

THE EAST END

OFFICE PORTFOLIO



Atrium Center Office Building – 10400 Linn Station Road, Louisville, KY

NTS is pleased to present Atrium Center, an exciting leasing opportunity at 10400 Linn Station Road in the heart of the thriving Jeffersontown corridor. Built in 1985 and renovated in 2006, Atrium Center features 3 floors with approximately 105,000 square feet of first class office space. Please see the information below for more details:

FOR LEASE

- 3-story Class B+ Office Building
- Excellent Location Near I-64/I-264 & Hurstbourne/Shelbyville
- Ample Free Surface Parking
- Minutes From the Louisville International Airport
- Free Building Conference Room
- 24-hour On-Call Maintenance Services
- Managed and Leased by NTS Development Company
- See Reverse Side for Availability & Floor Plans

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

Tony Fluhr, SIOR, CCIM

Managing Director
502.429.9820
tfluhr@ntsdevco.com

Mark Meredith, CCIM

Director of Commercial Leasing
502.429.9827
mmeredith@ntsdevco.com

www.ntsdevelopment.com

NTS

BUILDING OVERVIEW

SPECIFICATIONS

Type: Class B+ Office Building

SF: 105,000

Stories: 3

Typical Floor: 35,000 SF

Year Built: 1985

Elevators: 2

HVAC: Roof Top Units & Perimeter Zone-Line Units

Parking: Surface, ~7 per 1,000 SF

HIGHLIGHTS & AMENITIES



Excellent Location Near I-64/I-264 & Hurstbourne/Shelbyville



Minutes from the Louisville International Airport



Building Conference Room



24-hour On-Call Maintenance Services

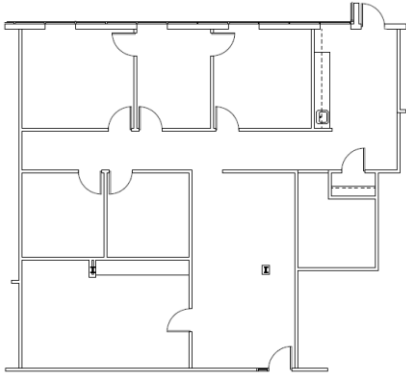


Managed and Leased by NTS Development Company

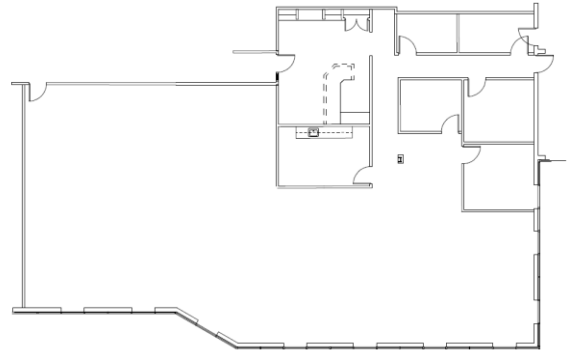


Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other changes or conditions, prior sale, lease financing, or withdrawal without notice and to any special conditions imposed by our principal.

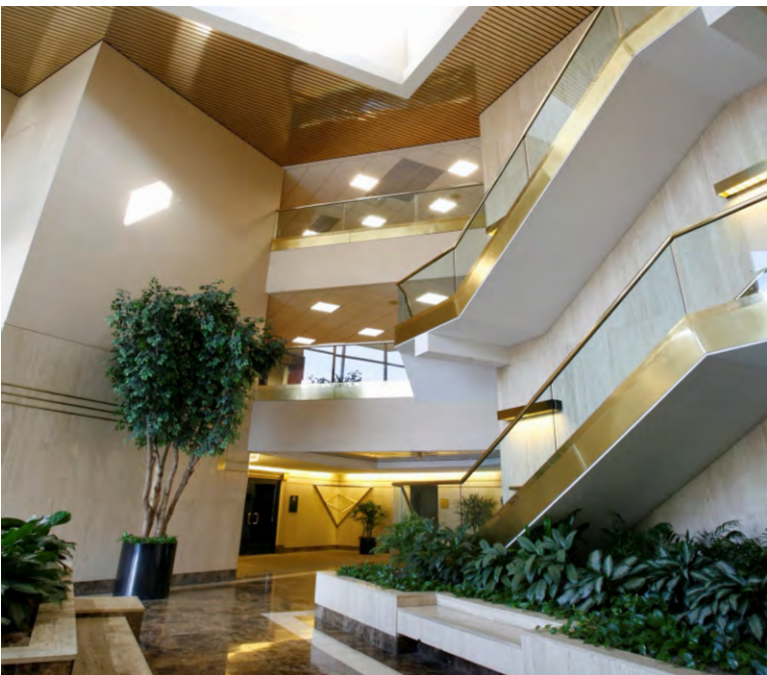
AVAILABLE FLOOR PLANS



Suite 211 | ~2,267 RSF



Suite 224 | ~4,907 RSF



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