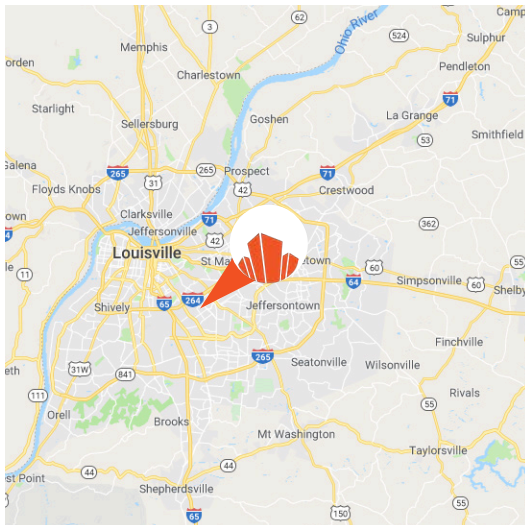




OFFICE FOR LEASE

3430 NEWBURG RD | LOUISVILLE, KY 40218



LEASE RATE: \$21 PSF CROSS LEASE

SUITE 101 - 2,800 SF ±

SUITE 106 - 5,138 SF ±

SUITE 110 - 2,025 SF ±

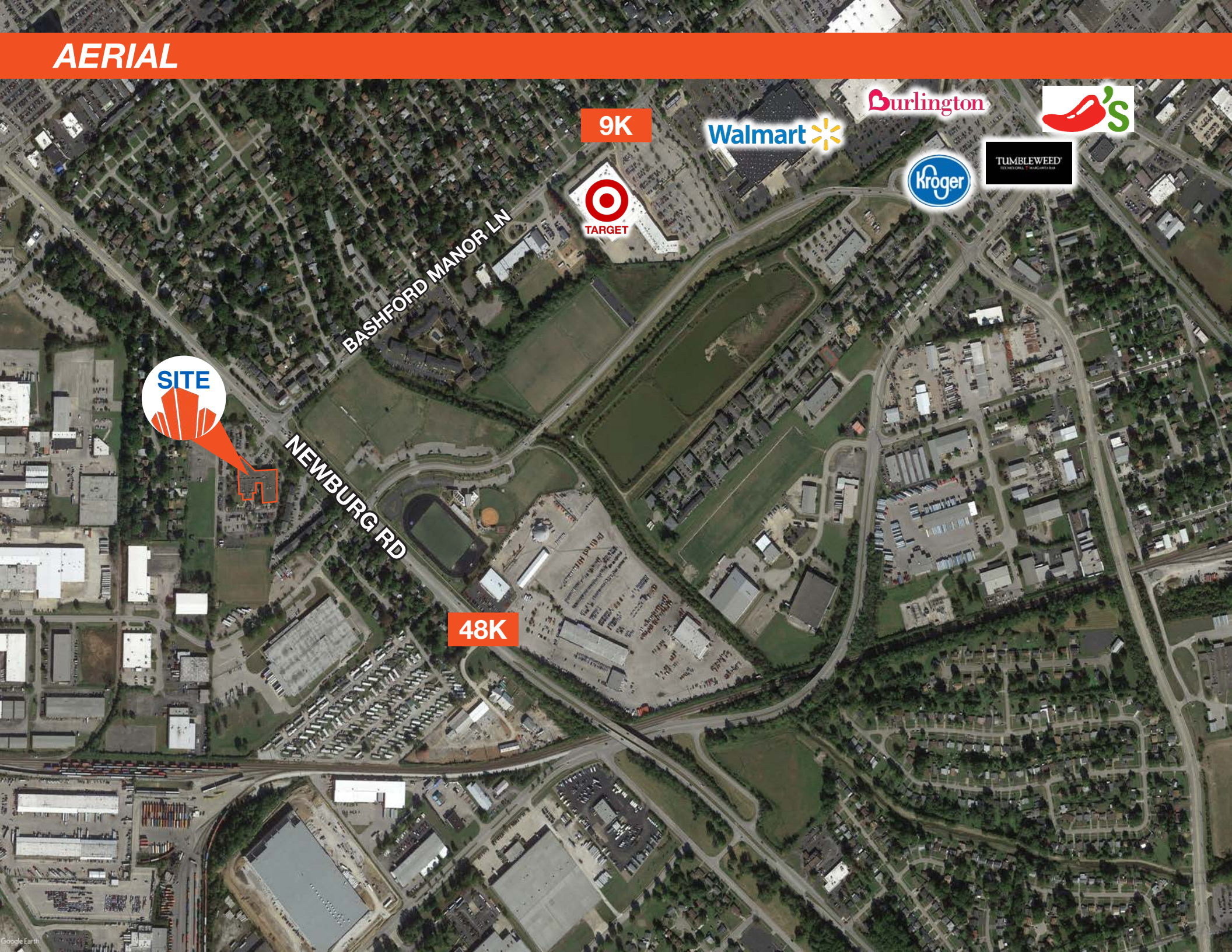
SUITE 154 - 2,119 SF ±

- Watterson Medical Center is a class A medical facility now under new ownership
- Join other healthcare providers such as Veterans Affairs Healthcare Center (VA), Norton Pulmonary Specialists, Norton Sleep Center, Rheumatology Associates, Cypress Medical Associates, Frazier Rehab, and others
- General office space with multiple offices, large areas for conference rooms, and private offices
- Zoning: OR - 3 - Office/Residential District
- Evening security guard til 9pm

