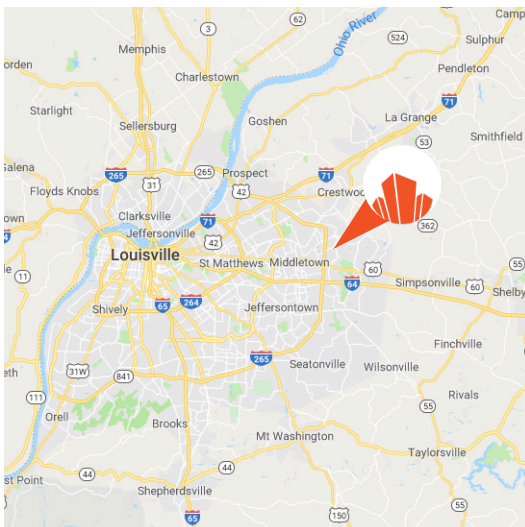




OFFICE FOR LEASE

2120 HIGH WICKHAM PL. | LOUISVILLE, KY 40245



LEASE RATE: \$25 SF FULL SERVICE **2,867 and 12,000 SF ±**

- Old Henry Crossings Building 1
- Class A Office Park
- Join Cerity, Semonin Realtors, Guidance Capital, Thornton's Corporate Offices, and Schulte Hospitality, NPAS
- Built in 2009
- Near restaurants, shopping, and easy access to I-265 & Old Henry Rd.
- Landscaped courtyard, outdoor seating, monument and building signage available
- Close to Publix, Mercedes Benz and Harley Davidson

NANCY DUPPS, SIOR
502 454 4929
NDUPPS@TRIOCPG.COM

JUSTIN BAKER, SIOR
502 454 0911
JBAKER@TRIOCPG.COM

PROPERTY OVERVIEW

Space Available: 2,867-12,000 SF

Building Size: 24,000 SF

Property: Class A finishes with marble floors in common areas and outdoor seating

Zoning: Commercial

Lease Rate: \$25 SF Full Service with Gross Base Year

Tenant Improvement: Landlord is offering competitive TI packages for long term deals

Current Businesses in Development: Cerity, Guidance Capital and Schulte Hospitality, Semonin Realtors, NPAS

Parking: The development is cross parked to create a 4:1 ratio for all the buildings

