

An aerial photograph of a modern office building with a glass facade, reflecting the sky and surrounding area. The building is situated next to a large parking lot filled with cars. In the foreground, there are green trees and a paved area. The sky is clear and blue.

**NEWLY RENOVATED LOBBIES
AND COMMON AMENITIES!**

The logo for Hurstbourne Park & Place, featuring a stylized 'H' made of two blue geometric shapes.

HURSTBOURNE
PARK & PLACE

9200 & 9300 Shelbyville Road, Louisville, Kentucky

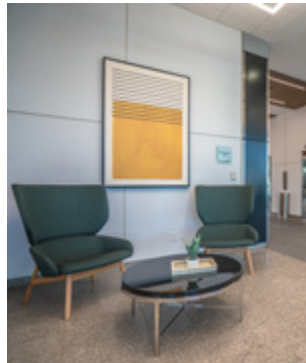
CLASS A OFFICE SPACE AVAILABLE FOR LEASE IN A
HIGHLY VISIBLE LANDMARK LOCATION

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
floorplates

Floor to ceiling
windows

SUITES	SIZE
300	14,195 SF
421	4,914 SF
525	4,748 SF
700	13,353 SF



HURSTBOURNE PLACE - 9300 SHELBYVILLE RD



13-story, Class A
mid-rise building

237,904 SF

Large floorplates

Tallest building in
the Hurstbourne/
Lyndon office submarket

SUITES	SIZE
205	3,221 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



Adjacent to the newly-opened Hyatt House



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



Refreshed landscaping



**Convenient
access to
