

# OFFICE BUILDING FOR LEASE MULTI TENANT MEDICAL OFFICE

165 Natchez Trace Ave, Bowling Green, KY 42103



## PROPERTY DESCRIPTION

165 Natchez Trace Ave is a two-story, multi-tenant, medical office building comprised of approximately 106,644 square feet. Current tenants include Graves Gilbert Clinic, Lifeline Home Health Care, and Interventional Pain Specialists.

Located among premier office and medical uses within the vibrant Lovers Lane overlay district. and offering convenient access to I-65 and Bowling Green.

## PROPERTY HIGHLIGHTS

- Modern, Professional Medical Office Space
- Customizable Shell Space Options
- On-Site Maintenance and Management
- Easy Access to I-65, Exit 26
- 1st and 2nd floor Space Availability

## OFFERING SUMMARY

Lease Rate:	\$22.00 - 29.50 SF/yr (NNN)
Number of Units:	20
Available SF:	2,162 - 8,042 SF
Lot Size:	8 Acres
Building Size:	106,644 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	303	534	1,818
Total Population	609	1,093	3,857
Average HH Income	\$106,036	\$107,700	\$111,552

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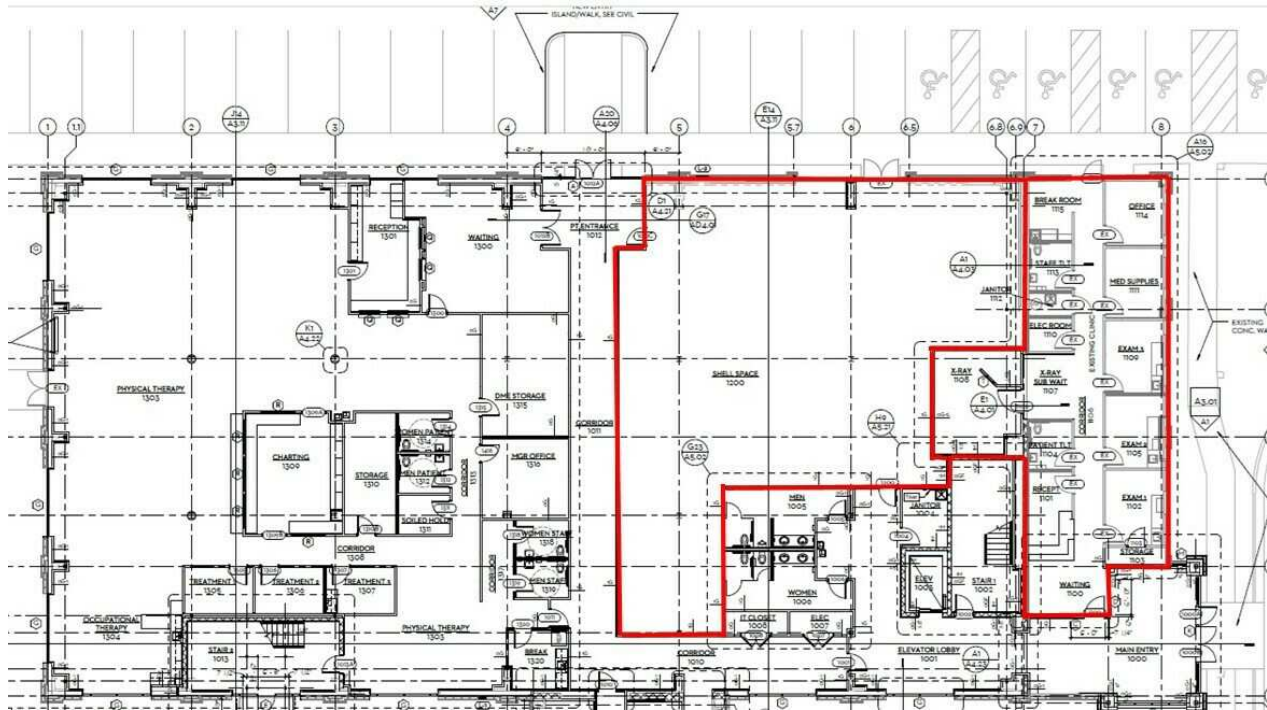
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,478 - 6,938 SF	Lease Rate:	\$28.50-29.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Existing Medical Office, First Floor, Building B	Available	2,478 SF	NNN	\$29.50 SF/yr	Suite 300 2,478+/- RSF existing medical office, ground floor Building B, lobby, receptionist office, 3 exam rooms, large x-ray room, two private offices, two restrooms and breakroom.
Shell Space, First Floor, Building B	Available	4,460 SF	NNN	\$28.50 SF/yr	\$70/RSF TI Allowance, 4,460+/- RSF shell space, ground floor Building B, adjacent and could be added to 2,478+/- RSF medical office for a total of 6,938+/- RSF.

