



Hudson Hollow Office Park

2 Hudson Hollow
Frankfort, Kentucky 40601

Spaces

Building

Lease Rate

Negotiable

Space Size

5,986 - 49,393 SF

Property Highlights

- LEASING INCENTIVES AVAILABLE!
- Immediate occupancy!
- +/-49,393 SF single-story office building
- +/-5,986 - 49,393 SF for lease
- Located near the intersection of US 60 (Louisville Road) & US 127
- Convenient location near shopping, restaurants and downtown
- Nearby restaurants include Captain D's, Arby's, Sonic and Papa Johns
- Area retailers include Kroger, Walmart, Lowe's, JCPenney, Walgreens and more
- Average daily traffic count of +/-24,755 ('22) on US 127 near the site
- Rental Rate: Contact Agent
- Utilities and interior janitorial to be paid by Tenant

For More Information

Paul Ray Smith, Jr

Executive Vice President

O: 859 422 4401

prsmith@naiisaac.com | KY #183529

Zach Smith

Associate

O: 859 422 4406

zachsmith@naiisaac.com





For Lease

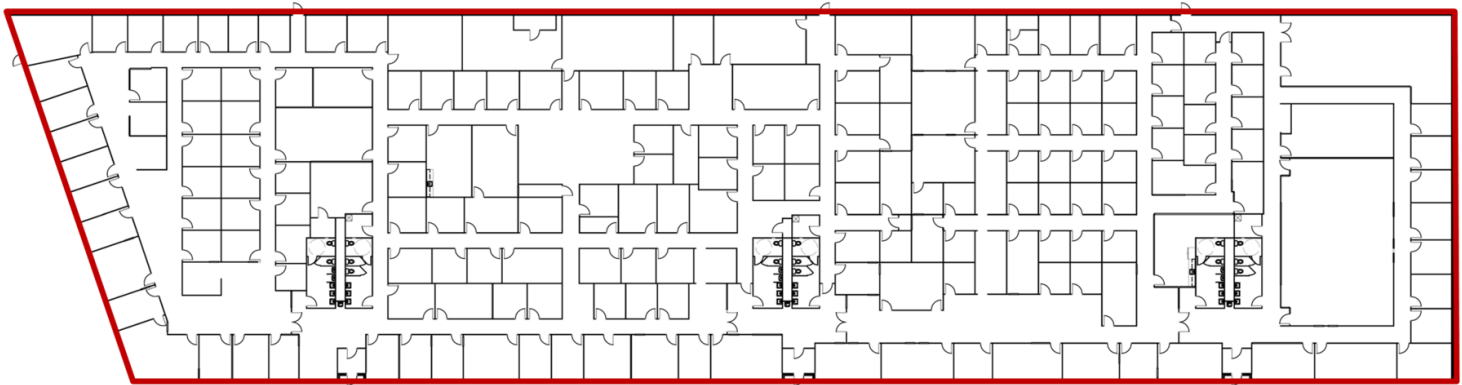
5,986 - 49,393 SF | Negotiable

Existing Floor Plan

HUDSON HOLLOW OFFICE BUILDING

HUDSON HOLLOW ROAD, FRANKFORT, KY.

AVAILABLE
5,986 - 49,393 SF



OVERALL FLOOR PLAN

49,393 SQ. FT.

GENERAL NOTES:

INTERIOR WALLS ARE ASSUMED TO HAVE A THICKNESS OF 5" UNLESS NOTED OTHERWISE.

PLUMBING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 6".

