

Office Condominium with Integrated Small Flex Warehouse Available for Sale or Lease: Crossings Business Center

Active

1902 Campus Pl, Suite 12, Louisville, KY 40299



For Sale/Lease

Office

Available SF: 3,434 SF
Sale Price: \$369,000 (\$107.45 PSF)
Lease Base Rate: \$10.00 PSF (\$2,861.67/mo.)
Condo Fee: \$333.33/mo.
Total Monthly Rent: \$3,195.00/mo.
Lease Type: Modified Gross
Building Name: Crossings Business Center
Year Built: 2001
Number of Buildings: 2
Floors: 2
Tenancy: Multiple Tenants
Zoned: PEC
Parking Type: Surface
Submarket: Jeffersontown
Submarket Type: Suburban
Nearest MSA: Louisville/Jefferson County
Nearest Interstate: I-64
Listing ID: 98c0a19f

A premier opportunity is available to acquire or lease a well-designed office condominium in Louisville's highly sought-after East End. Located within the established Crossings Business Center, this property offers a balanced combination of professional office space and a small functional flex warehouse component, making it well-suited for a variety of business operations requiring both administrative and light industrial capabilities.

Strategic Location & Accessibility

The property benefits from excellent accessibility, situated just moments from I-64 and Blankenbaker Parkway. This strategic location provides convenient access to a wide array of nearby amenities, including retail centers, restaurants, hotels, financial institutions, and healthcare providers—enhancing both employee convenience and client accessibility.

Efficient, Multi-Functional Layout

Suite 12 encompasses approximately 3,434 rentable square feet across two levels, thoughtfully designed to support a variety of operational needs:

First Floor (±1,911 RSF):

- Welcoming reception area
- Three (3) private offices
- Oversized shared office space
- Dedicated conference room
- Built-in kitchenette
- Two (2) private restrooms
- Storage and mechanical closets
- ±385 SF flex warehouse featuring a 10' x 12' drive-in door

Second Floor (±1,523 RSF):

- Three (3) private offices
- Expansive open area suitable for training, team collaboration, or additional workstations
- Mechanical closet
- Dual interior stair access from both the front office entrance and rear warehouse

Property Highlights

- Located within a professionally managed office condominium association
- Association dues: \$333.33 per month (includes water, sewer, and dumpster services)
- Ideal for professional or service-oriented users requiring integrated storage or light industrial space
- Suitable for both owner-occupants and investors

This offering represents a compelling opportunity to secure a high-quality office asset in a prime East End location, combining functionality, accessibility, and a professional business environment.

For additional information or to arrange a private tour, please contact Nexus Commercial Advisors.

To View the Property's Website:

<https://buildout.com/website/1902CampusPlace> (For Lease)
<https://buildout.com/website/1902CampusPlaceSt12> (For Sale)

To View a 2D/3D Interactive Floor Plan:

<https://floorplanner.com/projects/59829303/viewer>



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Listing Details

Lease Terms

Lease Type
Modified Gross

Signage
On Building

Showing
Contact Broker/Agent

Sale Terms

Former Tenant
Aquila

Sale Terms
Cash to Seller

Building Details

Building Name	Business Park	Building Class	# of Buildings	Floors
Crossings Business Center	Crossings Business Center	B	2	2
Year Built	Construction Siding	Construction Type	Heat Source	Air Conditioning
2001	Brick	Masonry	Central	Engineered System
Tenancy	Ceiling Height			
Multiple Tenants	7' 7" - 17' 7"			

Industrial Details

Office SF	Warehouse SF	Drive-In Number	Drive-In Size
3,049 SF	385 SF	1	10' X 12'

Property Details

Is Vacant	Zoning	Parking Type	Property Use Type	Property Status
Yes	PEC	Surface	Vacant/Owner-User	Existing

Location

Submarket	Submarket Type	Nearest MSA
Jeffersontown	Suburban	Louisville/Jefferson County

Transportation

Nearest Interstate	Nearest Airport
I-64 - 0.7 mi	SDF

Nexus Commercial Advisors



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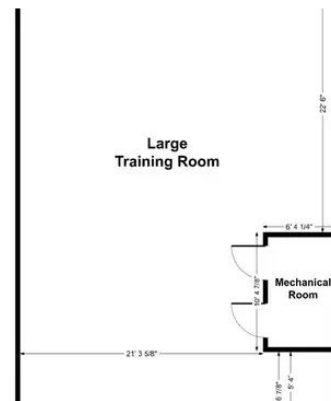