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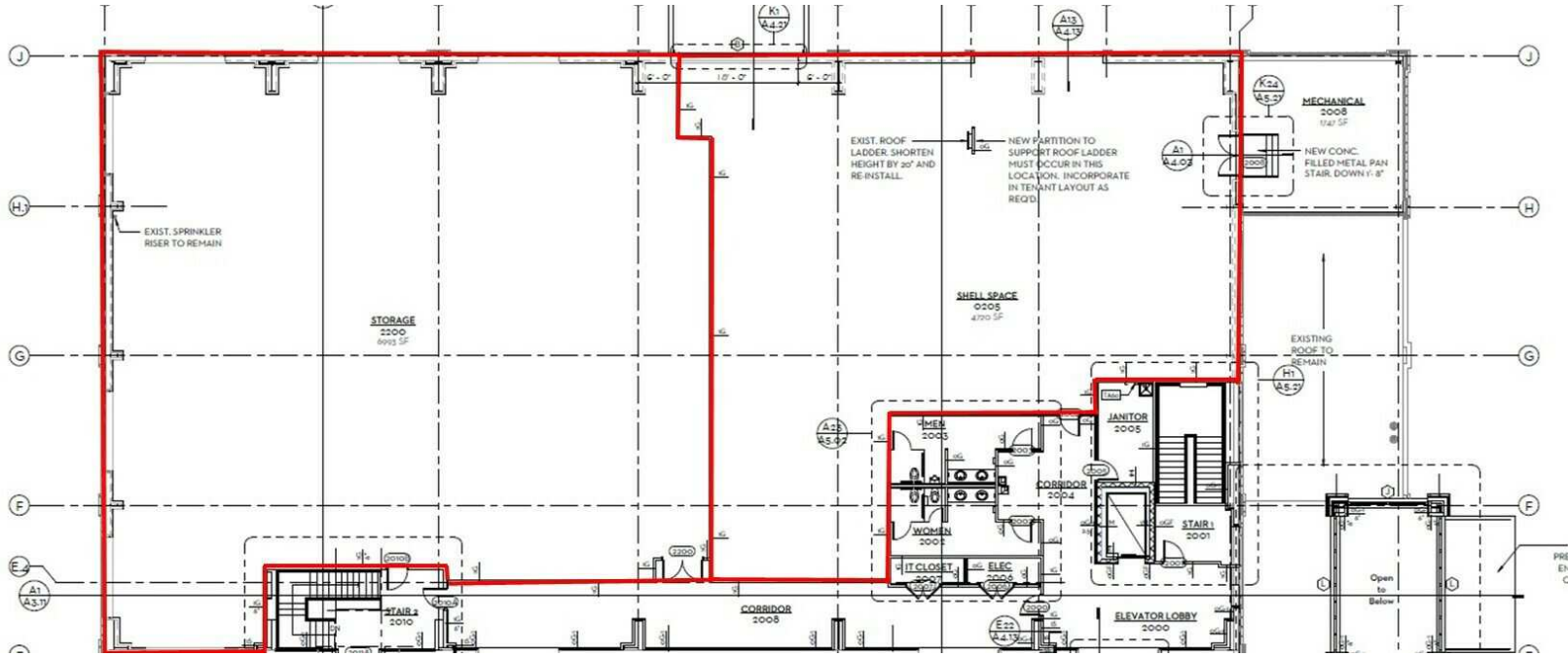
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,428 - 13,470 SF	Lease Rate:	\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Shell Space, Second Floor, Building B	Available	5,428 SF	NNN	\$25.00 SF/yr	\$70/RSF TI Allowance, 5,428+/- RSF shell space, second floor Building B, to be built out.
Shell Space, Second Floor, Building B	Available	8,042 SF	NNN	\$25.00 SF/yr	\$70/RSF TI Allowance, 8,042+/- RSF shell space, second floor Building B, to be built out. Adjacent and could be added to 5,428+/- RSF for a total of 13,470+/- RSF.

