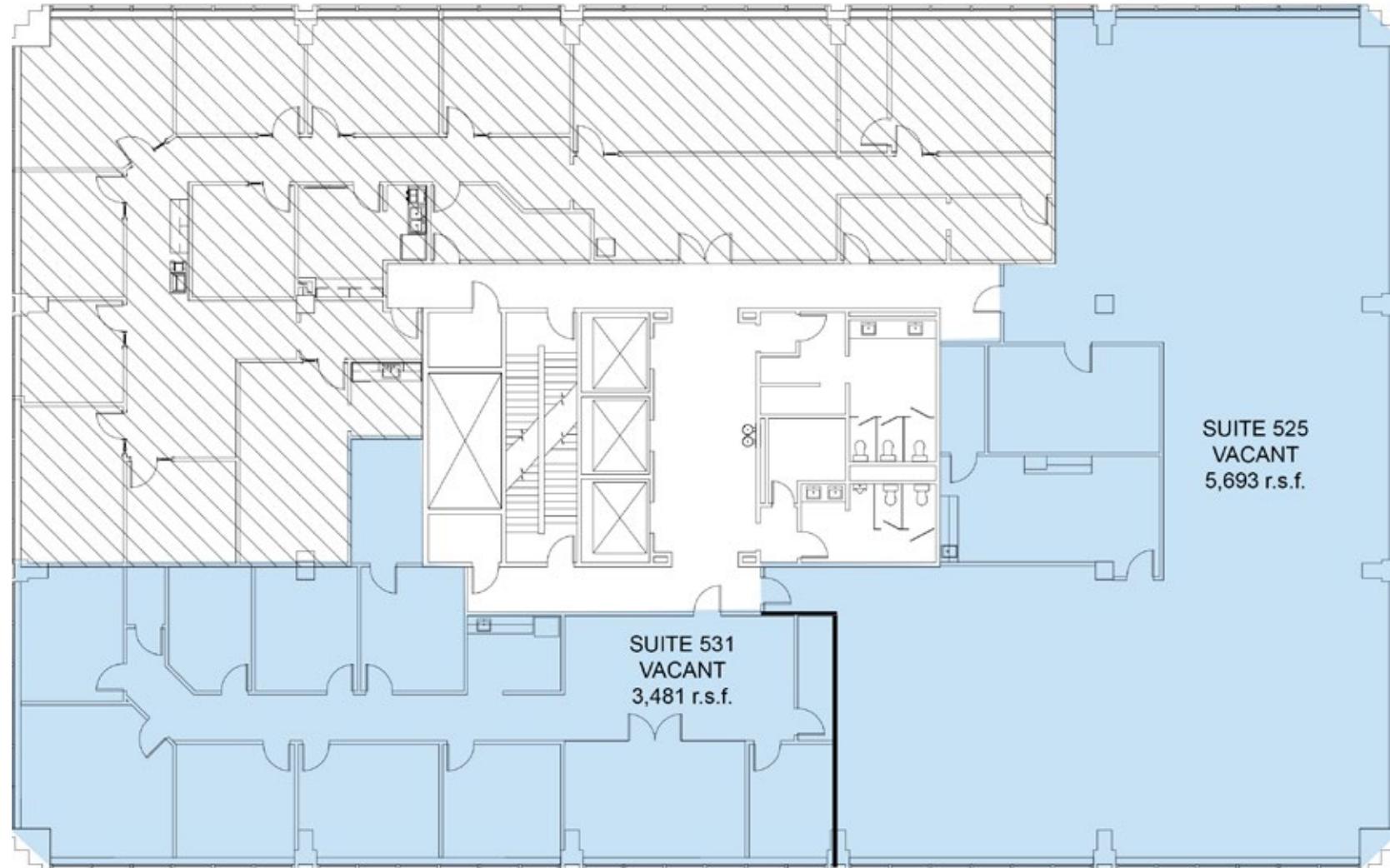
HURSTBOURNE PARK – FLOOR 4

9200 SHELBYVILLE RD



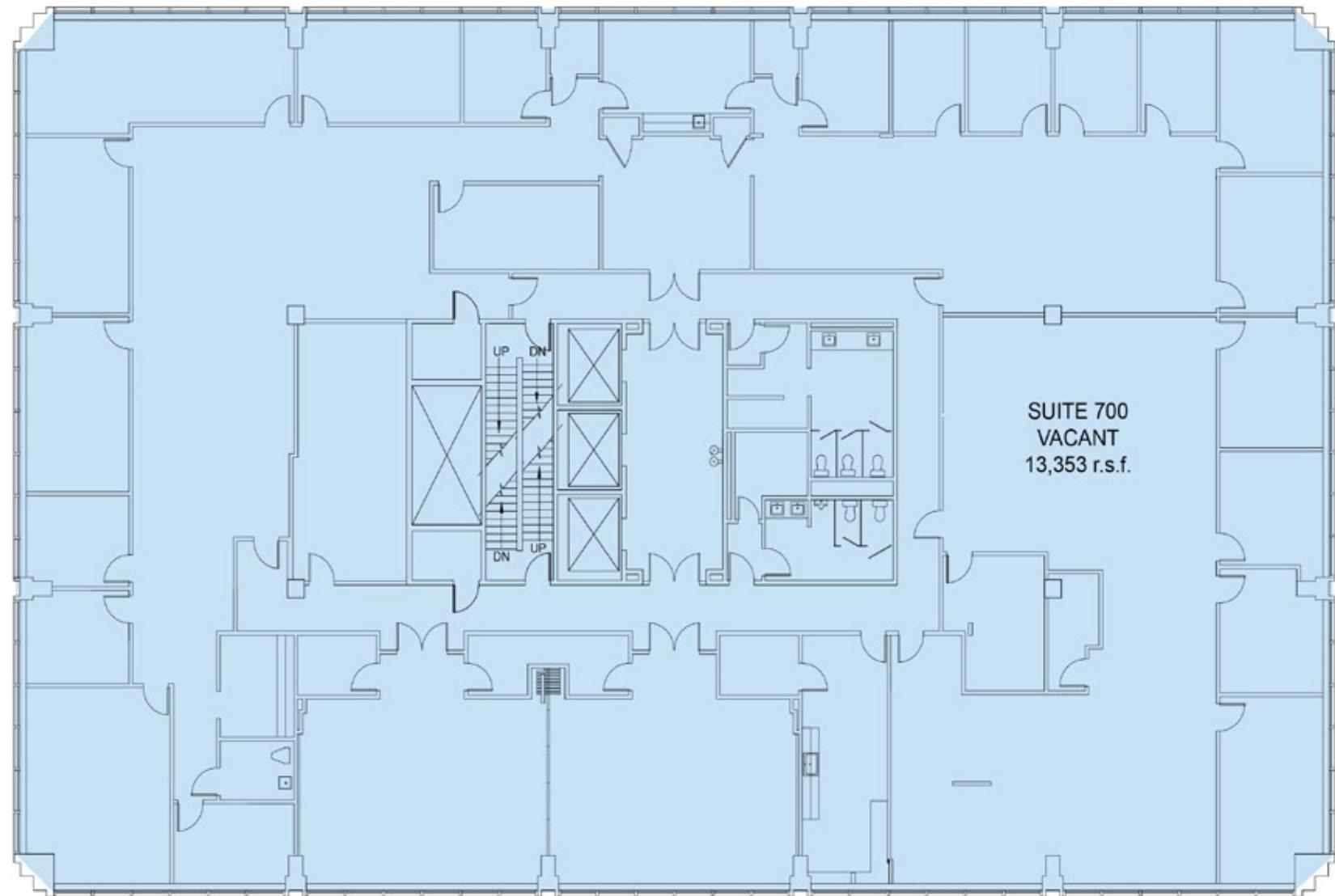