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Location



Additional Images



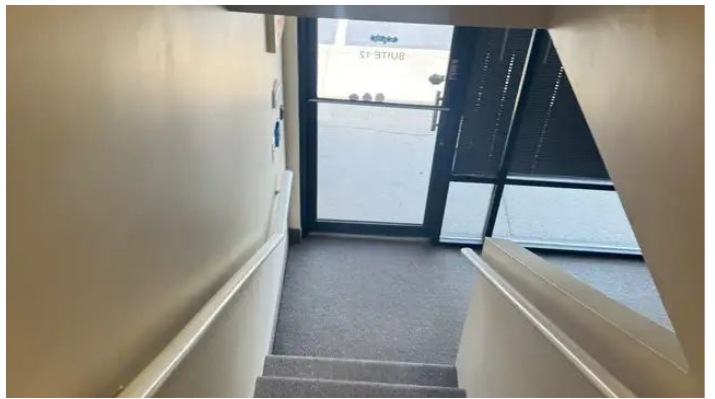
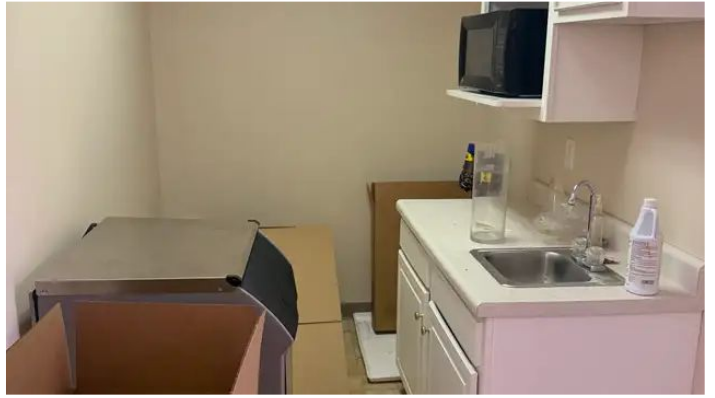
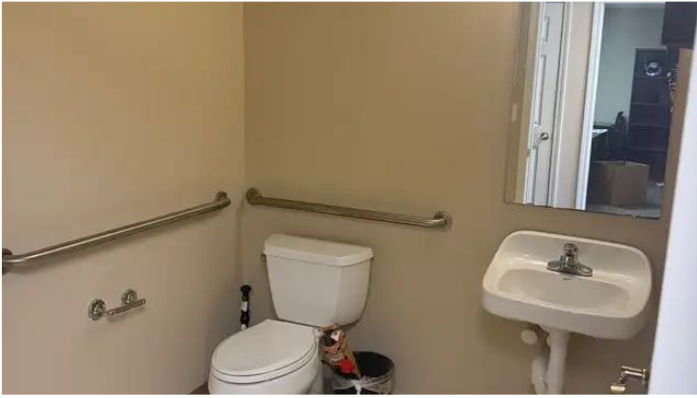
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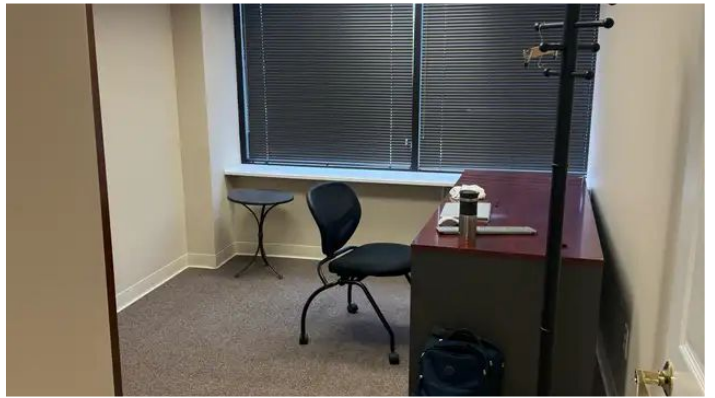
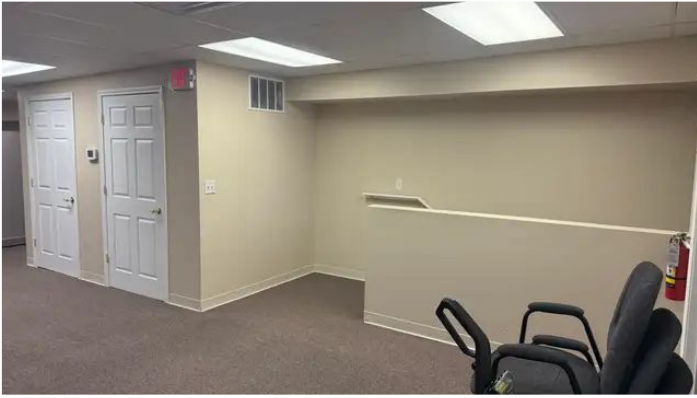
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