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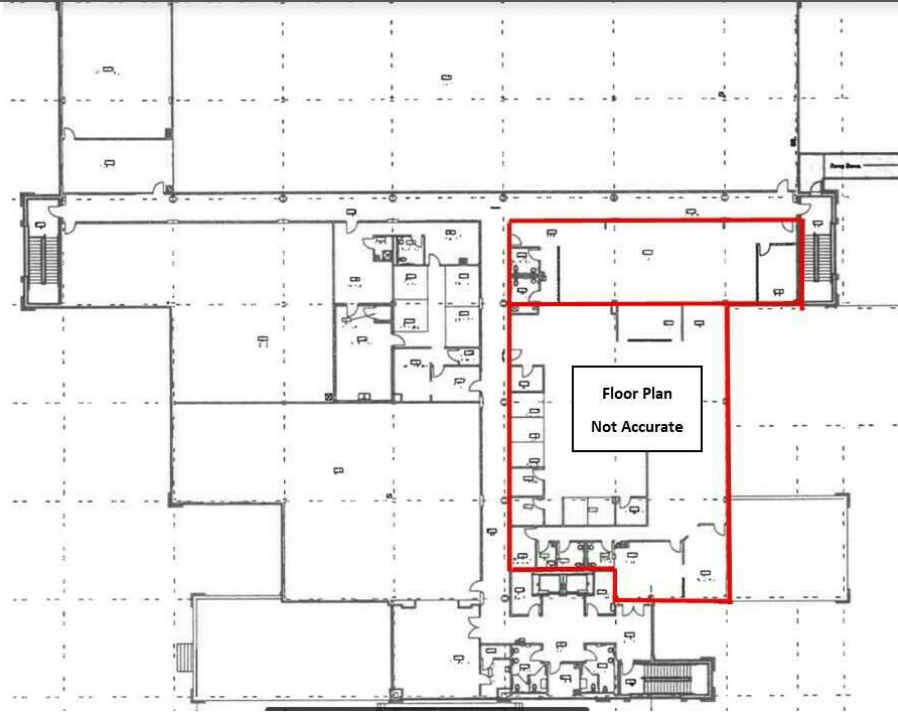
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## MULTI TENANT MEDICAL OFFICE

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,162 - 7,771 SF	Lease Rate:	\$22.00 - \$25.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Physical Therapy, Second Floor, Building A	Available	5,609 SF	NNN	\$22.00 SF/yr	5,609+/- RSF former physical therapy office, second floor Building A, lobby, receptionist office, one private room, and two restrooms.

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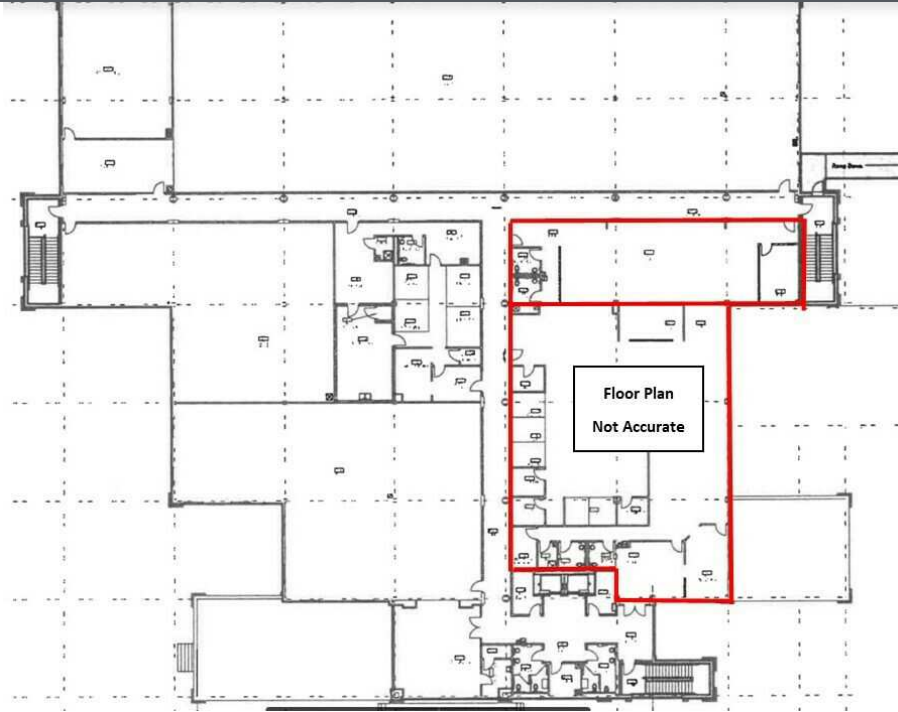
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### SUITE

### TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Adjacent to Physical Therapy, Second Floor, Building A	Available	2,162 SF	NNN	\$25.00 SF/yr	2,162+/- RSF, second floor Building A, open space, two restrooms and office. Adjacent and can be added to 5,609+/- RSF for a total of 7,771+/- RSF.