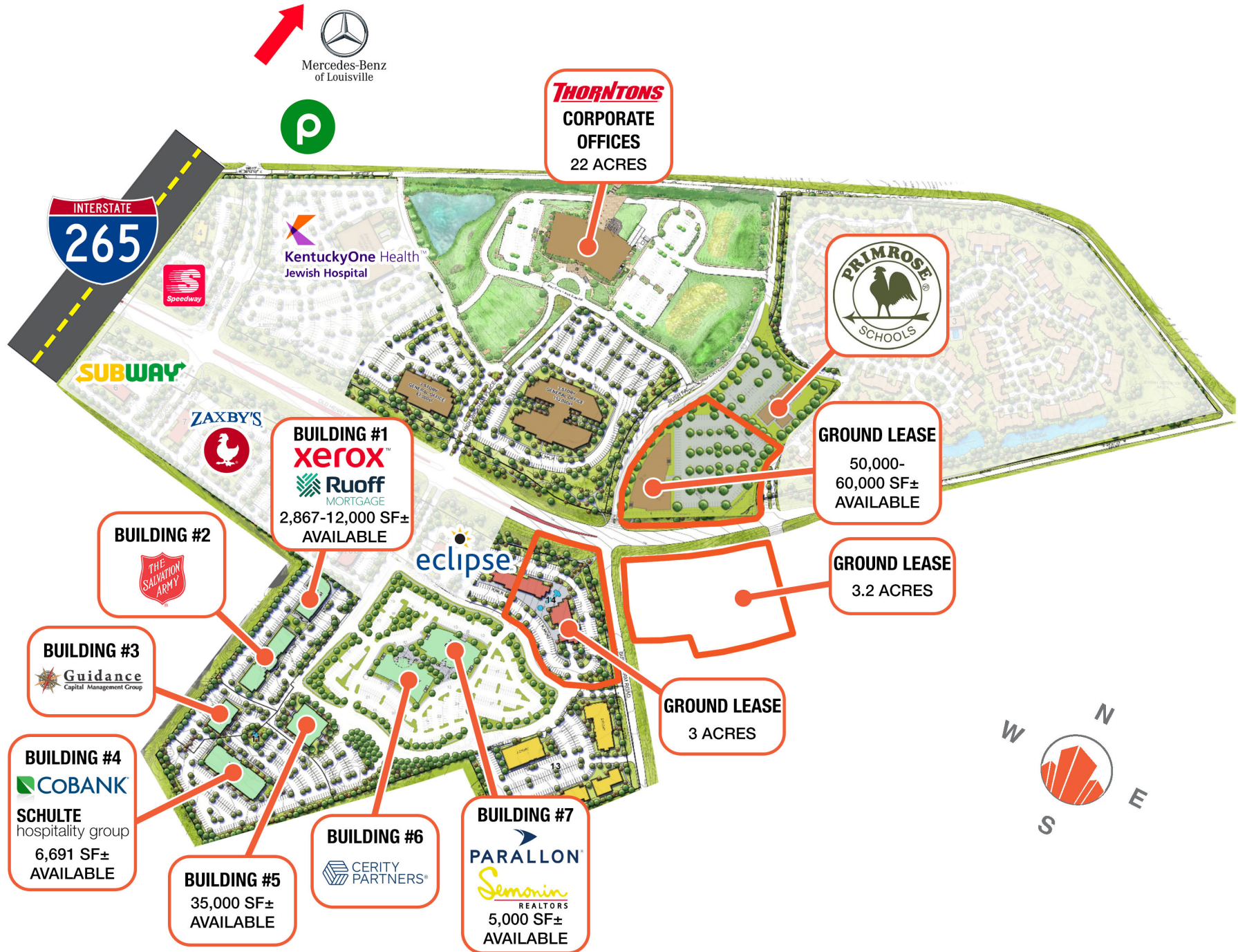


SITE

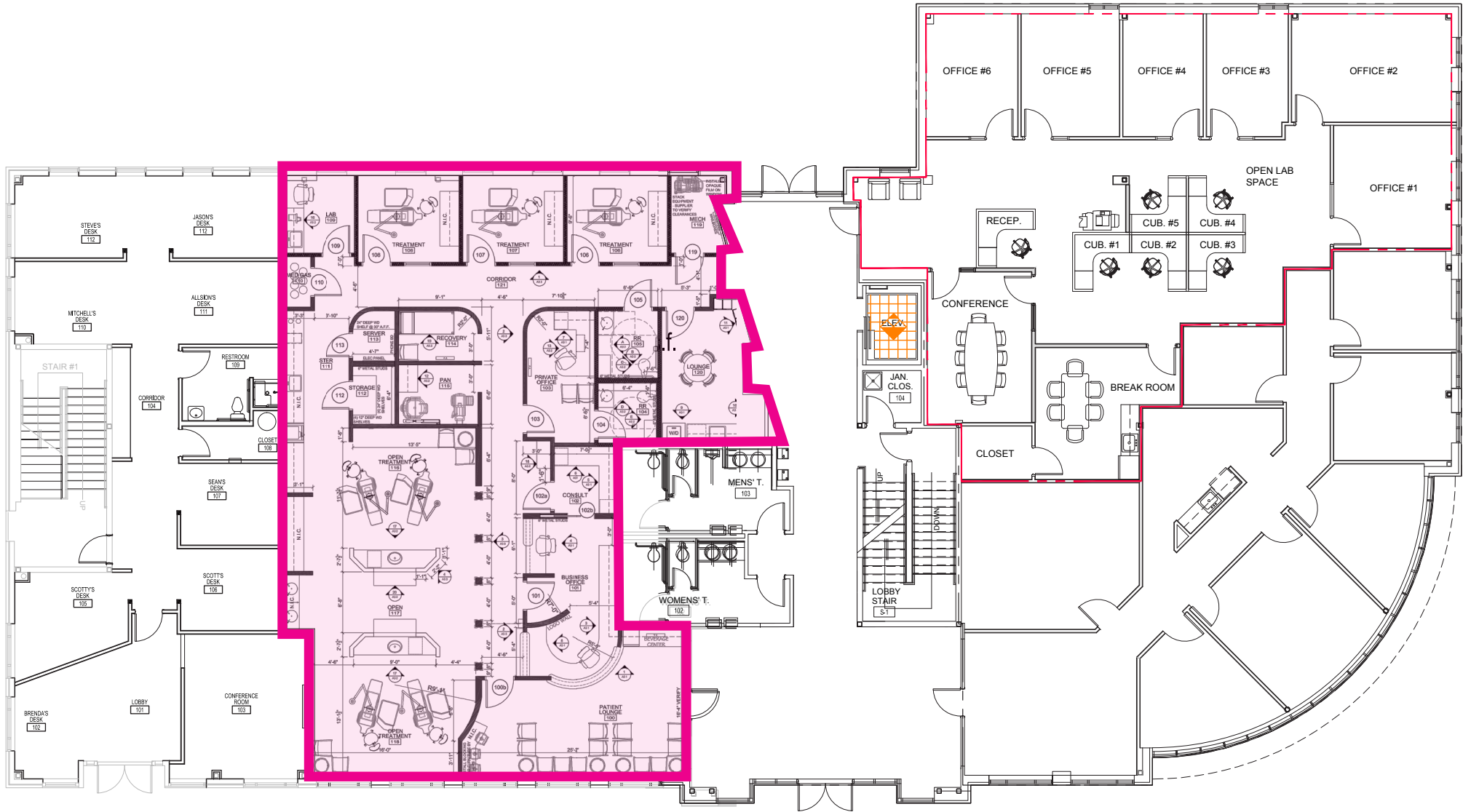
OLD HENRY CROSSINGS
OFFICE PARK



SITE PLAN