HURSTBOURNE PARK – FLOOR 5

9200 SHELBYVILLE RD



HURSTBOURNE PARK – FLOOR 7

9200 SHELBYVILLE RD



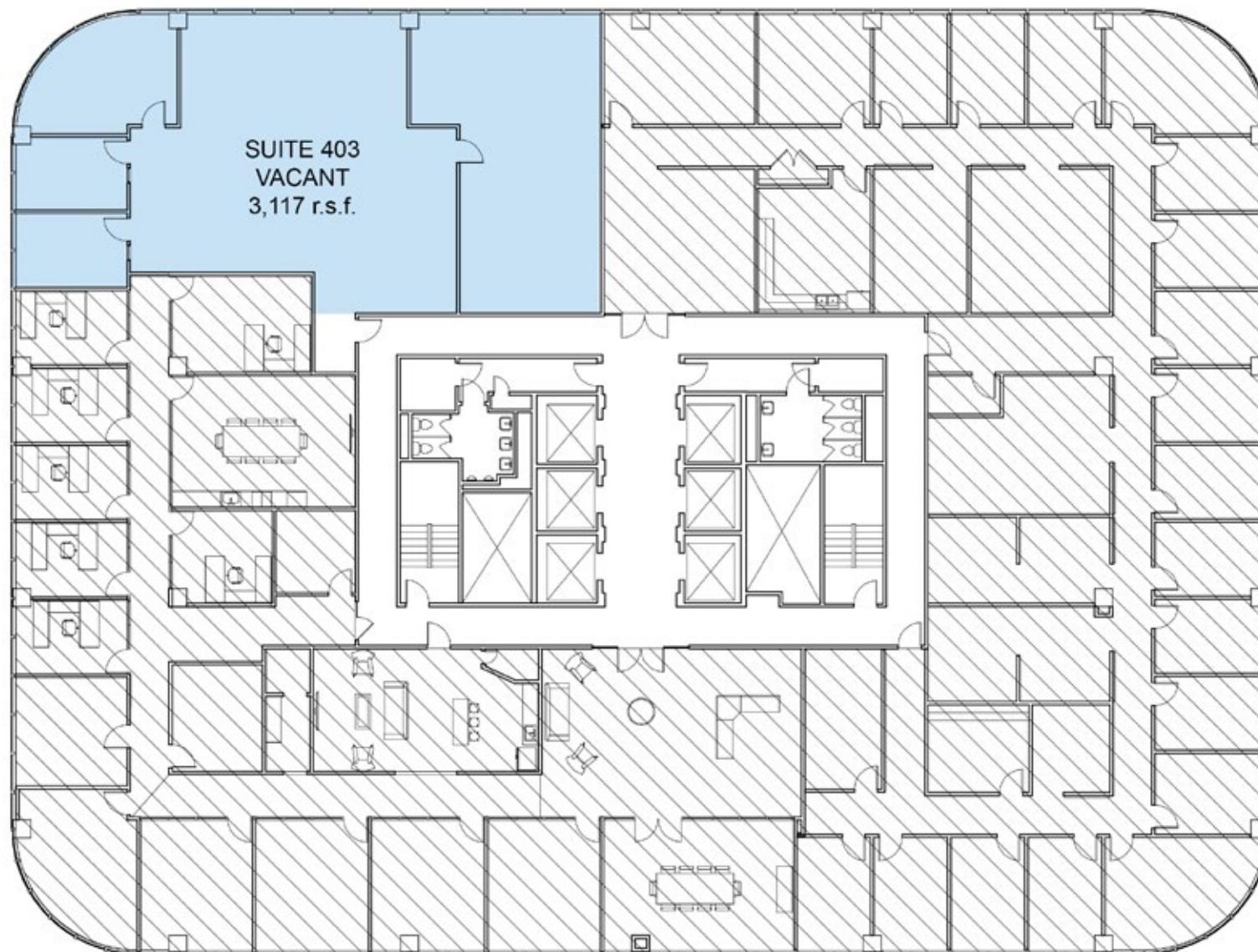
HURSTBOURNE PLACE – FLOOR 2

9300 SHELBYVILLE RD



