



**ASCENT  
PROPERTIES**

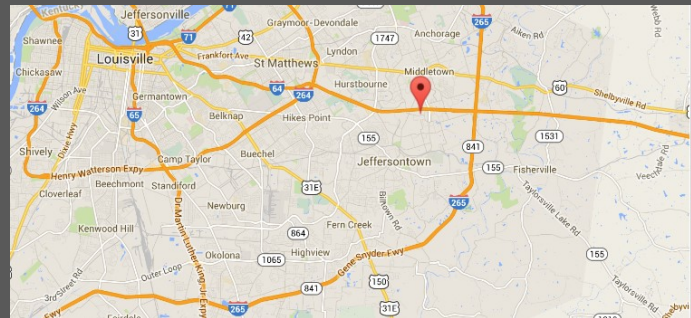
# Blankenbaker Business Center II 11403 Bluegrass Parkway



NTS is pleased to present, Blankenbaker Business Center II, an exciting leasing opportunity at 11403 Bluegrass Parkway. Built in 1988, Blankenbaker Business Center II features two floors with approximately 65,000 square feet of first class flex-office space. Please see the information below and the next page for more details:

- Office and Warehouse Space Available
- 9' ceiling heights in office areas with continuous glass
- I-64 frontage and close proximity to I-264 & I-265
- Neighboring Bluegrass Industrial Park
- Landscaped, concealed service area with easy access to drive-in roll up doors
- Close proximity to a large selection of restaurants, banks and shops
- Managed by NTS Development Company
- See Reverse Side for Floor Plans

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 or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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

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# Blankenbaker Business Center II 11403 Bluegrass Parkway



FIRST FLOOR | UP TO ~15,995 SF AVAILABLE

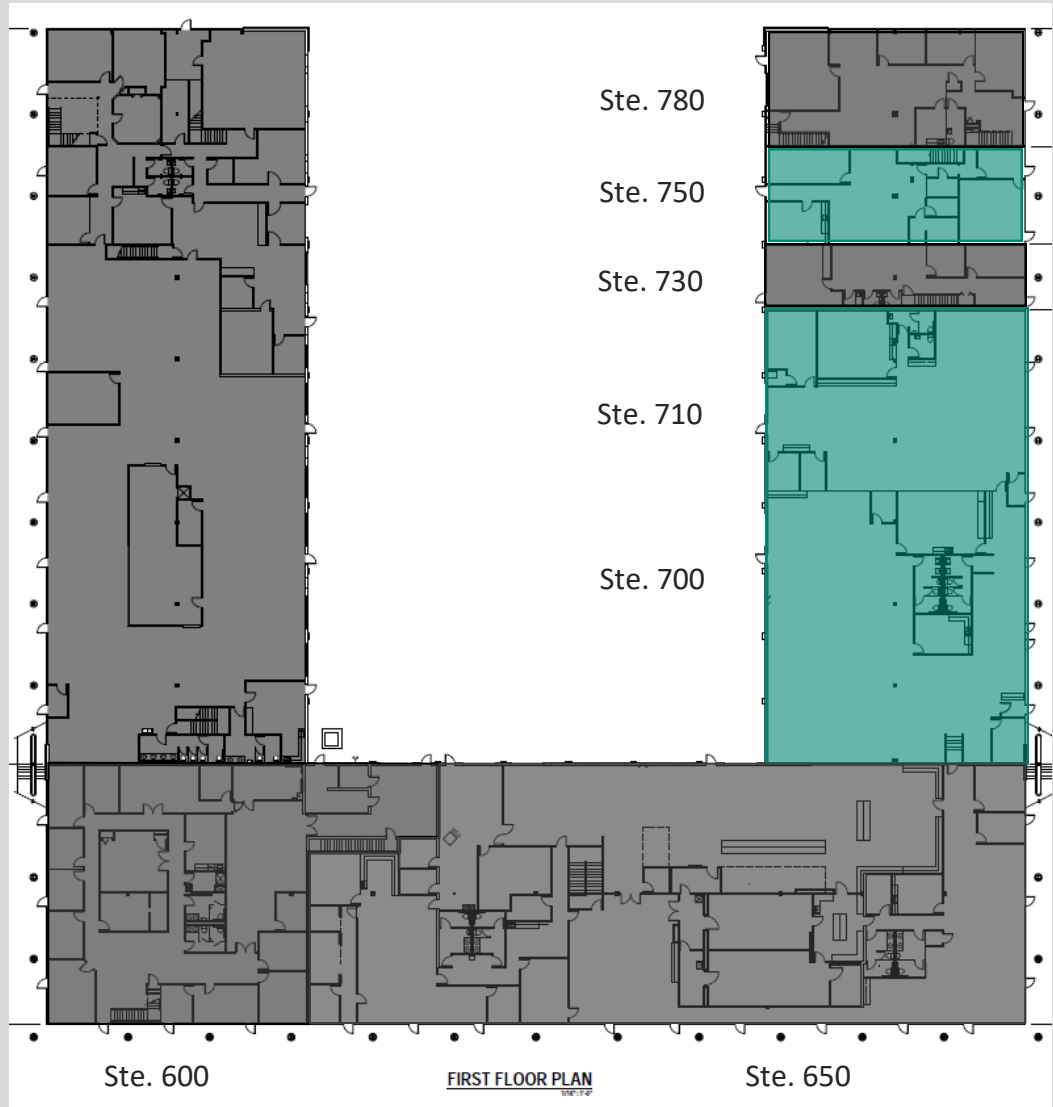
### First Floor Square Footages:

