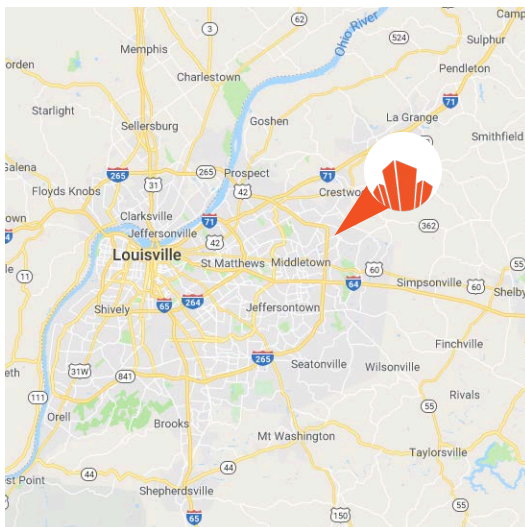




THE WEST: OFFICE SPACE FOR LEASE

3195 TERRA CROSSINGS BLVD. | LOUISVILLE, KY 40245

LEASE RATE: SEE AGENT
5,000 - 72,000 SF ±



- AVAILABLE Q1 2023
- The West is a 3-story, class AA+ office building offering 72,000 SF +/- across three levels, including 23,159 SF (1st floor), 24,126 SF (2nd Floor), and 25,282 SF (3rd Floor). Floors can be subdivided for flexible floor plates.
- The West offers an up-scale lounge, coffee bar, conference rooms, electric charging station, and green space courtyard
- Located directly off I-265 Old Henry with interstate visibility
- This high growth exit in the east end of Louisville is home to Thornton's headquarters, Galen College of Nursing 11-acre campus, Digenis Plastic Surgery Institute, ARG1 Financial Group, UofL Health, Primrose School, Mercedes Benz, Harley Davidson, and Publix Grocery (coming soon)
- Site website: <https://www.thewestlouisville.com>

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THERESA CARNES
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TCARNES@TRIOCPG.COM

AERIAL



The **IVY**
APARTMENT HOMES

GALEN
COLLEGE OF NURSING

The West
OFFICE AVAILABLE
1st QUARTER 2023

INTERSTATE
KENTUCKY
265

ADT 88K

**GLAIBORNE
CROSSING**
242 UNITS

BLUEGRASS
HARLEY DAVIDSON

chargepoint

THORNTONS
STORE SUPPORT
CENTER

**LAKE FOREST
SUBDIVISION**
1,700 HOMES
AVG HOME PRICE:
\$592,400

BAPTIST HEALTH
LOUISVILLE

Mercedes-Benz
of Louisville

VANGUARD
SURGICAL **INC**

**OLD HENRY
CROSSINGS**
OFFICE PARK

Publix
Coming soon

Speedway

LAQUINTA
INNS & SUITES
a View Trail

SUBWAY

ADT 21K

combs family
DENTISTRY

Nuffman
Automotive Group

Kentucky Humane Society
LIFE LONG FRIENDS

SITE PLAN



1ST FLOOR • APPROX. 23,159 SF



The imagery herein is representative of the conceptual direction of the proposed development site. The development team reserves the right to alter this plan and makes no claim to the overall viability of this project.
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2ND FLOOR • APPROX. 24,126 SF



TENANT 05
5650 SF

TENANT CONFERENCE ROOM
PRIVATE ROOM WITH GLASS FRONT
OVERLOOKING MAIN LOBBY

LOBBY ELEVATOR
FULL ACCESS TO ALL TENANT
AND LOBBY SPACE

RESTROOMS
COMMON MEN'S AND
WOMEN'S RESTROOMS

TENANT 06
4650 SF

TENANT 04
9650 SF

COURTYARD

The imagery herein is representative of the conceptual direction of the proposed development site. The development team reserves the right to alter this plan and makes no claim to the overall viability of this project.
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3RD FLOOR • APPROX. 25,282 SF

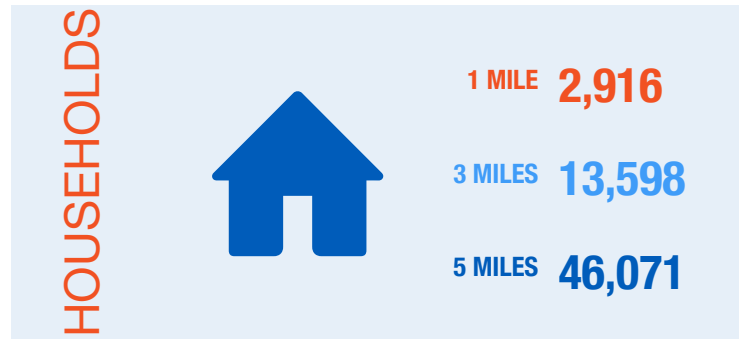
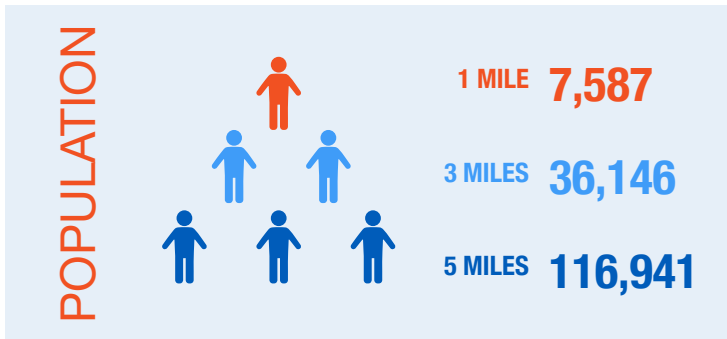


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PHOTOS



DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

