




For sale

Premium Headquarters Opportunity

Prominent I-64 Proximity

2115 Lexington Road, Louisville, KY 40206

 **JLL** SEE A BRIGHTER WAY

Premium Headquarters Opportunity

Discover an exceptional owner-user headquarters opportunity in a prime location offering unparalleled connectivity and versatility. This distinctive two-story office building with full basement provides the flexibility and amenities that today's leading companies demand.

Building Overview

Total Building Area	39,535 USF/43,760 GSF
First Floor	15,115 USF/16,619 GSF
Second Floor	9,485 USF/10,673 GSF
Lower Level	14,935 USF/16,468 GSF
Site	3.47 Acres with surface parking
Zoning	OR-3

Property Highlights

Strategic Location

Ideally positioned on Lexington Road with superior interstate access and proximity to all major business districts, ensuring seamless connectivity for employees, clients, and partners.

Flexible Office Environments

Thoughtfully designed office space across two floors, accommodating multiple office configurations to suit your organizational needs and growth trajectory. Adaptable layouts support both collaborative workspaces and private offices.

Exceptional Lower Level Amenities

The full basement transforms this property into a true corporate campus, featuring:

- Conference and training room(s) for large-group gatherings
- Catering kitchen for corporate events and daily convenience
- Multi-purpose rooms adaptable for various business functions
- Potential for fitness center development with dedicated space for locker rooms and showers

Ideal For

Companies seeking a headquarters solution with built-in amenities that enhance company culture, support employee wellness, and provide sophisticated client-facing spaces—all under one roof. This is more than office space—it's an opportunity to create your company's signature workplace in an ideal location.

Mechanical detail

System	Make/Model	Date Installed	Comment
Roof		2004	Original – no known leaks
Boiler	RayPac H9-1532	2004	Original – running well
Boiler in-line circulating pump	Armstrong H-65-3 1-hp Armstrong S45-1 ¼ - hp	2021	Original Replacement 2021
Loop Circulating Pumps	Armstrong 4030	2004	
Cooling tower	EVAPCO	2004	
1. Fan in cooling tower		2018	Replaced 2018
2. Spray pump		2021	Replaced 2021
3. Fan/sprayer/media overhaul		2023	Repaired/Replaced mechanicals
Fire alarm	FireLite ES-200XP Panel with all new detectors, sensors and pull-stations	2025	Complete replacement
Door entry system	NetAXs Single Control AIPhone GT Series	2016	No previous door controls
Water source heat pumps (57)	Original units are Carrier AquaZone 50KQL07-19. 2026 Replacement is ClimateMaster Tranquility 18 CS006-060	2004	Replaced one failed unit in 2018, 2024, and 2026
Water heater	AOSmith BT-100-400	2024	Replacement 2024
ERU	Des Champs Technologies Model PV-W6-MWT060	2004	Coils repaired in 2026
Elevators	Passenger: Thyssen-Krupp HP ET6625 Freight: Thyssen-Krupp HS ET6626	2004 2004	Original – Maintenance contract Original – Maintenance contract

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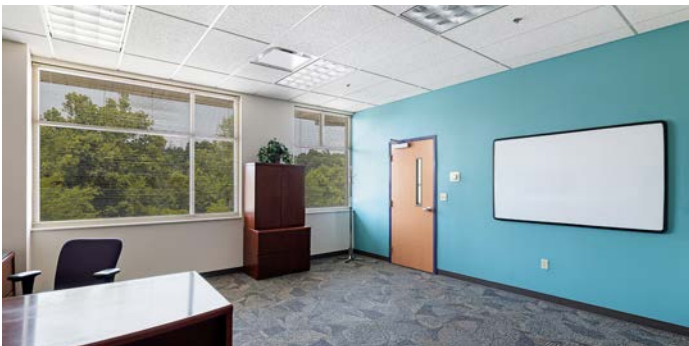
Exterior photos