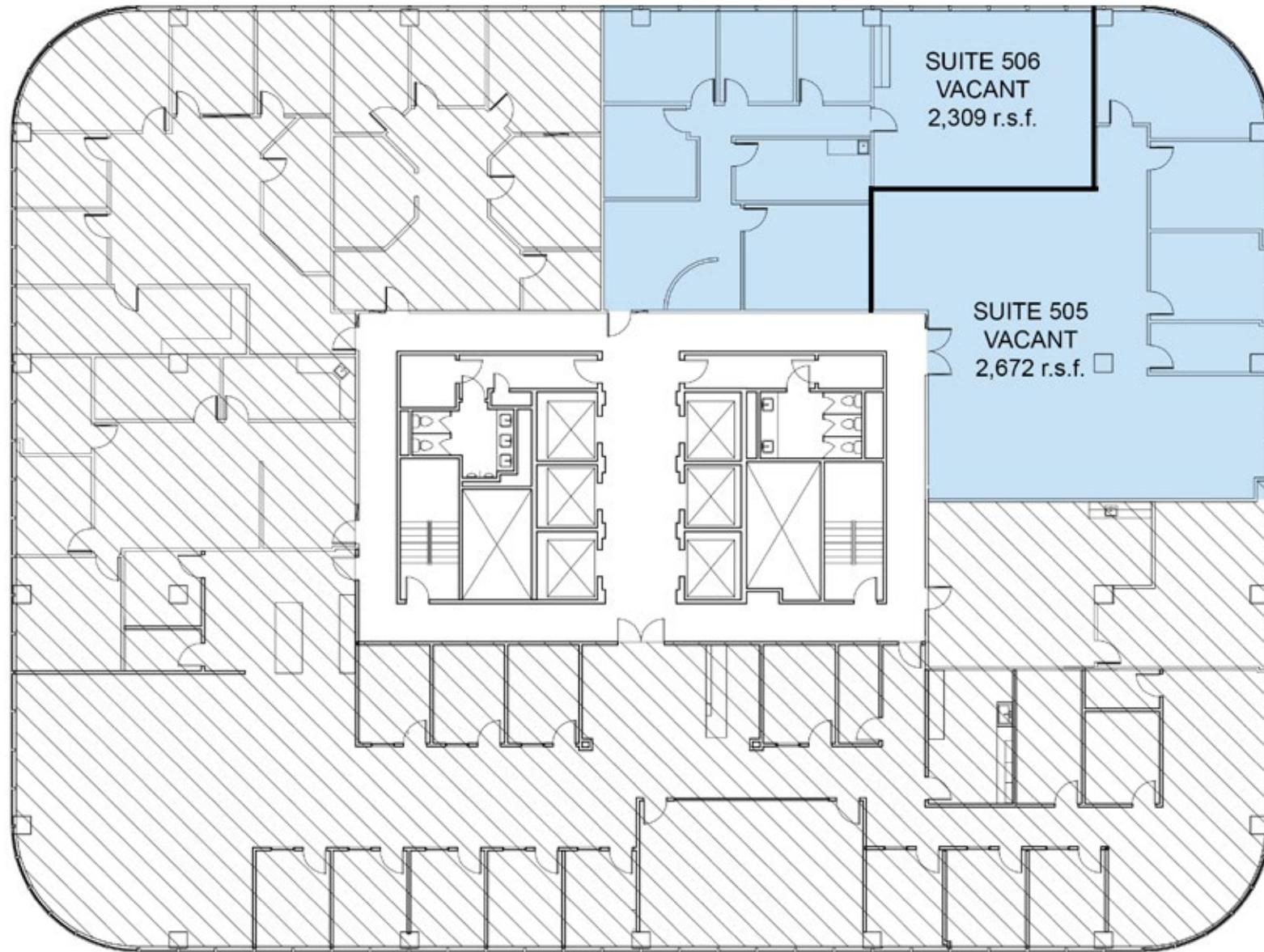
HURSTBOURNE PLACE – FLOOR 4

9300 SHELBYVILLE RD



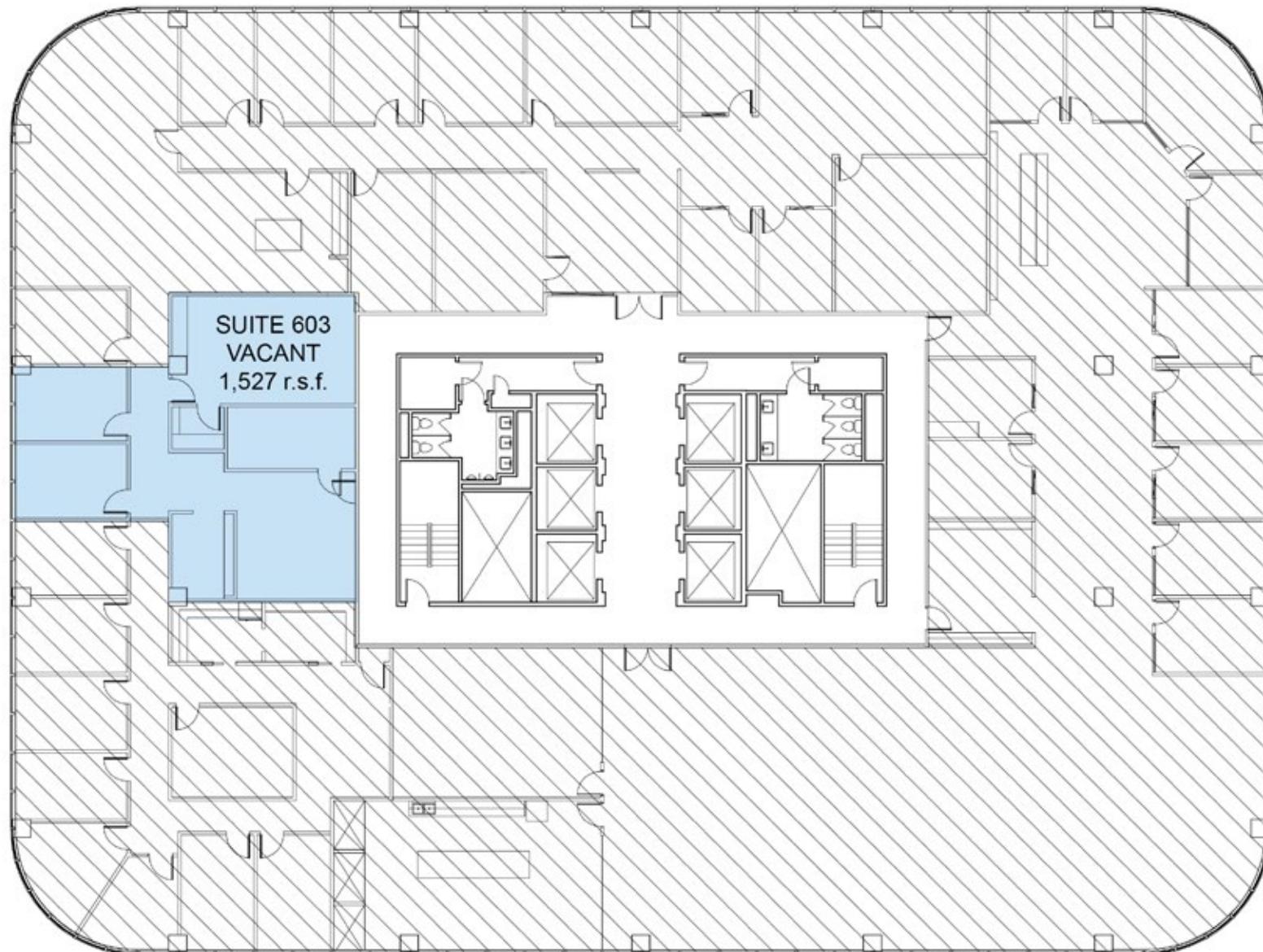
