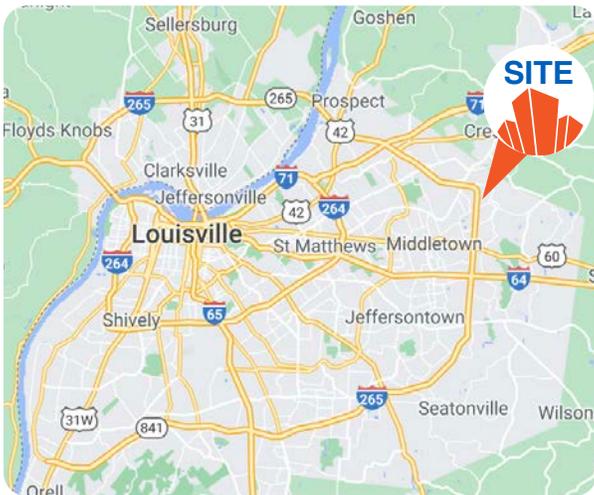




THE WEST: OFFICE SPACE FOR LEASE

3195 Terra Crossings Blvd. | Louisville, KY 40245



LEASE RATE: \$22.25/SF NNN
4,546 RSF (3,969 USF)

- NOW AVAILABLE
- The West is a 3-story, class AA+ office building offering 72,000 SF +/- across three levels. Availability: 4,546 SF (2nd Floor).
- The West offers an up-scale lounge, coffee bar, conference rooms, electric charging station, and green space courtyard
- Located directly off I-265 Old Henry with interstate visibility
- This high growth exit in the east end of Louisville is home to Thornton's headquarters, Galen College of Nursing 11-acre campus, Digenis Plastic Surgery Institute, ARG Financial Group, UofL Health, Primrose School, Mercedes Benz, Harley Davidson, and Publix Grocery

AERIAL



INTERSTATE
265

58,982 ADT

INTERSTATE
265

18,677 ADT

The IVY
APARTMENT HOMES

RAND

BAPTIST HEALTH

THE COLLEGE
OF NURSING

KBF
KENTUCKY BAPTIST
FOUNDATION

Anthem

Digenis
PLASTIC
SURGERY
INSTITUTE

CLAIBORNE
CROSSING
242 UNITS

CORE
COMBAT SPORTS

BLUEGRASS
HALTH SERVICES

chargepoint

THORNTONS
Support Center

Goodman
Air Conditioning & Heating

Mercedes-Benz

Midwest
Metals
Corporation

VANGUARD
SURGICAL, PC

UL Health

LAKE FORREST
SUBDIVISION
1,700 HOMES
AVG HOME PRICE:
\$785,000

OLD HENRY
CROSSING
OFFICE PARK

Clarendon Flavors

WHAT
CHEFS
WANT

Publix

Kroger
Distribution
Center

Higginbotham

LINAK
WE IMPROVE YOUR LIFE

PENSKE

Kentucky
Humane Society
Lifetime Friends

Huffman
Automotive Group

LOUISVILLE
PAVING AND
CONSTRUCTION

LA QUINTA
INNS & SUITES
SUBWAY
YOGASIX
Liberty
eclipse

faurecia

ZAXBY'S

Liberty

eclipse

SPACE AVAILABILITY

The West

3195 TERRA CROSSING BOULEVARD

• 1ST FLOOR

LEASED



• 2ND FLOOR

LEASED



LEASED



AVAILABLE

4,546 RSF

• 3RD FLOOR

LEASED



1ST FLOOR



The imagery herein is representative of the conceptual direction of the proposed development site. The development team reserves the right to alter this plan and makes no claim to the overall viability of this project.
Work Architecture + Design © 2021



2ND FLOOR



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3RD FLOOR



LEASED



LOBBY ELEVATOR
FULL ACCESS TO ALL TENANT
AND LOBBY SPACE



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RENDERINGS



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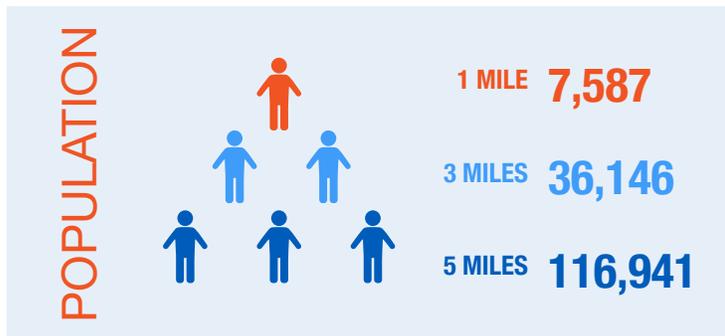


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DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