SETH EDENS, SIOR
502 454 5611
SEEDENS@TRIOCPG.COM

THERESA CARNES
502 454 6064
TCARNES@TRIOCPG.COM

AERIAL



9K



48K

BASHFORD MANOR LN

NEWBURG RD

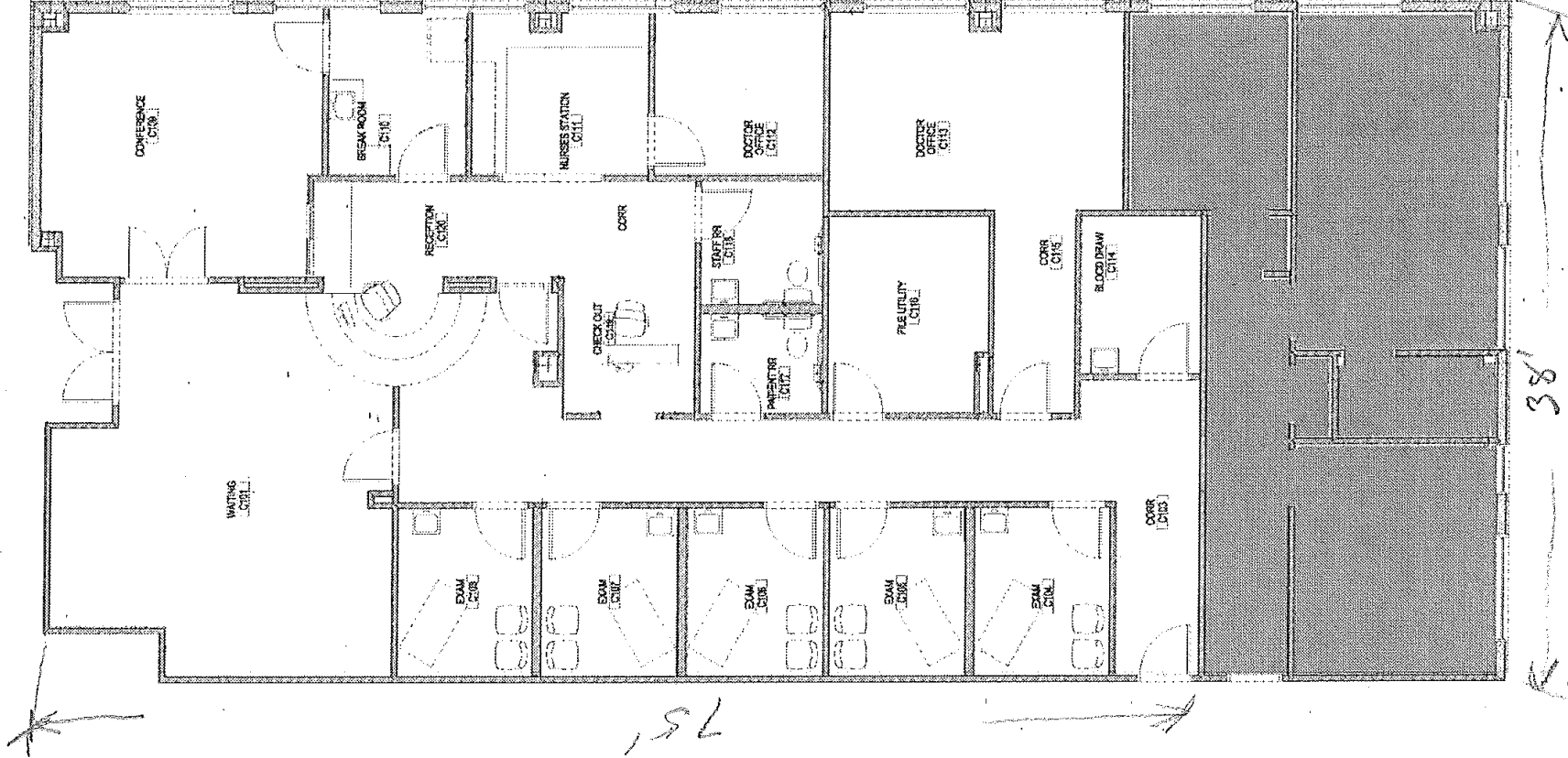
SUITE 101 FLOOR PLAN

EXHIBIT B

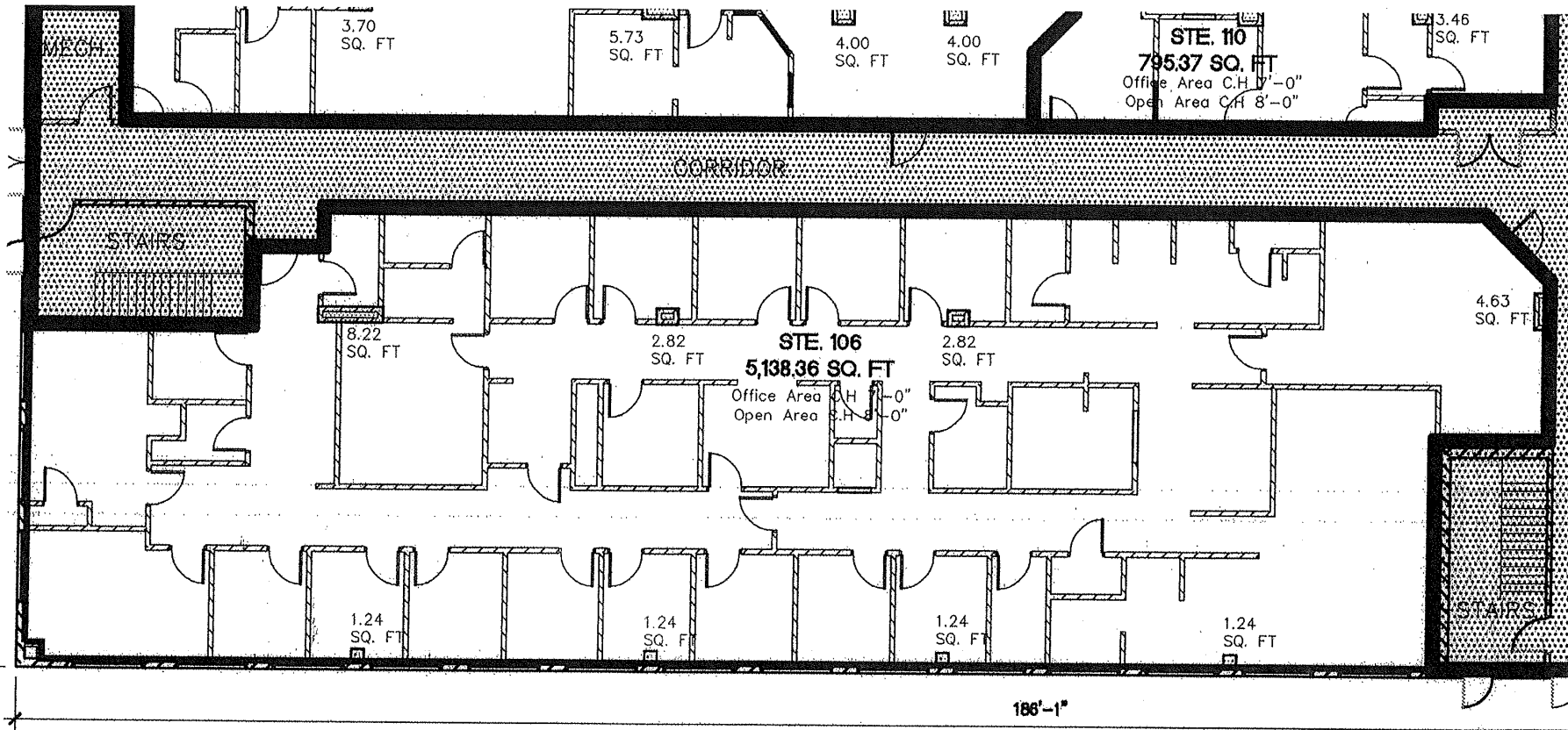
Floor Plan of the Premises After Tenant Improvements