I-64, I-71, I-265,
and I-264**



**Updated
HVAC system**



**Elevator
modernization
underway**



**On-site
property
management**

Whipps Mill Rd

BELLEMEADE

Shelbyville Rd



Hurstbourne Country Club

Colonel Anderson

HURSTBOURNE

UNBEATABLE AREA
AMENITIES

Jason's deli

HOMewood
SUITES by Hilton

eclipse

BRISTOL
BAR & GRILLE

Bombay Grill

burn boot camp

TALBOTS

Residence INN
by Marriott

2

verizon

W

Smash
BURGER

Shake Shack

vinaigrette
salad kitchen

SUBWAY

STARBUCKS

Wendy's

GERIMED

P.F. CHANG'S

Central Bank

De
Frisco's

HYATT
house

SHRED415

CORELIFE
EATERY

CityBARBEQUE

RIALTO
THEATRE

RAZOR'S

usbank

Starbucks

Starbucks

Panera
BREAD

1747

Connors

CARRABBA'S
ITALIAN GRILL

HYATT
PLACE

REPUBLIC
BANK

BARNES & NOBLE

ALDI

Utter

Timberwood Cir

PLAINVIEW

WILDWOOD

Dorsey Way

Dorsey Ln

60

Jersey Mike's Subs

Stitcher Time

BR
bakery
robbins

sleepy pup

Great Clips

CVS
pharmacy

CRUNCH

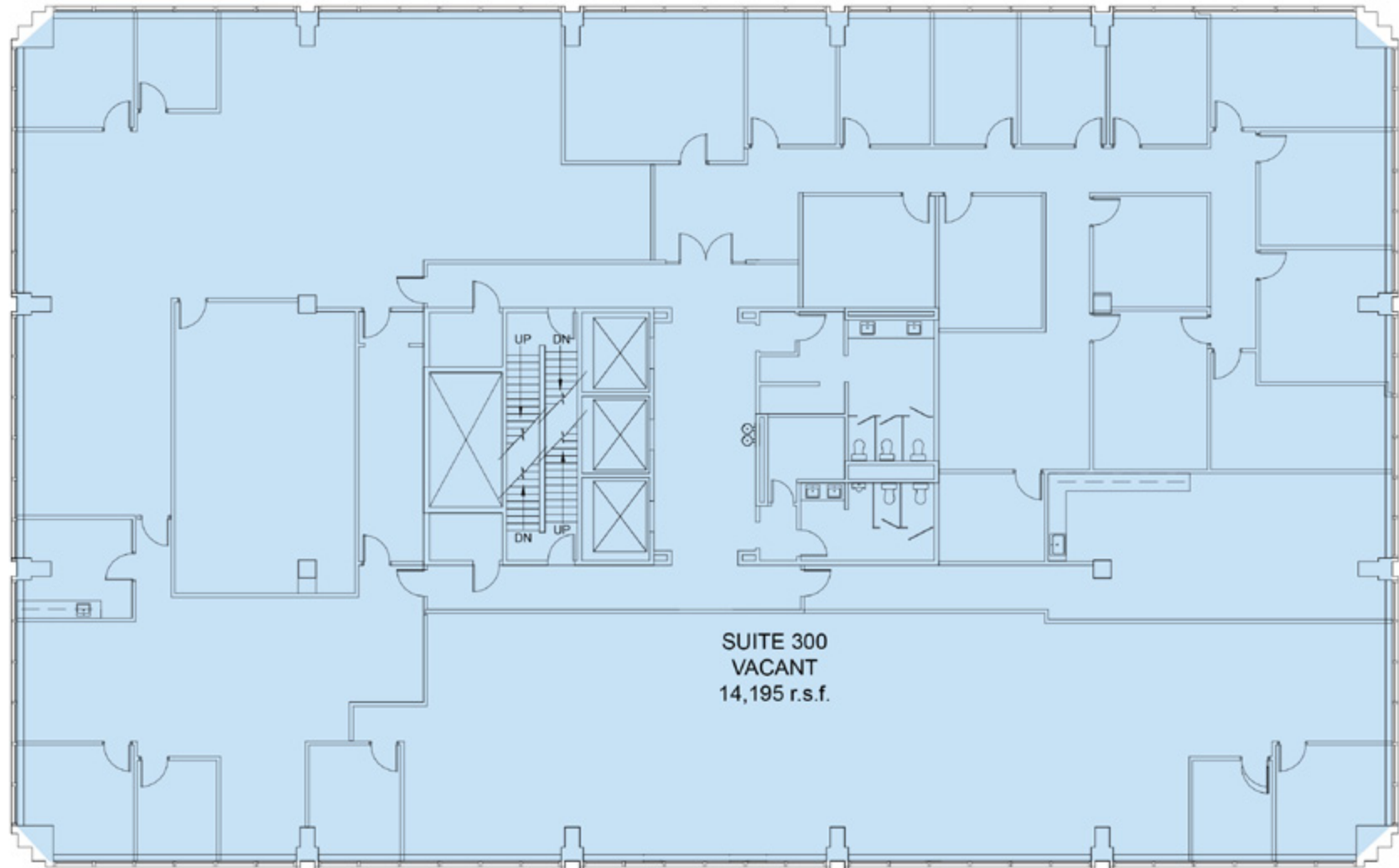
Cambridge Station Rd

Moser Rd

N

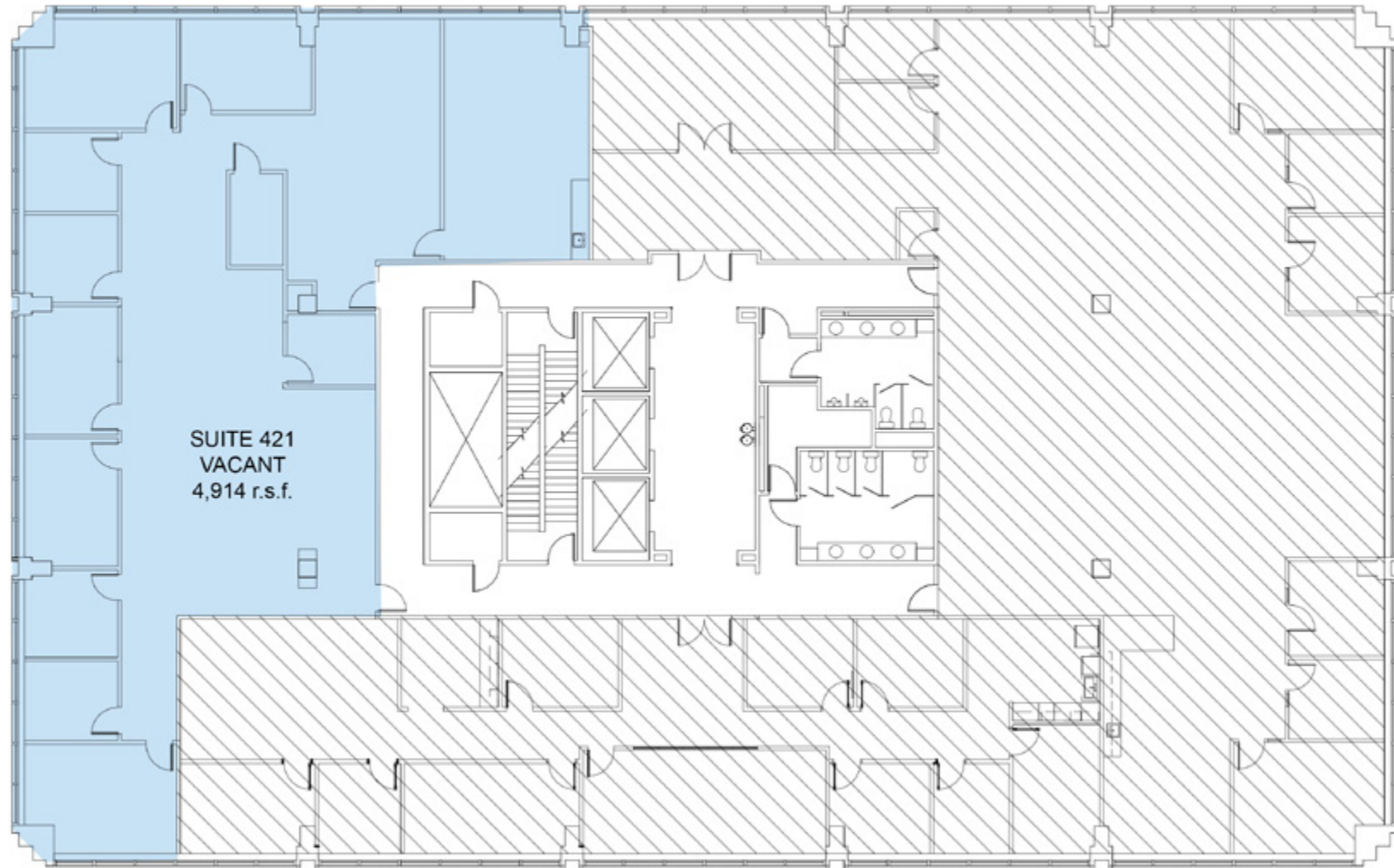
HURSTBOURNE PARK – FLOOR 3

9200 SHELBYVILLE RD



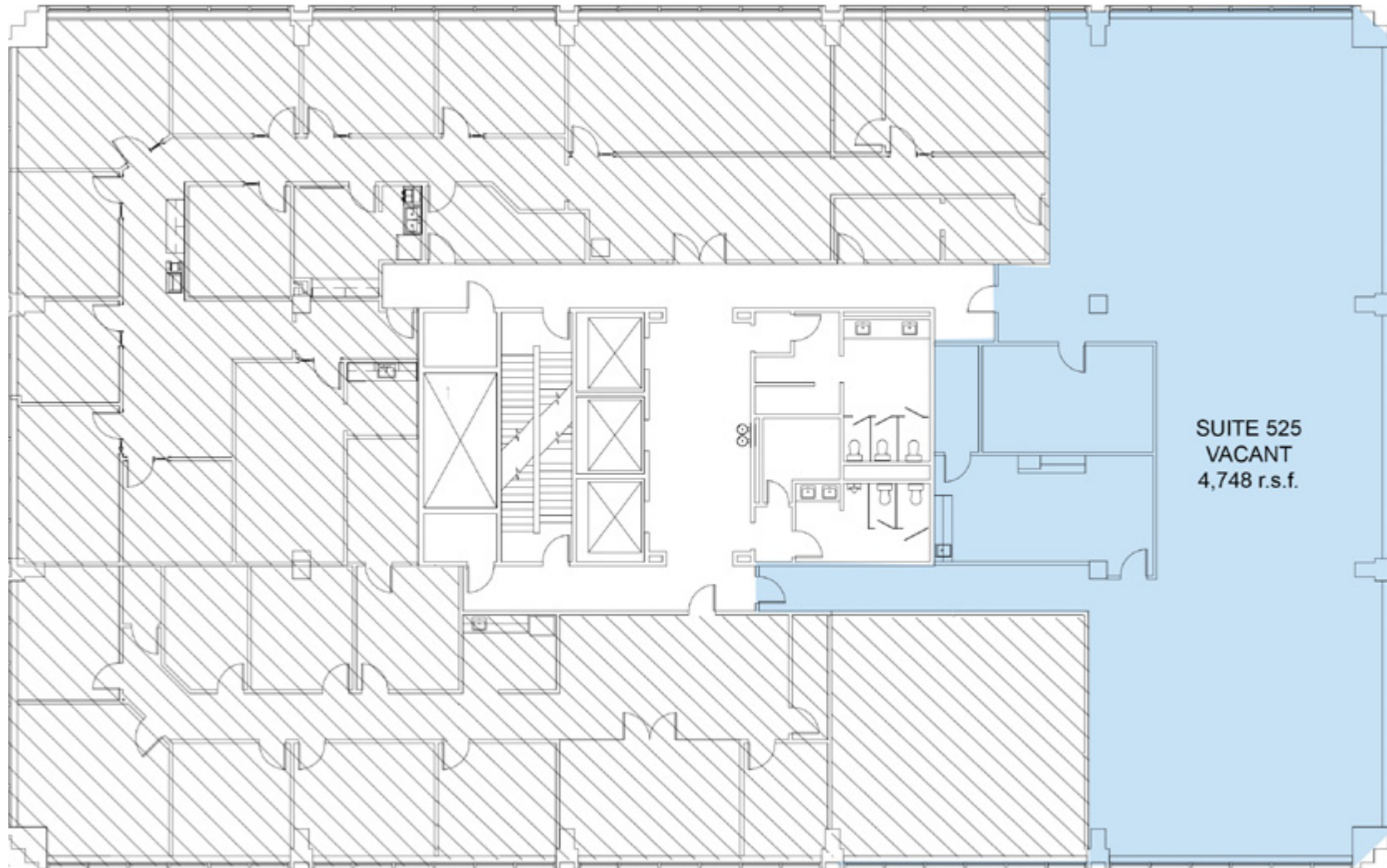
HURSTBOURNE PARK – FLOOR 4

9200 SHELBYVILLE RD