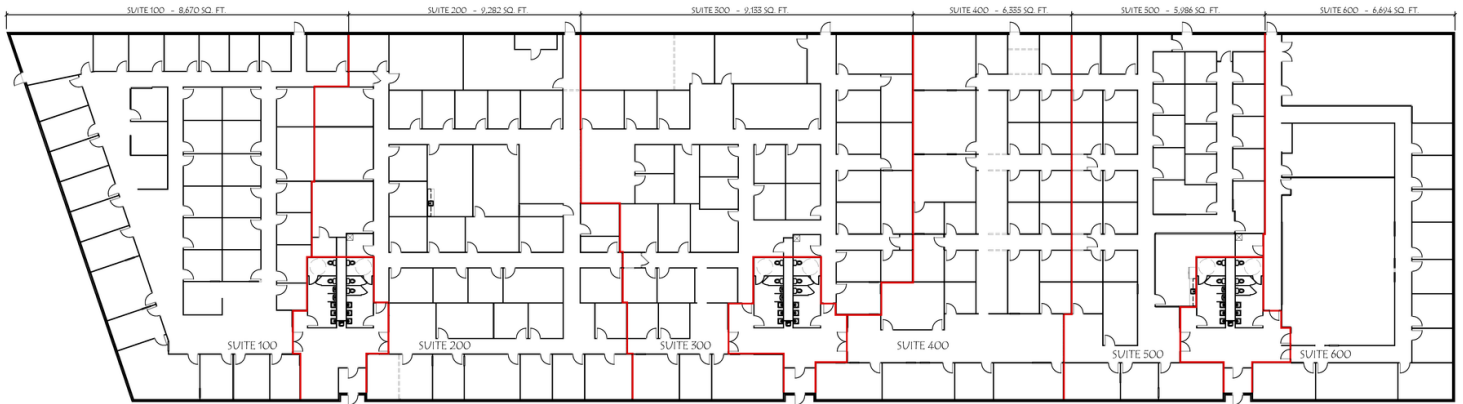
EXTERIOR WALLS ARE ASSUMED TO BE NOMINAL 10" THICK (STUD WALL & BRICK).

ALL DIMENSIONS ARE APPROXIMATE. FIELD VERIFY.

ALL SQUARE FOOTAGE BASED ON BOMA CALCULATIONS. ALL SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED DEMISING WALL TO THE FACE OF THE PROPOSED EXTERIOR WALLS. THESE ESTIMATES ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE-FOOTAGE.

HUDSON HOLLOW OFFICE BUILDING

HUDSON HOLLOW ROAD, FRANKFORT, KY.



OVERALL FLOOR PLAN

49,393 SQ. FT.

BUILDING STATISTICS:

TOTAL LEASE AREA = 46,100 SQ. FT.
 TOTAL COMMON AREAS = 3,293 SQ. FT.
 TOTAL BUILDING AREA = 49,393 SQ. FT.
 COMMON AREA RATIO = 6.6%

WALL LEGEND:

- EXISTING WALLS
- NEW WALLS
- DEMOLISHED WALLS
- NEW TENANT SEPARATION WALLS

GENERAL NOTES:

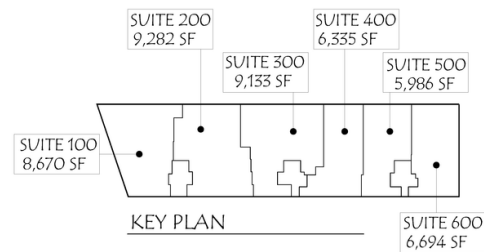
INTERIOR WALLS ARE ASSUMED TO HAVE A THICKNESS OF 5" UNLESS NOTED OTHERWISE.

PLUMBING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 6".

EXTERIOR WALLS ARE ASSUMED TO BE NOMINAL 10" THICK (STUD WALL & BRICK).

ALL DIMENSIONS ARE APPROXIMATE. FIELD VERIFY.

ALL SQUARE FOOTAGE BASED ON BOMA CALCULATIONS. ALL SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED DEMISING WALL TO THE FACE OF THE PROPOSED EXTERIOR WALLS. THESE ESTIMATES ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE-FOOTAGE.