HURSTBOURNE PLACE – FLOOR 5

9300 SHELBYVILLE RD



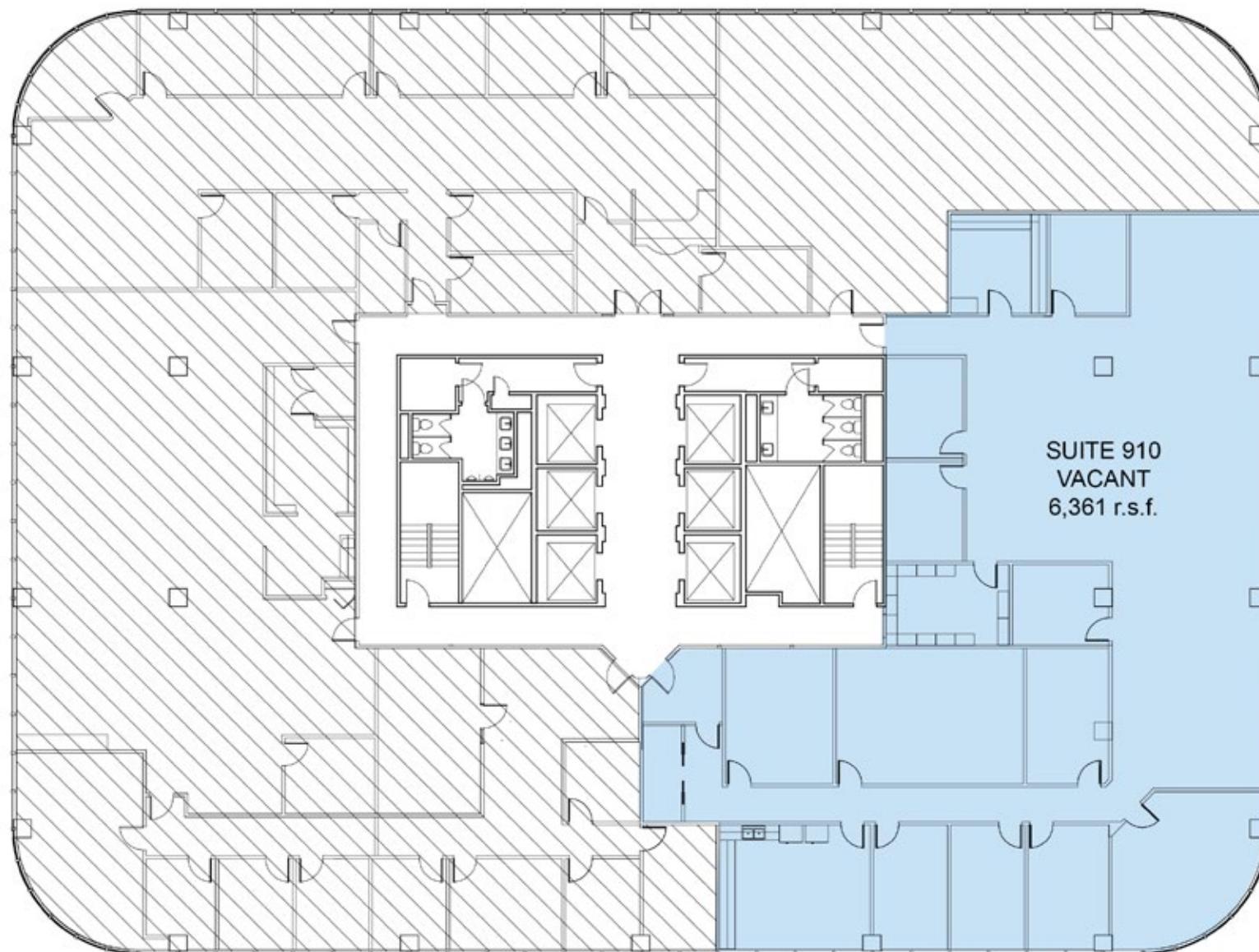
HURSTBOURNE PLACE – FLOOR 6