*Furniture and equipment will not remain

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Interior photos



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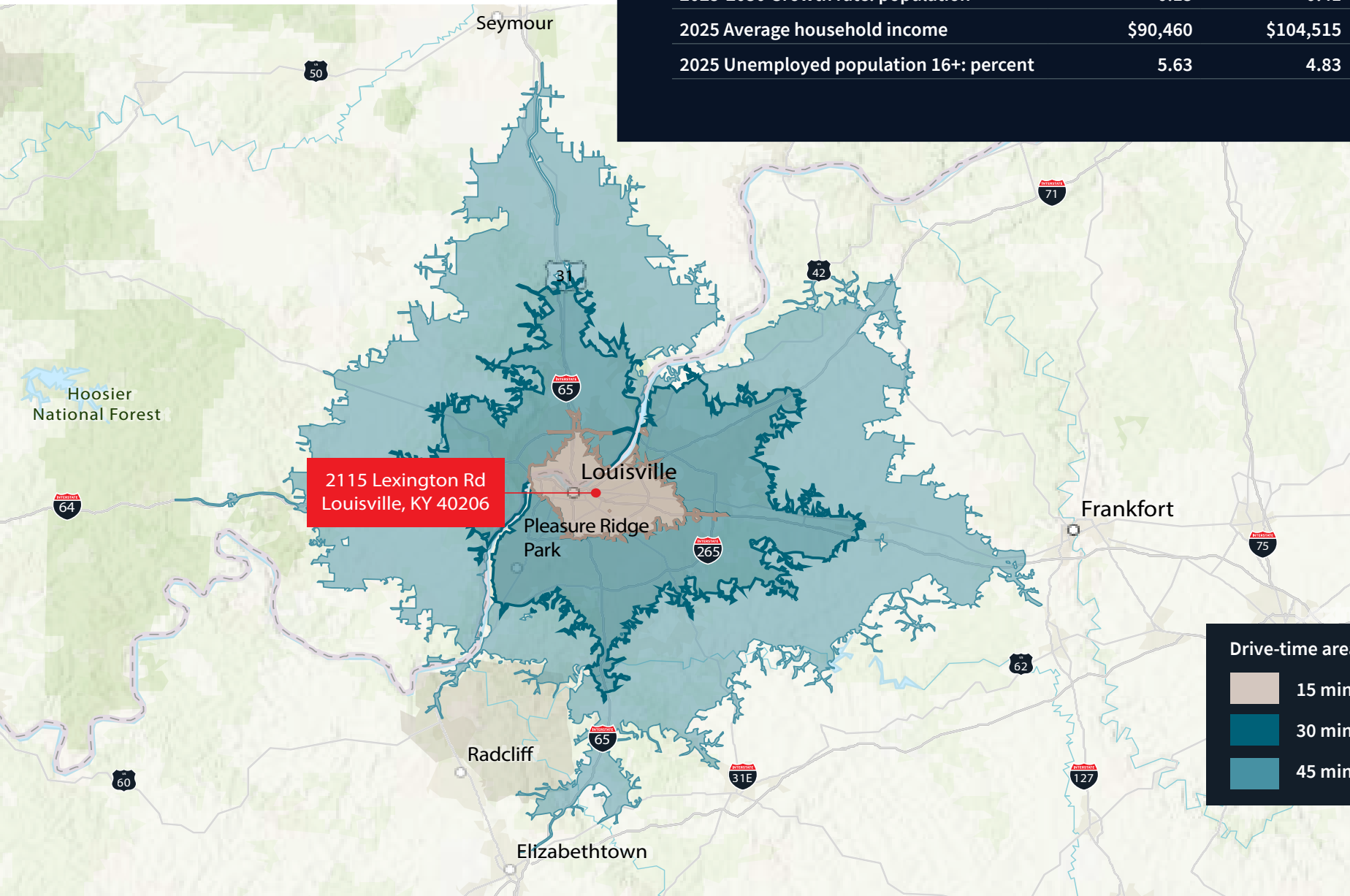
Location overview