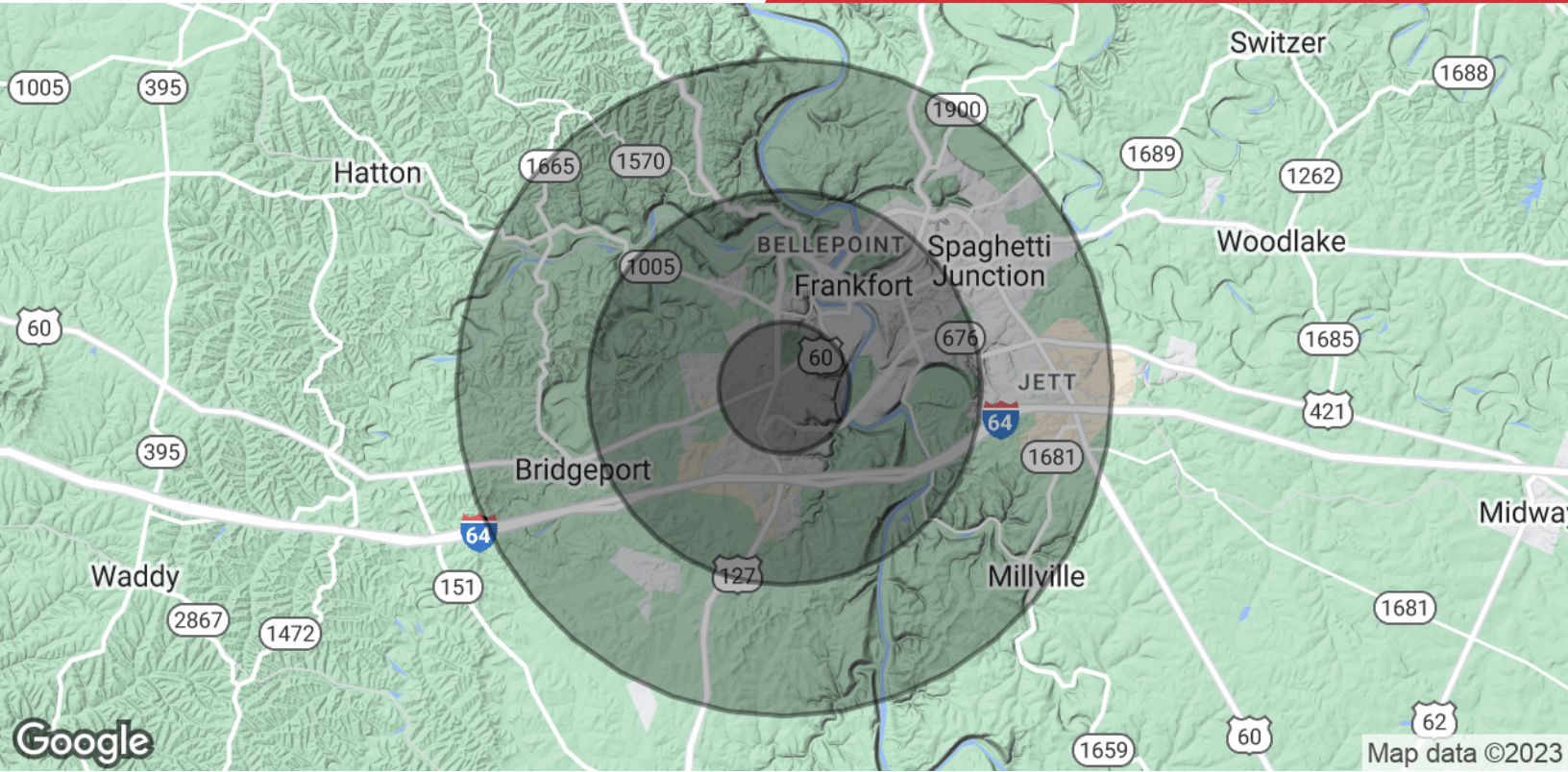


KEY PLAN



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



	1 Mile	3 Miles	5 Miles
Population			
Total Population	5,380	20,077	41,198
Average Age	40.5	35.3	38.3
Average Age (Male)	39.8	34.9	38.2
Average Age (Female)	40.6	36.5	39.4
Households & Income			
Total Households	2,451	8,888	17,705
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$89,152	\$84,071	\$85,230
Average House Value	\$141,217	\$128,394	\$141,034

* Demographic data derived from 2022