9300 SHELBYVILLE RD



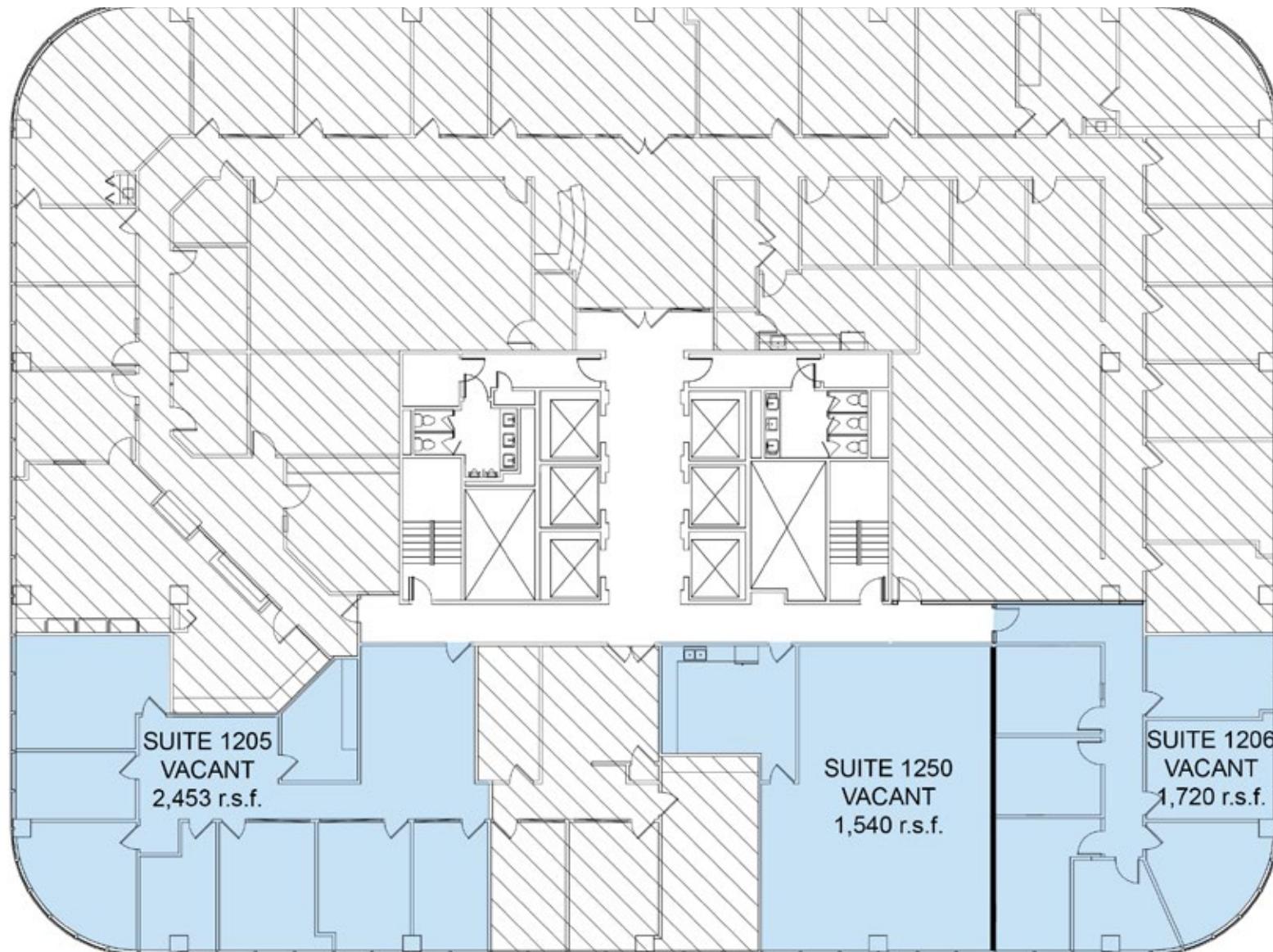
HURSTBOURNE PLACE – FLOOR 9

9300 SHELBYVILLE RD



HURSTBOURNE PLACE – FLOOR 12

9300 SHELBYVILLE RD



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