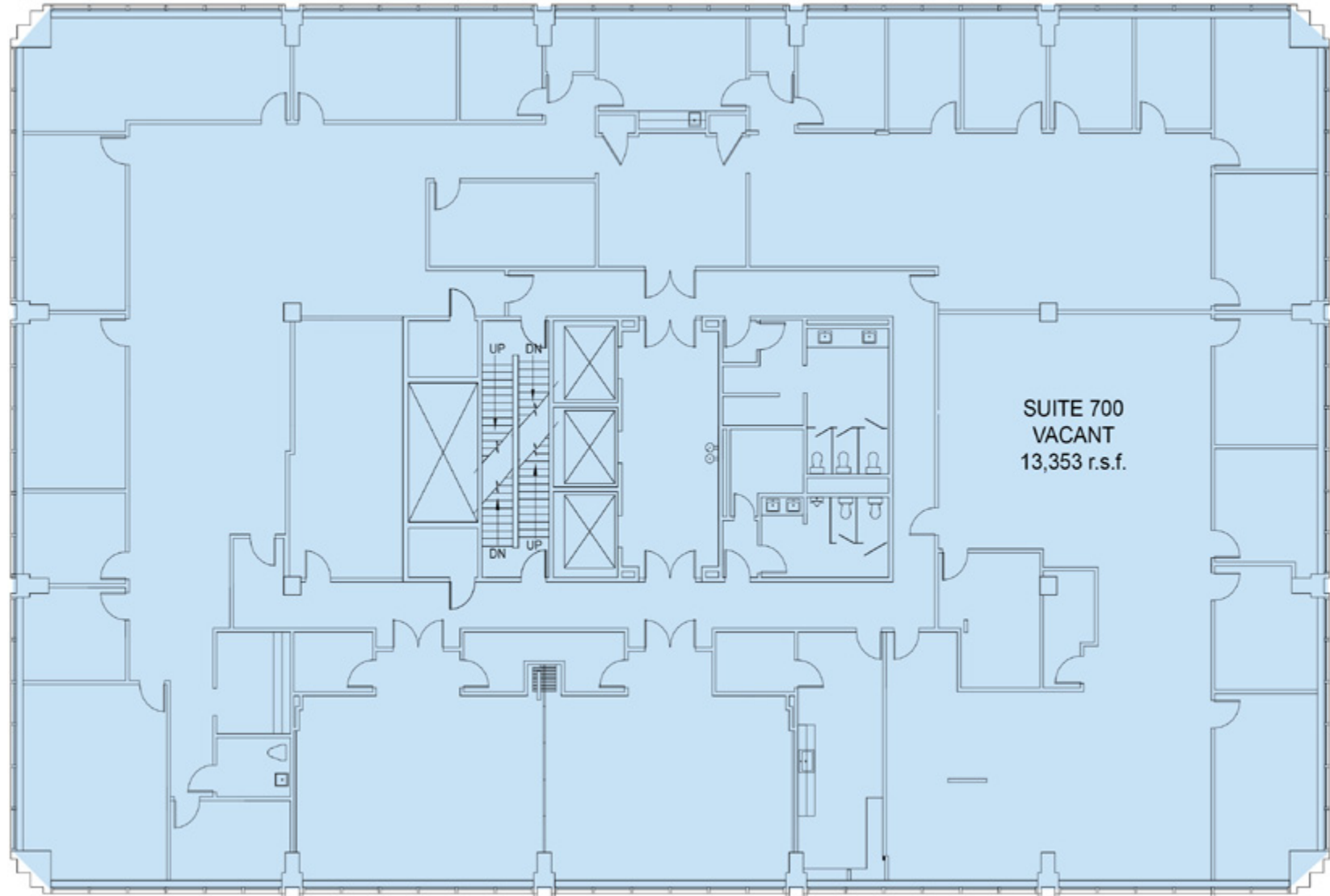
HURSTBOURNE PARK – FLOOR 5

9200 SHELBYVILLE RD



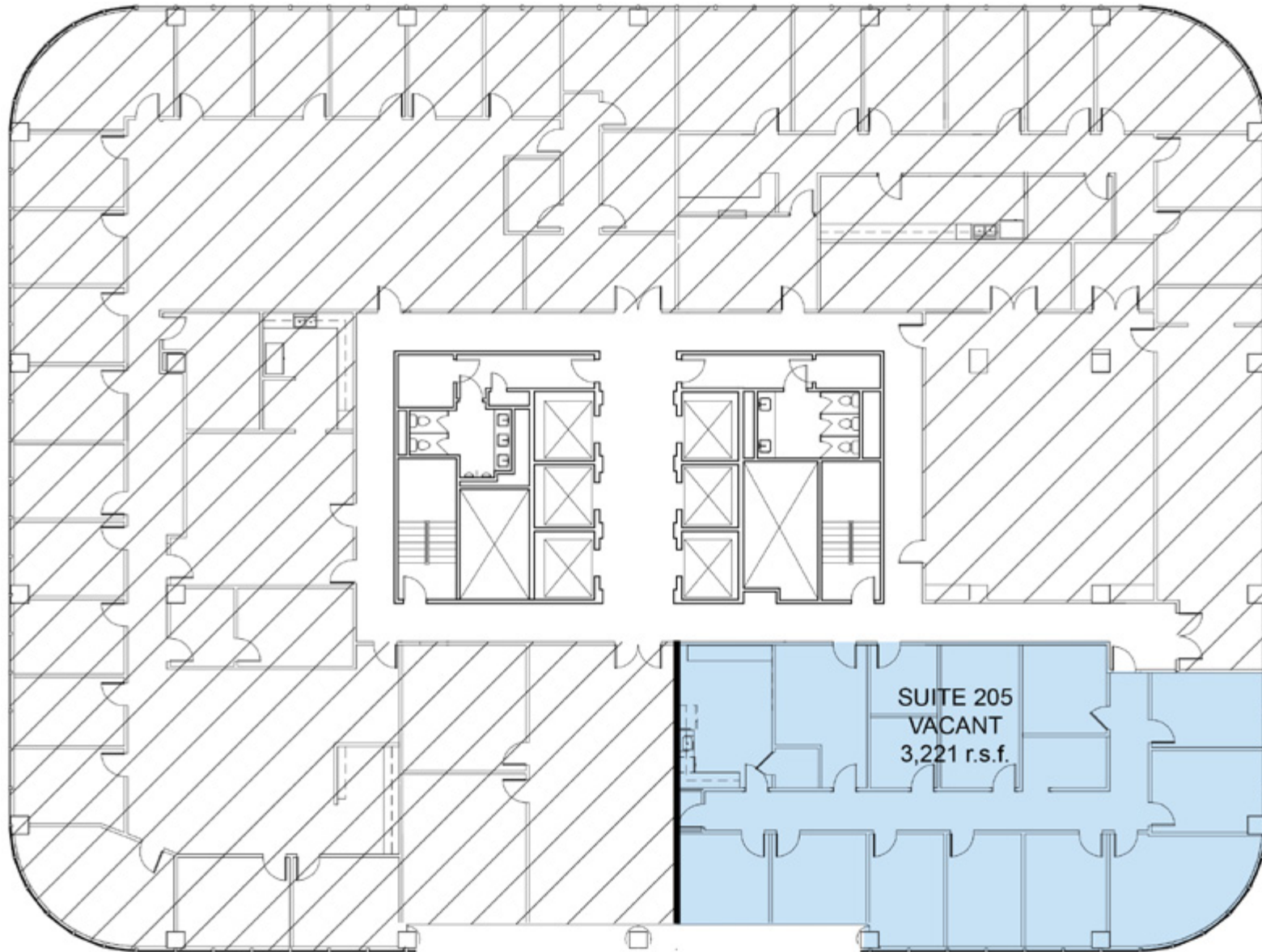
HURSTBOURNE PARK – FLOOR 7

9200 SHELBYVILLE RD



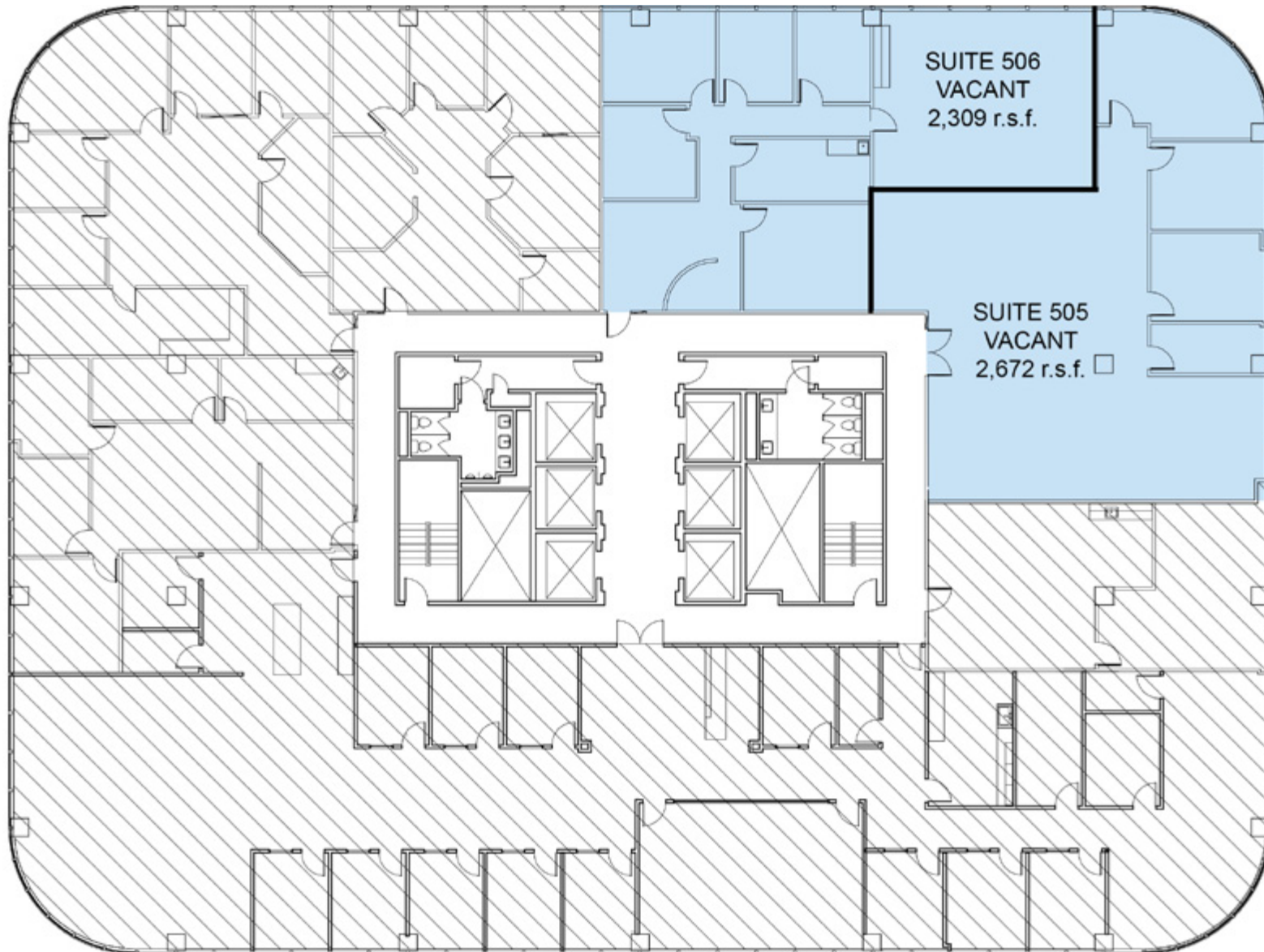
HURSTBOURNE PLACE – FLOOR 2

9300 SHELBYVILLE RD



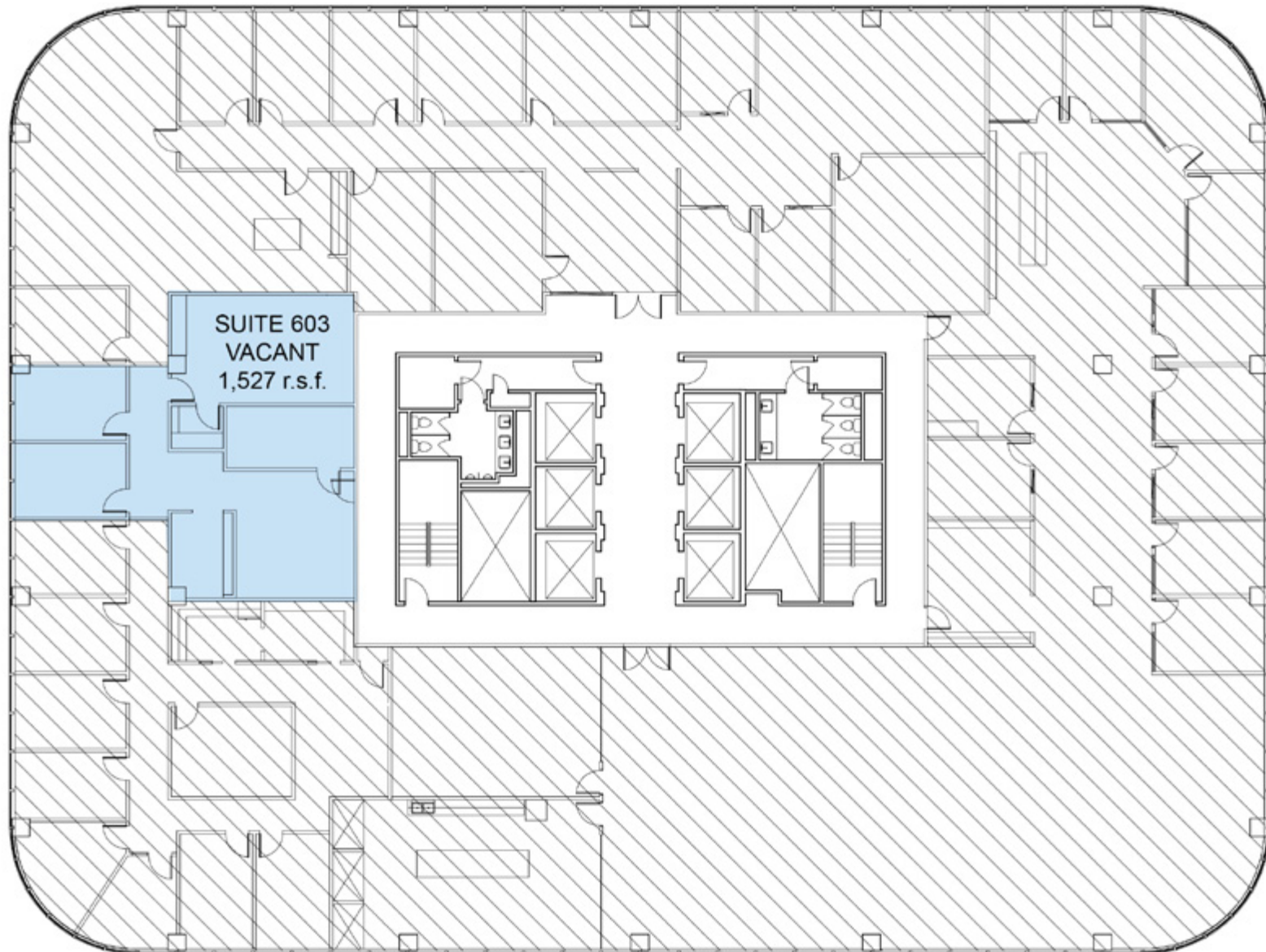
HURSTBOURNE PLACE – FLOOR 5

9300 SHELBYVILLE RD