Suite 101

2,800 sq ft



SUITE 106 FLOOR PLAN



FIRST FLOOR

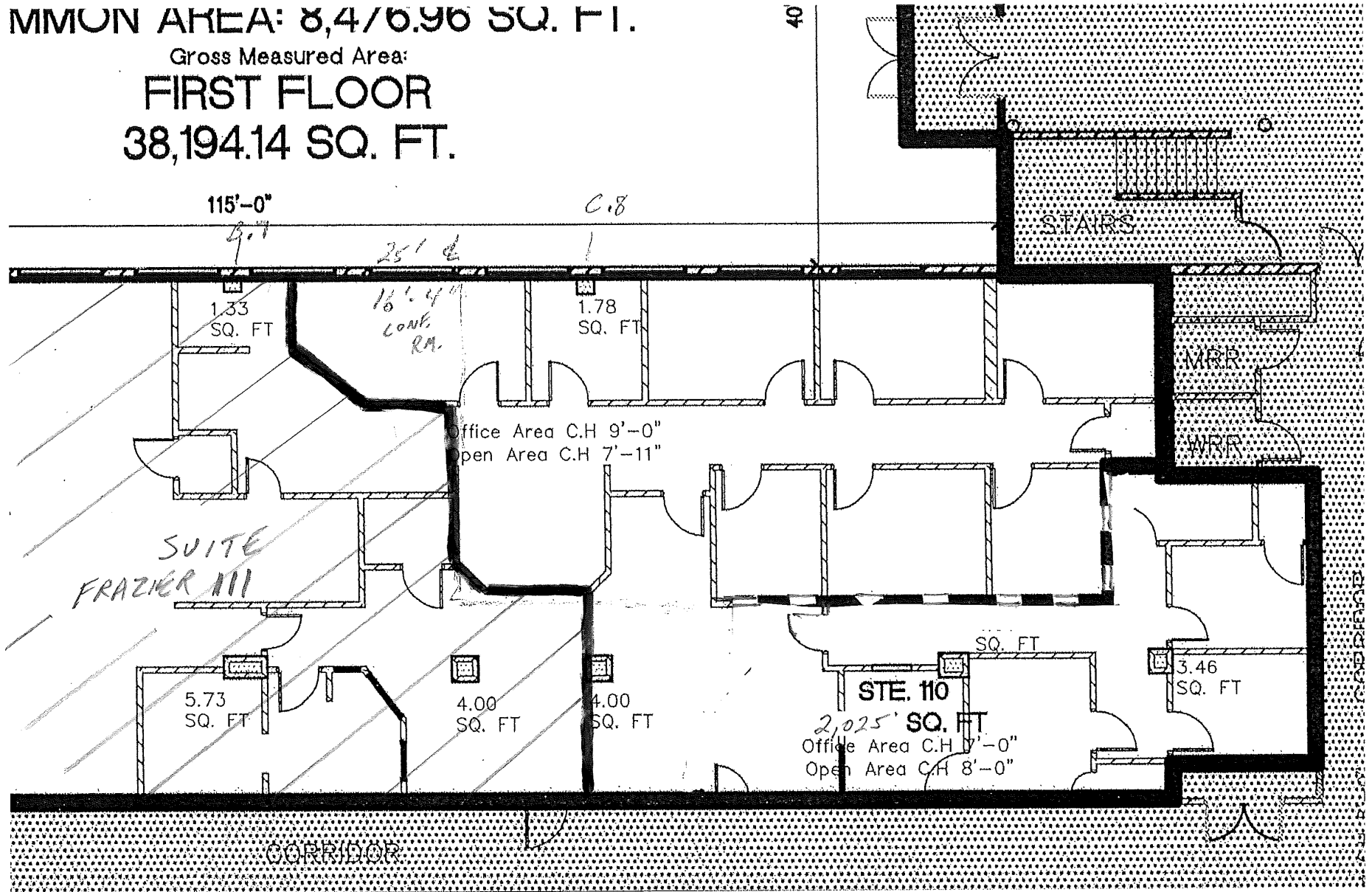