Location	Distance (miles)	Drive-time (minutes)
Interstate - 64	0.8	3
Central Business District	2.7	8
The Highlands	1.0	3
Crescent Hill	1.8	6
St. Matthews	4.8	10
Airport	13.4	13

Demographics

Travel Time (Minutes)	15 minutes	30 minutes	45 minutes
2025 Employed population 16+ by industry			
2025 Total population	300,439	740,895	248,815
2025-2030 Growth rate: population	0.13	0.41	0.44
2025 Average household income	\$90,460	\$104,515	\$100,982
2025 Unemployed population 16+: percent	5.63	4.83	4.44



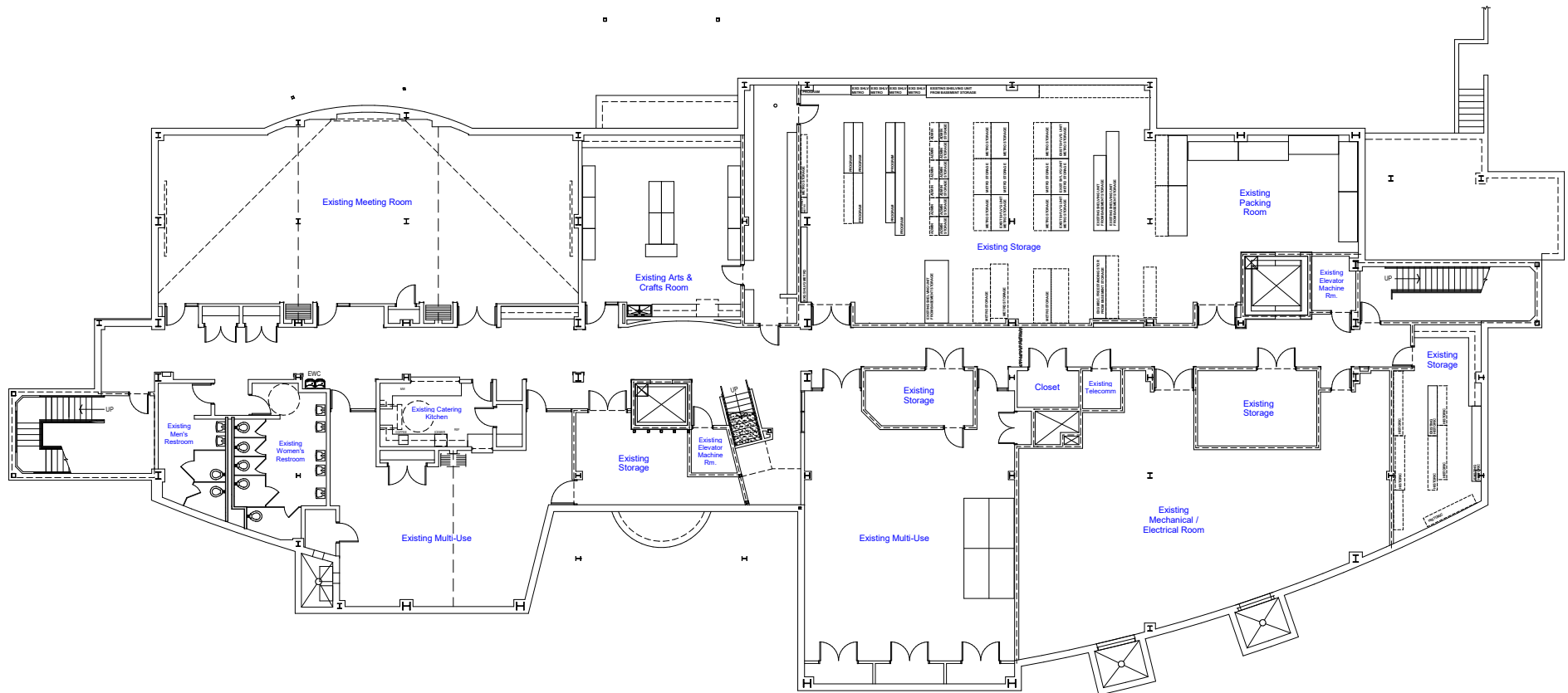
Drive-time areas

- 15 minutes
- 30 minutes
- 45 minutes

Floor plans