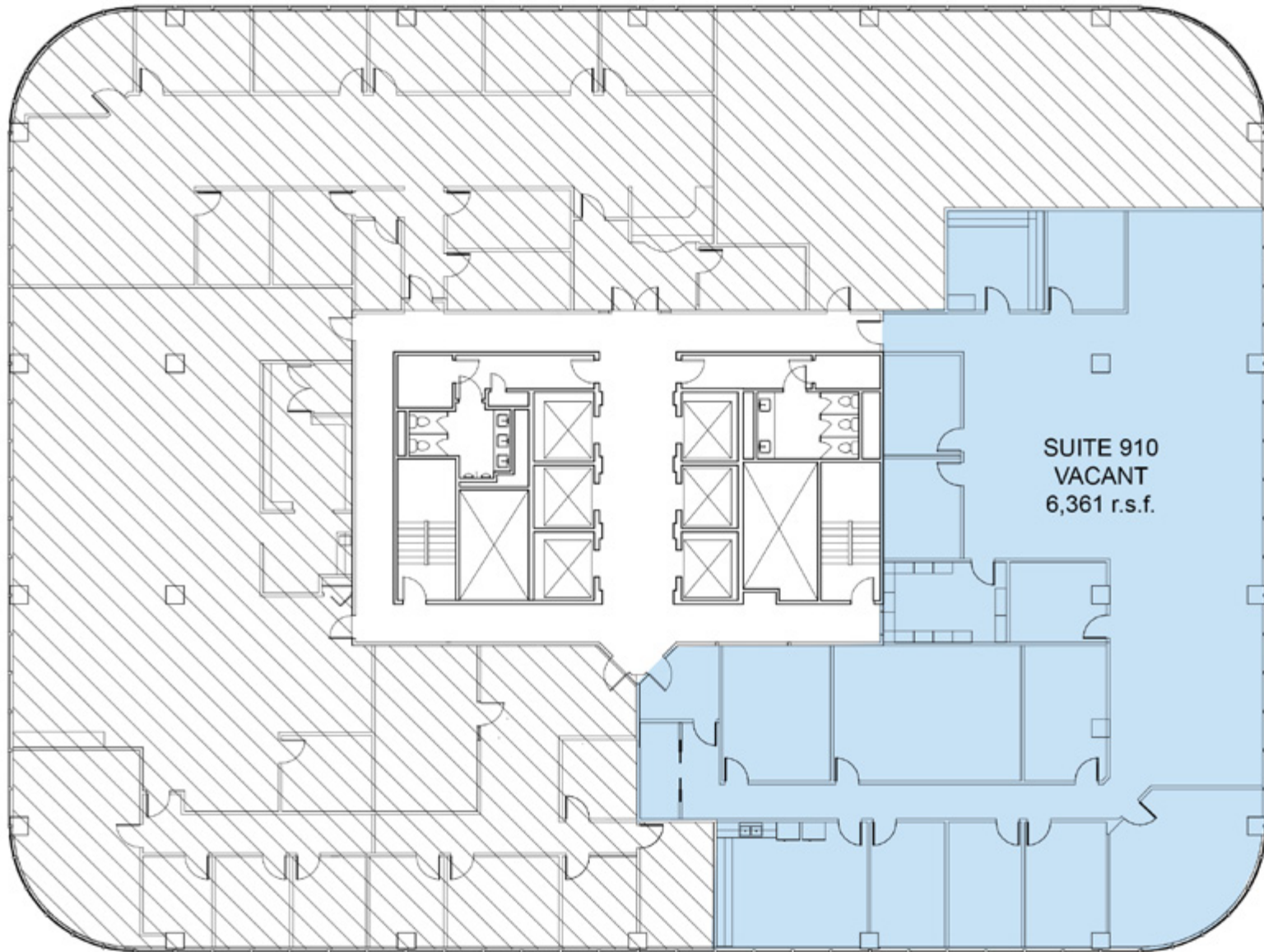
HURSTBOURNE PLACE – FLOOR 6

9300 SHELBYVILLE RD



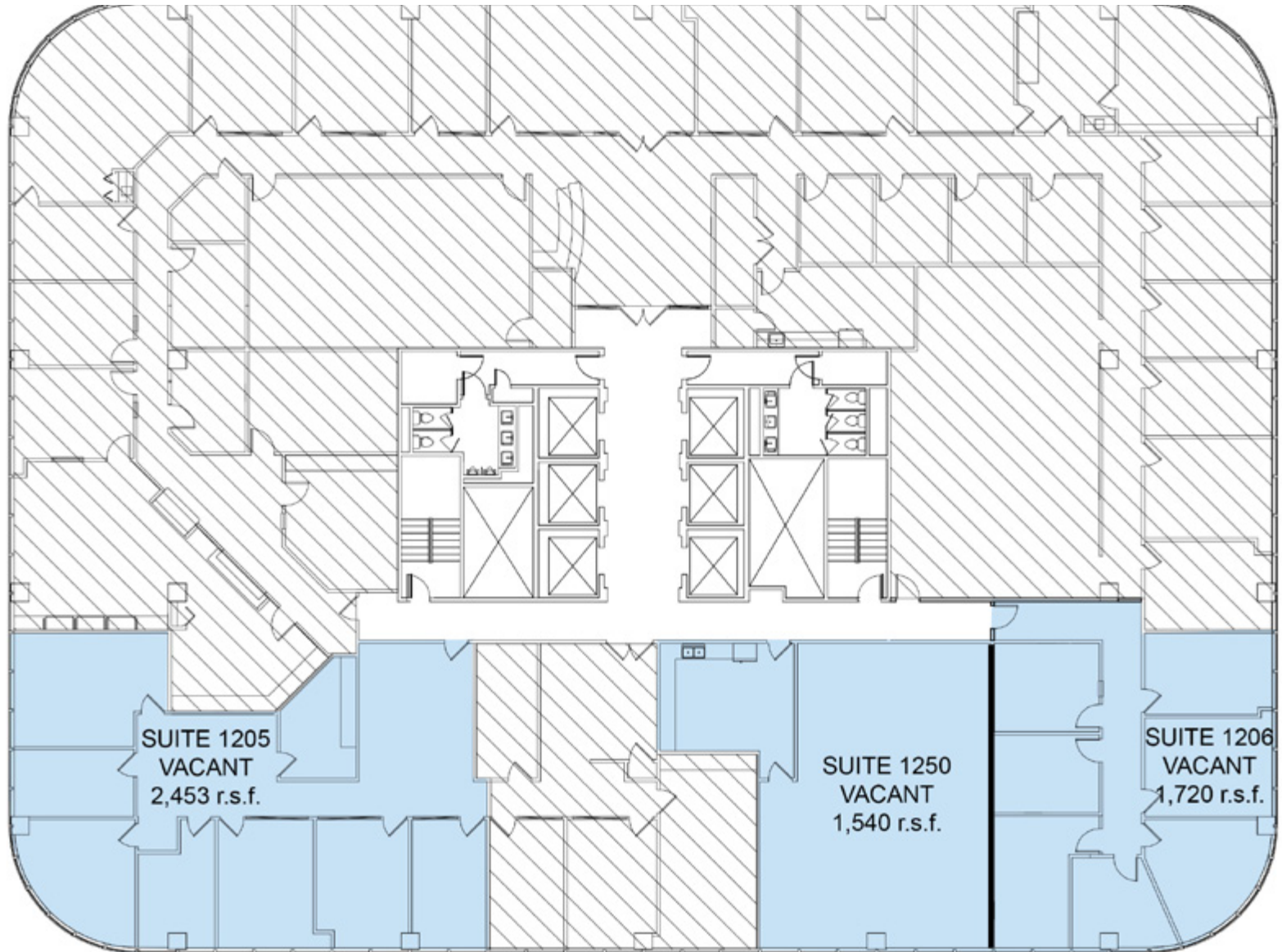
HURSTBOURNE PLACE – FLOOR 9

9300 SHELBYVILLE RD



HURSTBOURNE PLACE – FLOOR 12

9300 SHELBYVILLE RD



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ALBANY ROAD

REAL ESTATE PARTNERS

CBRE



HURSTBOURNE
PARK & PLACE

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