1
A1.0

SUITE 110 FLOOR PLAN

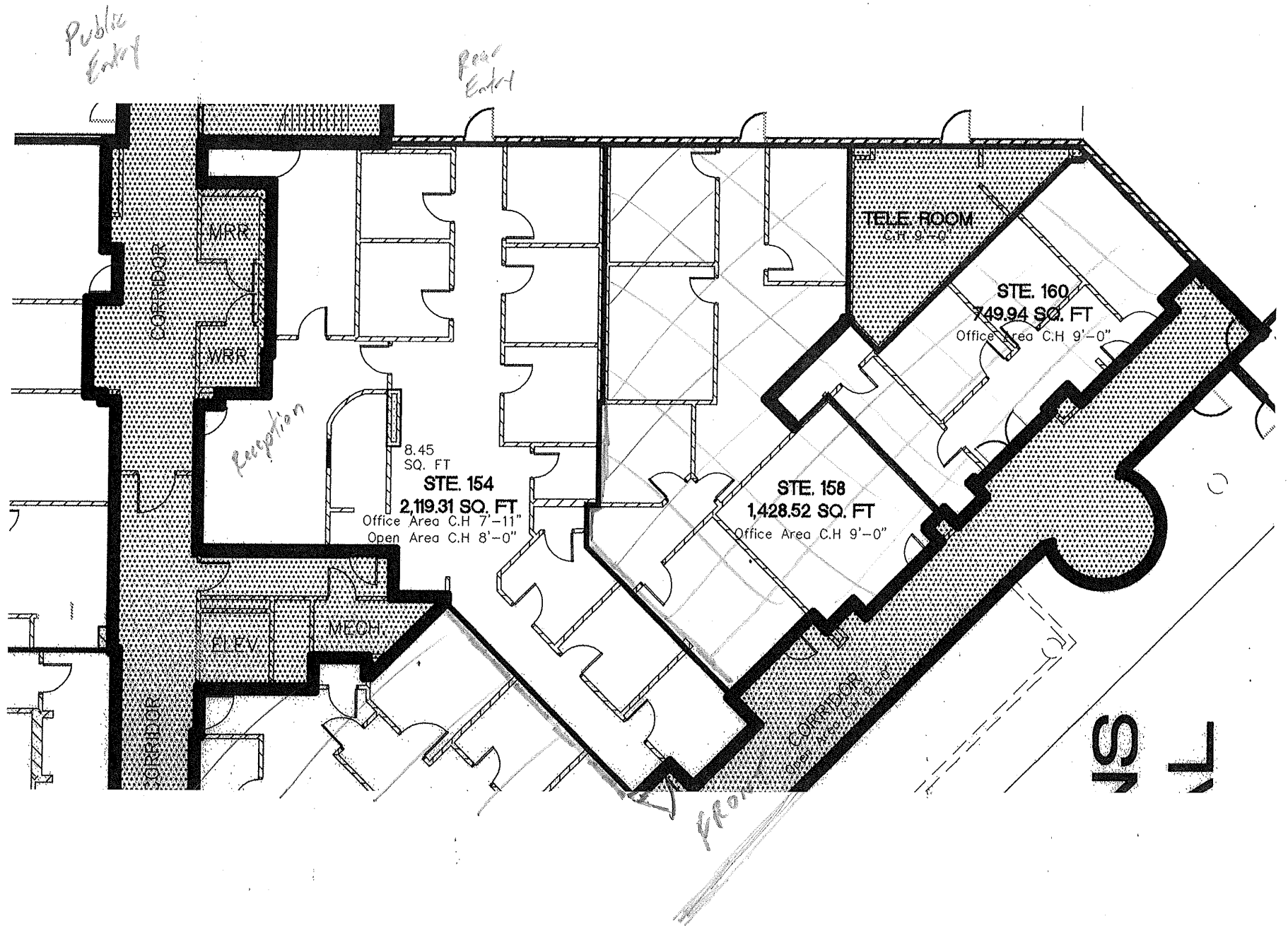
COMMON AREA: 8,476.96 SQ. FT.

