

FOR LEASE  
**3,984 SF AVAILABLE**



100 MALLARD CREEK RD  
**LOUISVILLE, KY 40207**

---

*LAKEVIEW OFFICE BUILDING*

100 MALLARD CREEK RD | LOUISVILLE, KY 40207

# PROPERTY HIGHLIGHTS

Class A 75,000-sf office building with beautiful landscaping

Located just off of Shelbyville Road and Bowling Blvd. near the Mall of St. Matthews and Dupont Medical Center

Easy access to I-64 and I-264

Floor to ceiling windows, Class A finishes

Building conference room

24-hour key card access security system





SECOND FLOOR

2ND FLOOR PLAN  
**1,250 - 2,734 SF**

# VERSATILE LOCATION

The building is centrally located in the heart of St. Matthews in close proximity to the interstate system, providing quick access to points across the city. Nearby hospital and diagnostic services, as well as restaurant and retail amenities, make this a great location for any number of office users.



10,857  
**POPULATION**  
*Within 1 Mile*



\$114,715  
**AVG. HH INCOME**  
*Within 1 Mile*



5,393  
**HOUSEHOLDS**  
*Within 1 Mile*



23,566  
**# OF EMPLOYEES**  
*Within 1 Mile*

95,853

**POPULATION**  
*Within 3 Miles*

\$117,472

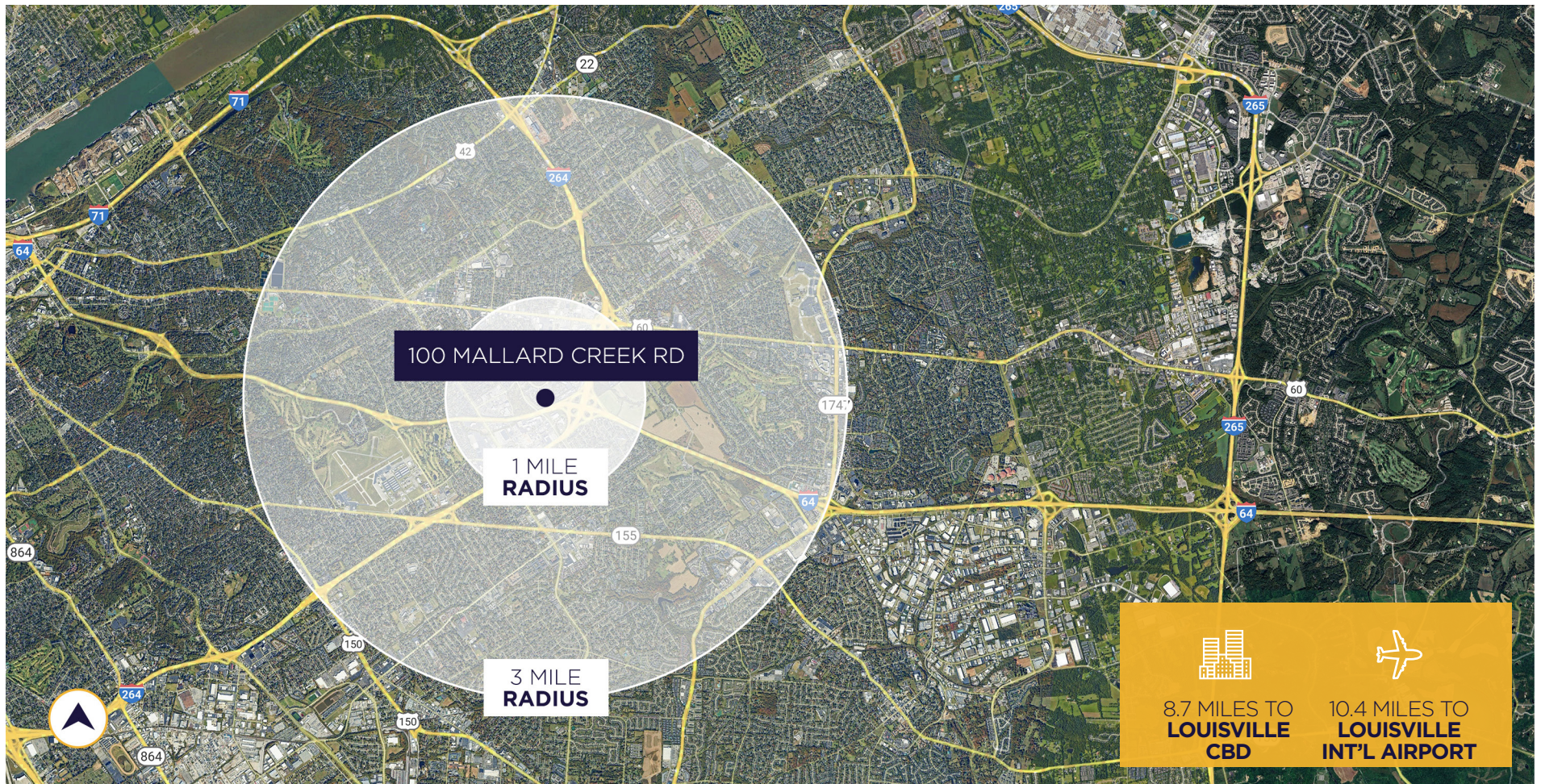
**AVG. HH INCOME**  
*Within 3 Miles*

43,390

**HOUSEHOLDS**  
*Within 3 Miles*

73,398

**# OF EMPLOYEES**  
*Within 3 Miles*





**0.6 MILES**

TO MALL ST. MATTHEWS

**0.8 MILES**

TO BAPTIST HOSPITAL  
EAST

**1.2 MILES**

TO NORTON WOMEN'S AND  
CHILDREN'S HOSPITAL

**1.5 MILES**

TO UOFL HEALTH -  
MEDICAL CENTER EAST

**1.8 MILES**

TO I-264

**2.5 MILES**

TO I-64

CORPORATE **NEIGHBORS**



**NORTON**  
HEALTHCARE



ASSOCIATES IN  
**PLASTIC SURGERY**



**BAPTIST HEALTH**  
MEDICAL GROUP

HIKES POINT

# CONTACT INFORMATION

## **BRENT BOLAND, CCIM**

bboland@commercialkentucky.com  
502 384 4494 ext. 134

## **BRENT DOLEN, SIOR, CCIM**

bdolen@commercialkentucky.com  
502 589 5150 ext. 262



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Independently Owned & Operated / A Member of the Cushman & Wakefield Alliance