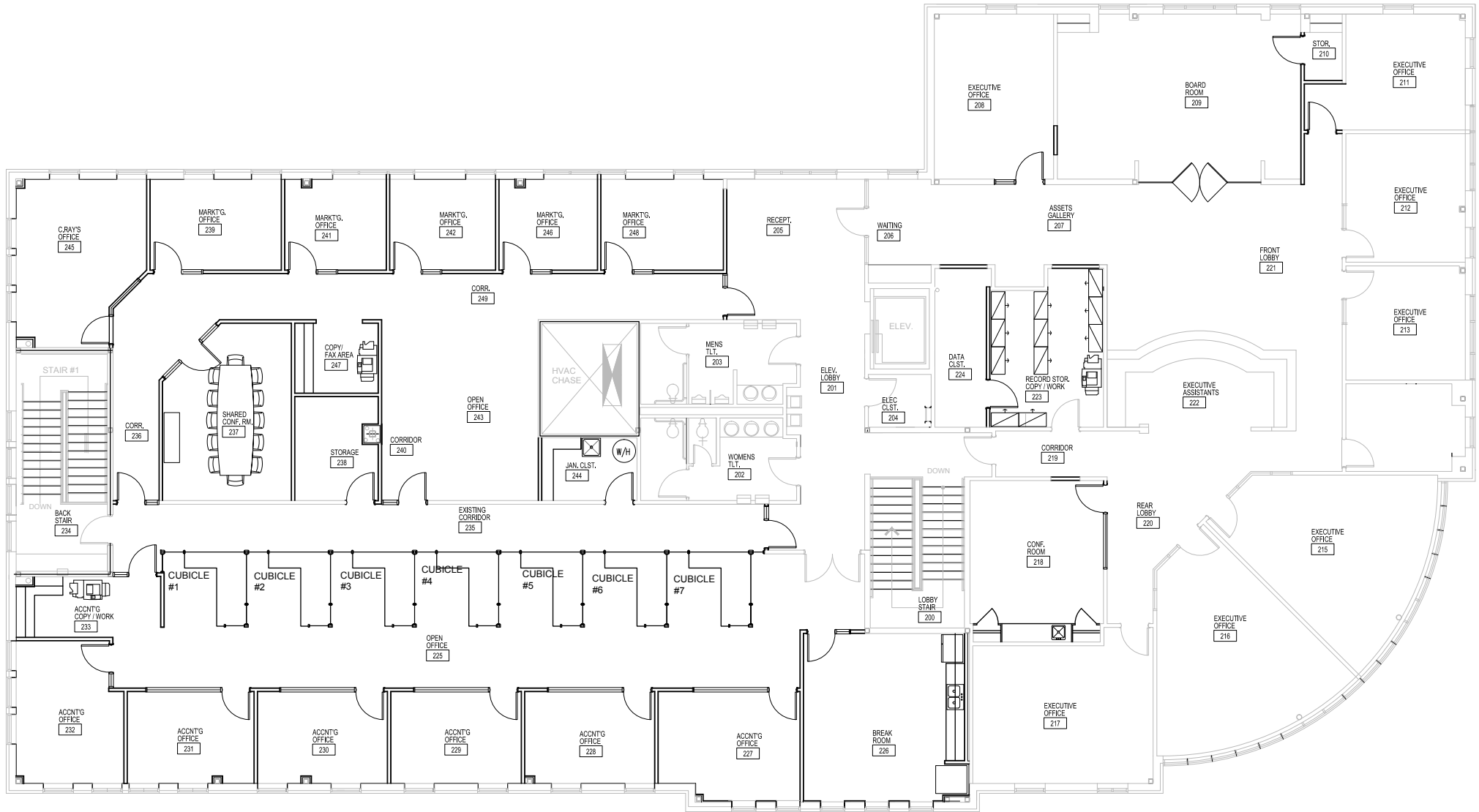


FIRST FLOOR



AVAILABLE

SECOND FLOOR AVAILABLE 12,000 SF



SECOND FLOOR

EXTERIOR PHOTOS



INTERIOR PHOTOS