Gross Measured Area:

FIRST FLOOR
38,194.14 SQ. FT.



SUITE 154 FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS SUITE 101



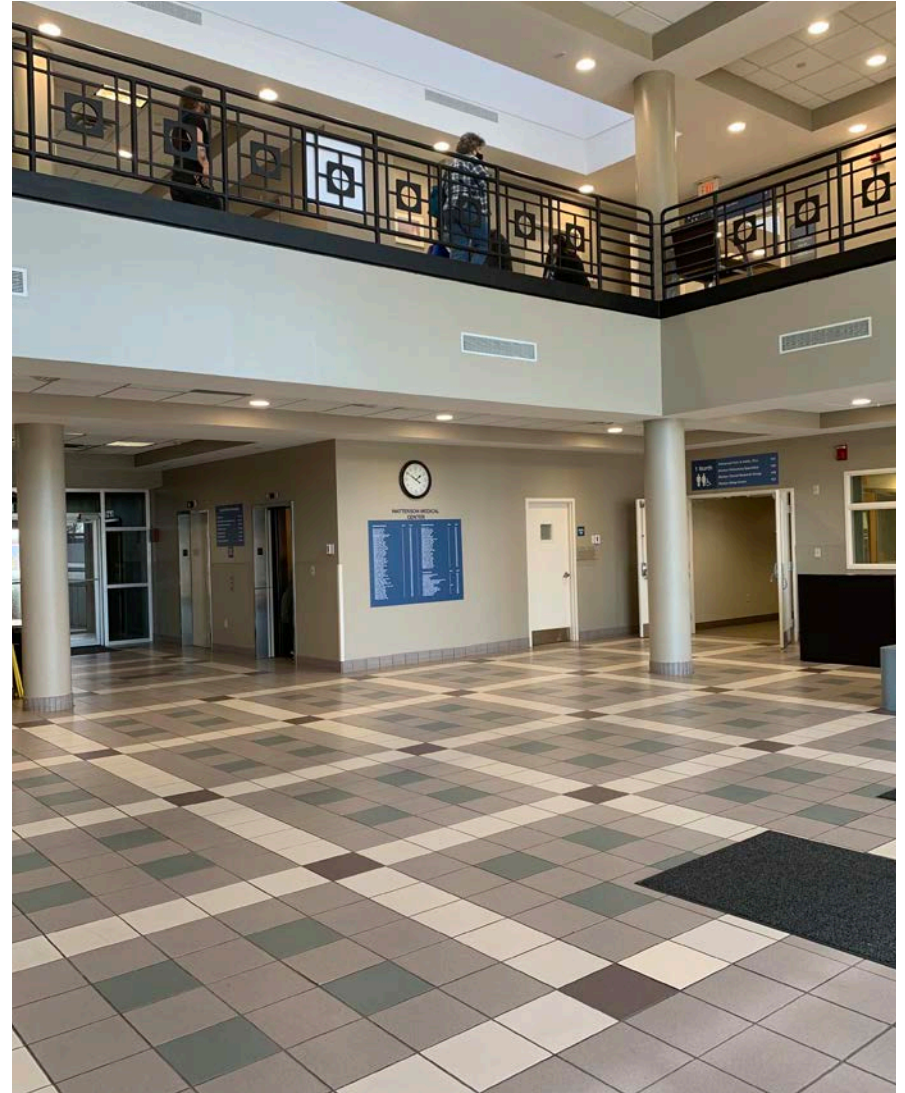
INTERIOR PHOTOS SUITE 110



INTERIOR PHOTOS SUITE 154

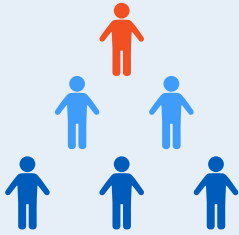


INTERIOR PHOTOS LOBBY



DEMOGRAPHICS

POPULATION



1 MILE **8,706**
3 MILES **93,859**
5 MILES **252,090**

HOUSEHOLDS



1 MILE **4,222**
3 MILES **42,304**
5 MILES **115,864**

BUSINESSES



1 MILE **924**
3 MILES **4,633**
5 MILES **13,830**

EMPLOYEES



1 MILE **14,335**
3 MILES **57,140**
5 MILES **157,526**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