Suite 700 - 6,684 sf

Suite 710 - 4,464 sf

Suite 750 - 2,400 sf

Note: Suite 650 is leased



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**SECOND FLOOR | LIMITED SPACE AVAILABLE (IN CERTAIN AREAS)**

**Second Floor Square Footages:**

Suite 750 - 2,447 sf

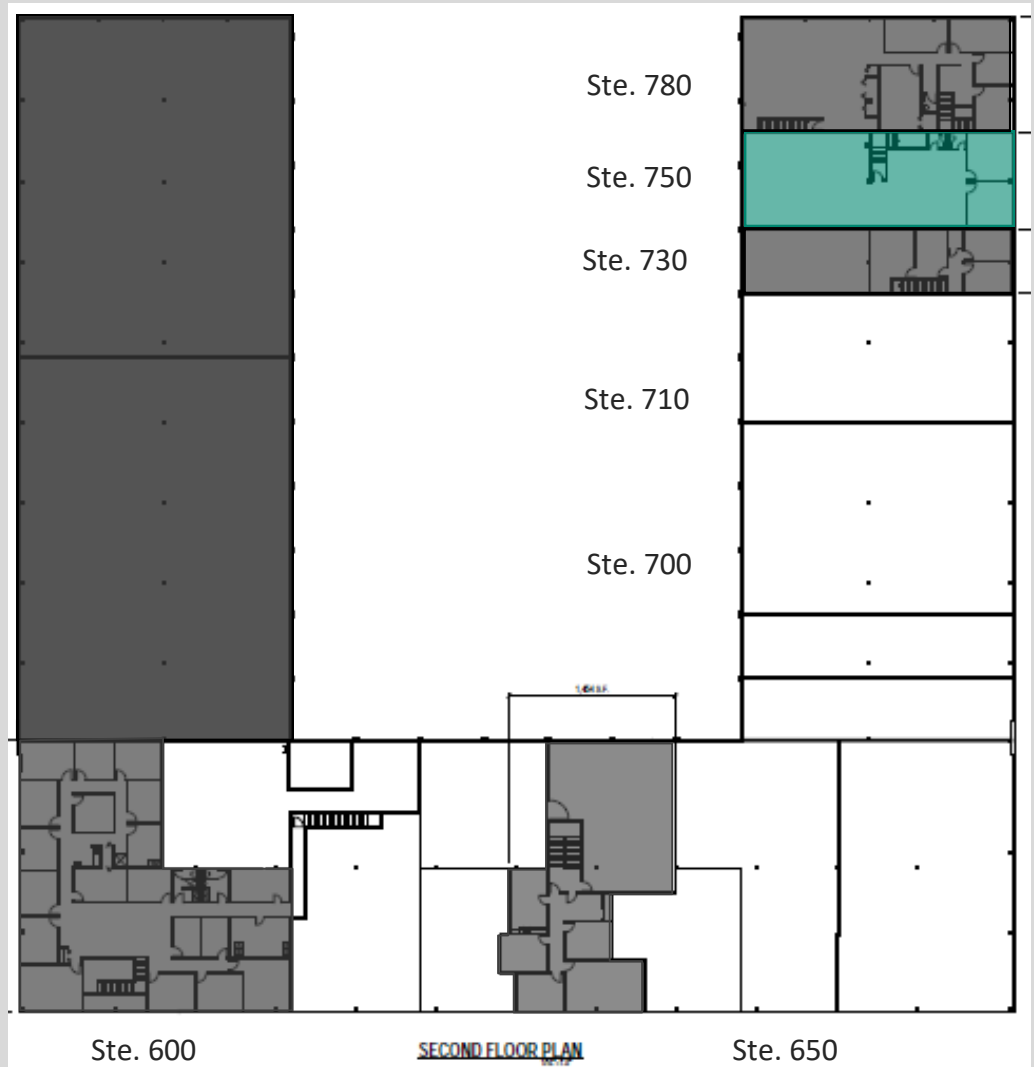
**Total Potential Square Feet Per Suite (First + Second Floors):**

Suite 700 - 6,684 sf

Suite 710 - 4,464 sf

Suite 750 - 4,847 sf

Note: Suite 650 is leased



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