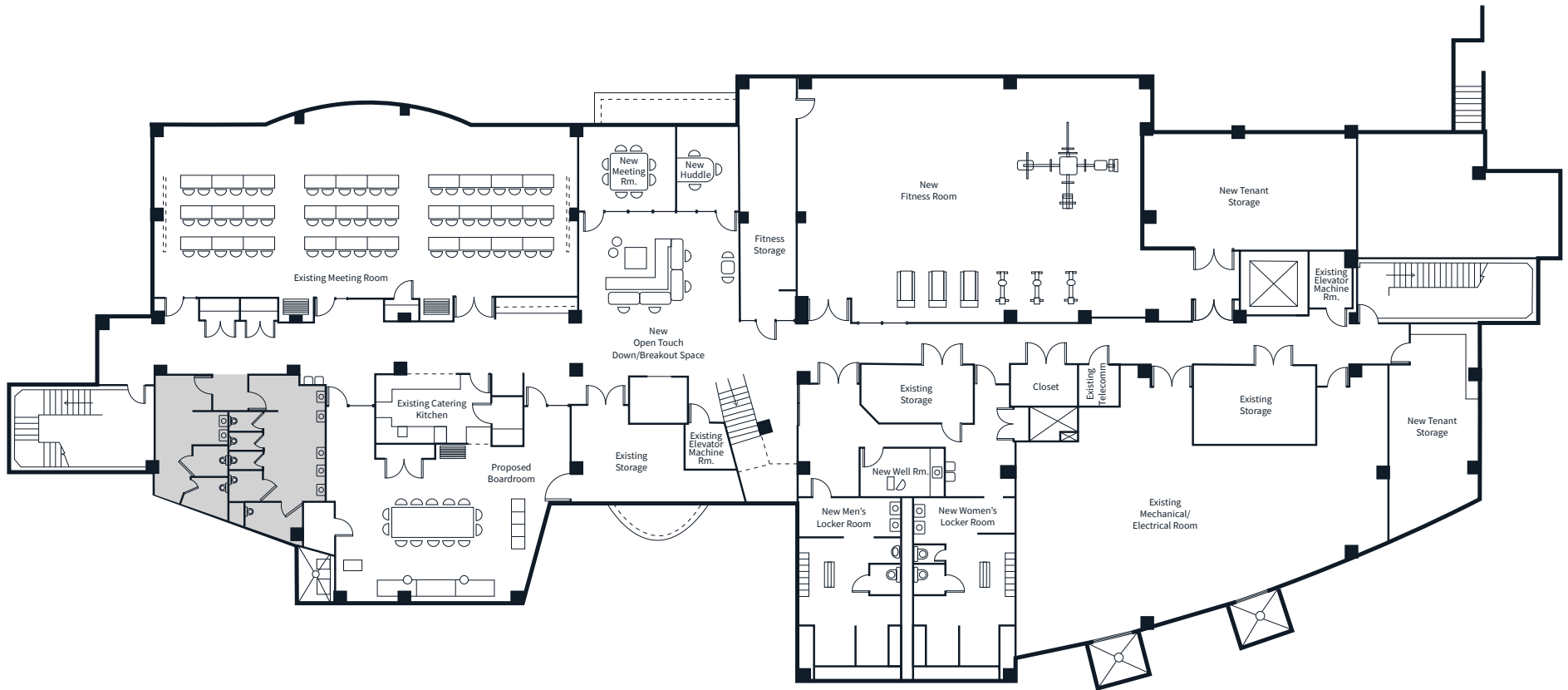
Lower Level

Current floor plan



Floor plans

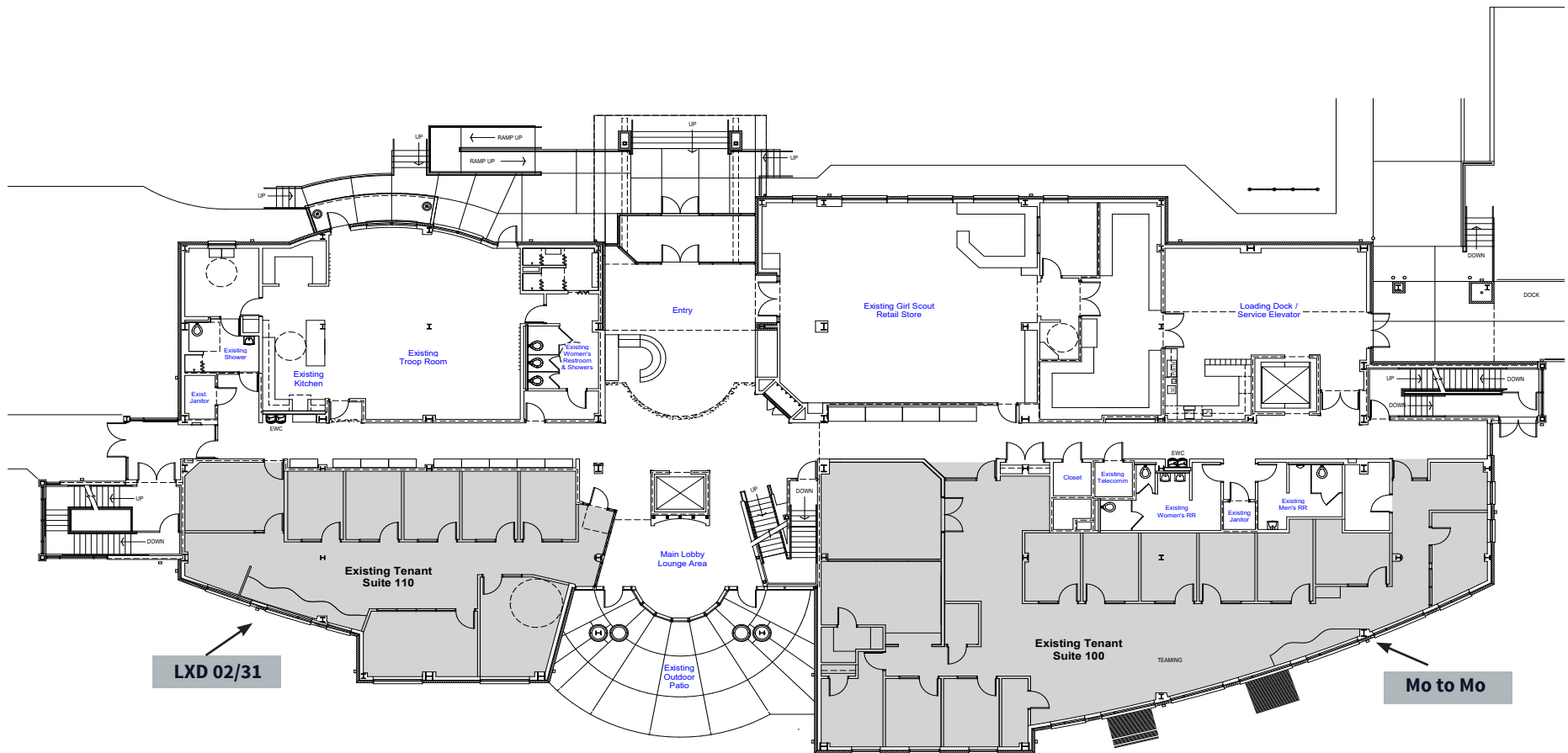
Conceptual Floor Plan Lower Level



Floor plans