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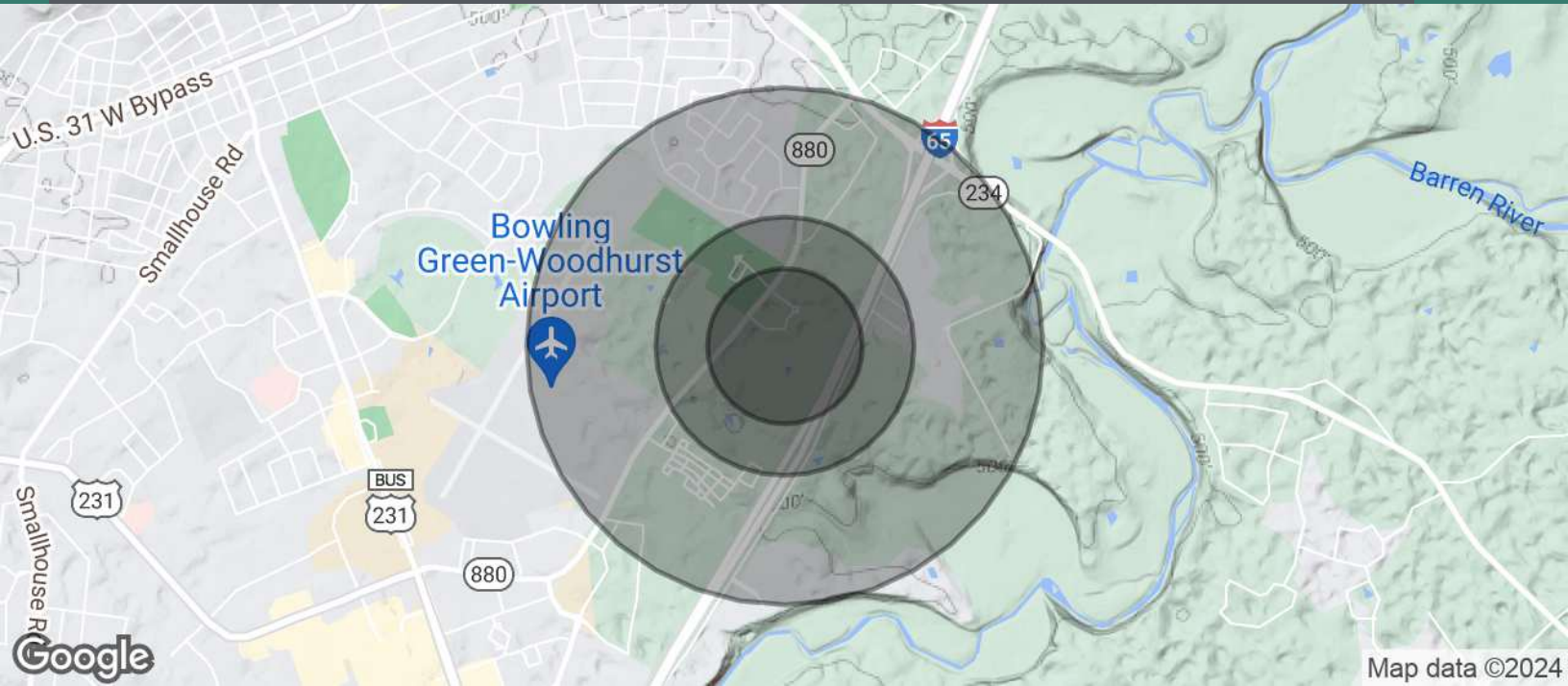
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**MULTI TENANT MEDICAL OFFICE**

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	609	1,093	3,857
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	303	534	1,818
# of Persons per HH	2	2	2.1
Average HH Income	\$106,036	\$107,700	\$111,552
Average House Value	\$456,795	\$457,854	\$459,732

Demographics data derived from AlphaMap

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