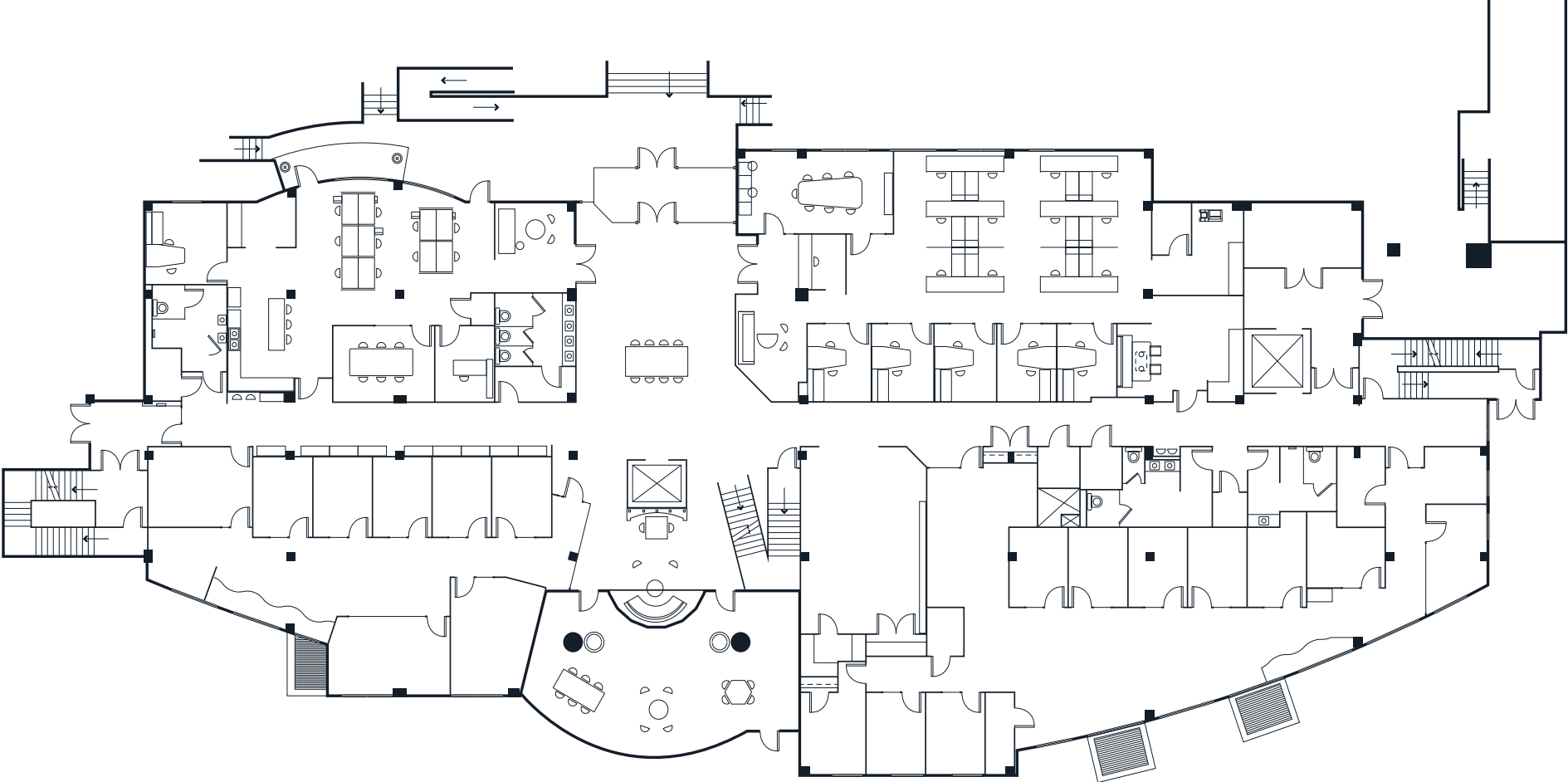
First Floor

Current floor plan



Floor plans

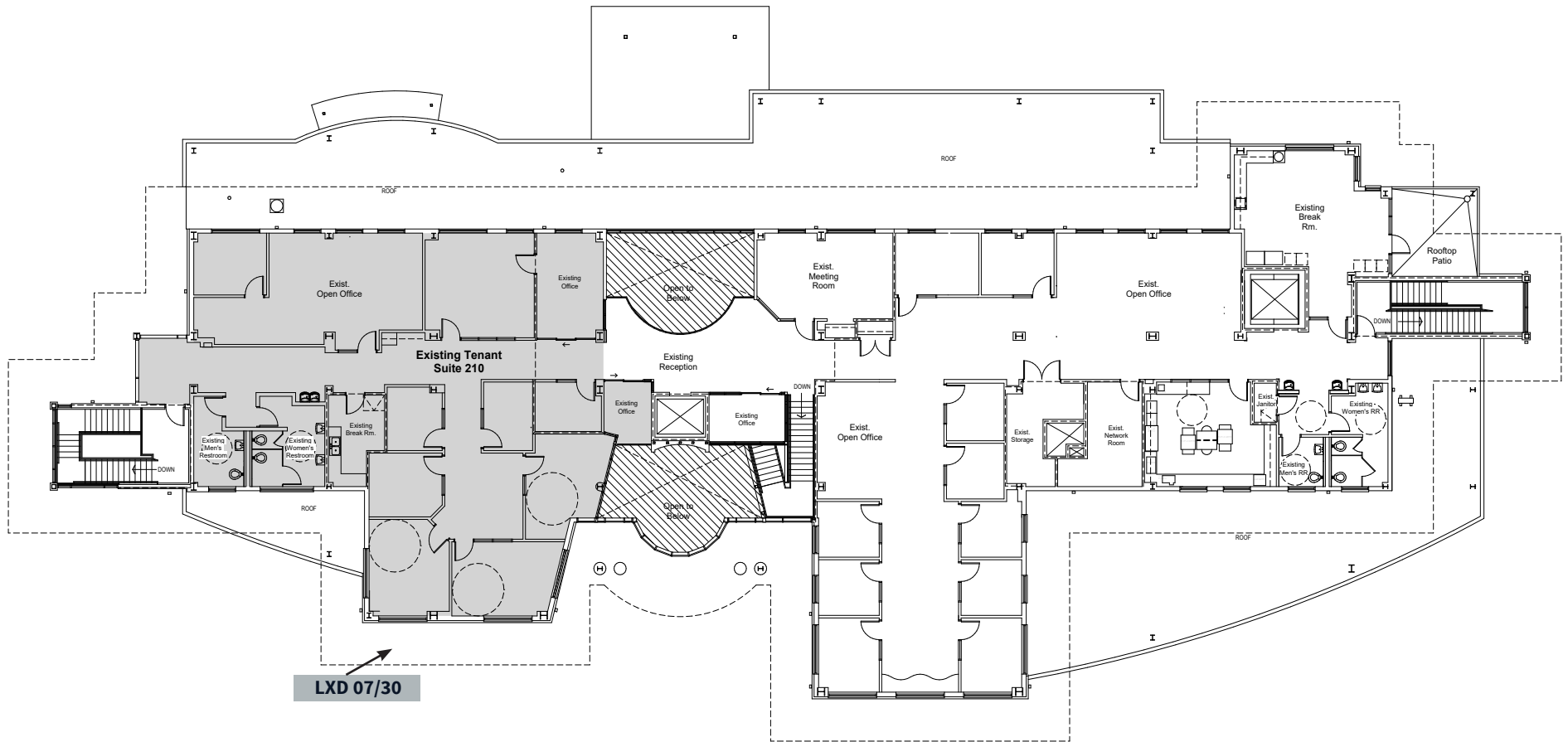
Conceptual Floor Plan First Floor



Floor plans

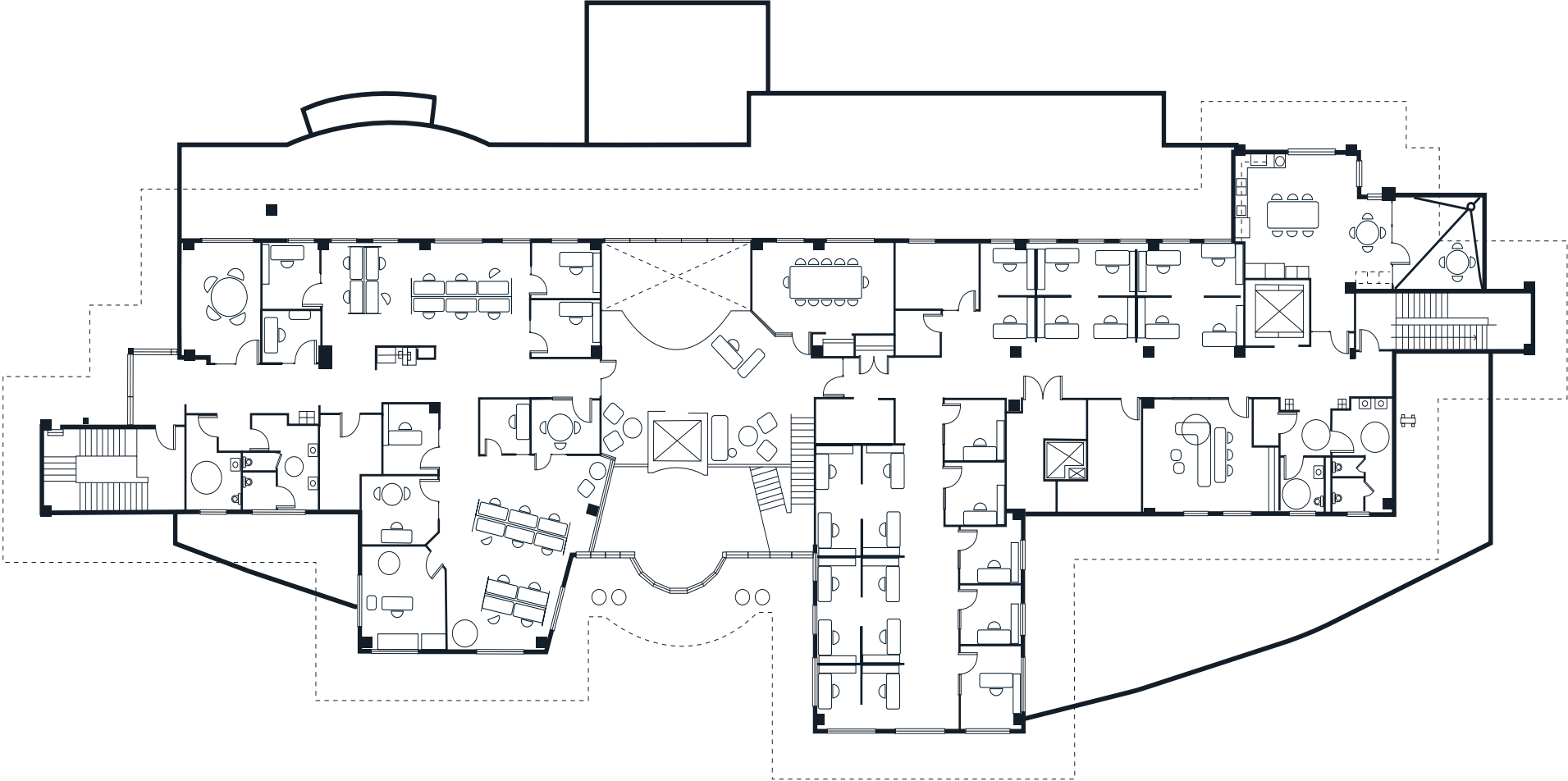
Second Floor

Current floor plan



Floor plans

Conceptual Floor Plan Second Floor



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About JLL

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