



# CLASS A OFFICE BUILDING

12450 LAKE  
STATION PLACE

OFFERING  
MEMORANDUM

# FOR SALE

# THE OFFERING

## THE ASSET

Location	12450 Lake Station Place, Louisville, KY 40299
Site Area	3.2982 Acres according to PVA
Building Area	39,025 SF   Source: Architectural drawings
Frontage	198' Lake Station Place; 470' Schutte Station Place; 380' Lakefront
Shape	Regular
Configuration	Corner Lot
Topography	Level with drop-off near lake amenities
Utilities	Gas, Electric, Water, Sewer

## LEGAL INFORMATION

Parcel ID	003911250000
Owner of Record	Donan Surveyor, LLC
Zoning	Planned Employment Center (PEC)
Current Use / Status	Office / Conforming
Legal Description	Being Lot 7D, as shown on that certain Minor Subdivision Plat approved by the Louisville Metro Planning Commission, bearing Docket No. 14MINORPLAT 1025, and dated August 4, 2014, attached hereto and made a part hereof. Being a portion of the property acquired by Grantor by Deeds dated June 20, 2008, of record in Deed Book 9245, Page 511, and Deed Book 9245, Page 517, both in the Office of the Clerk of Jefferson County, Kentucky.

Horizon Commercial Realty is pleased to offer 12450 Lake Station Place for Sale.

This 39,000+ square foot, "Class A" lakefront office building was constructed in 2016 to the highest architectural, design and construction standards available. Located in the beautifully landscaped, "Class A" Blankenbaker Station Business Park, this building is only minutes from Blankenbaker Crossings, Bluegrass Commerce Park, restaurants, hotels and residential neighborhoods. With immediate access to Interstate 64, tenants are 15 minutes from the Louisville International Airport and 20 minutes from Downtown.

Second and Third Floors are immediately available for occupancy. Lower Level and First Floors are currently leased by Midea America Corporation.

All new, existing Steelcase office furniture in the building is available to interested purchasers as part of this offering.



# ABOUT BLANKENBAKER STATION



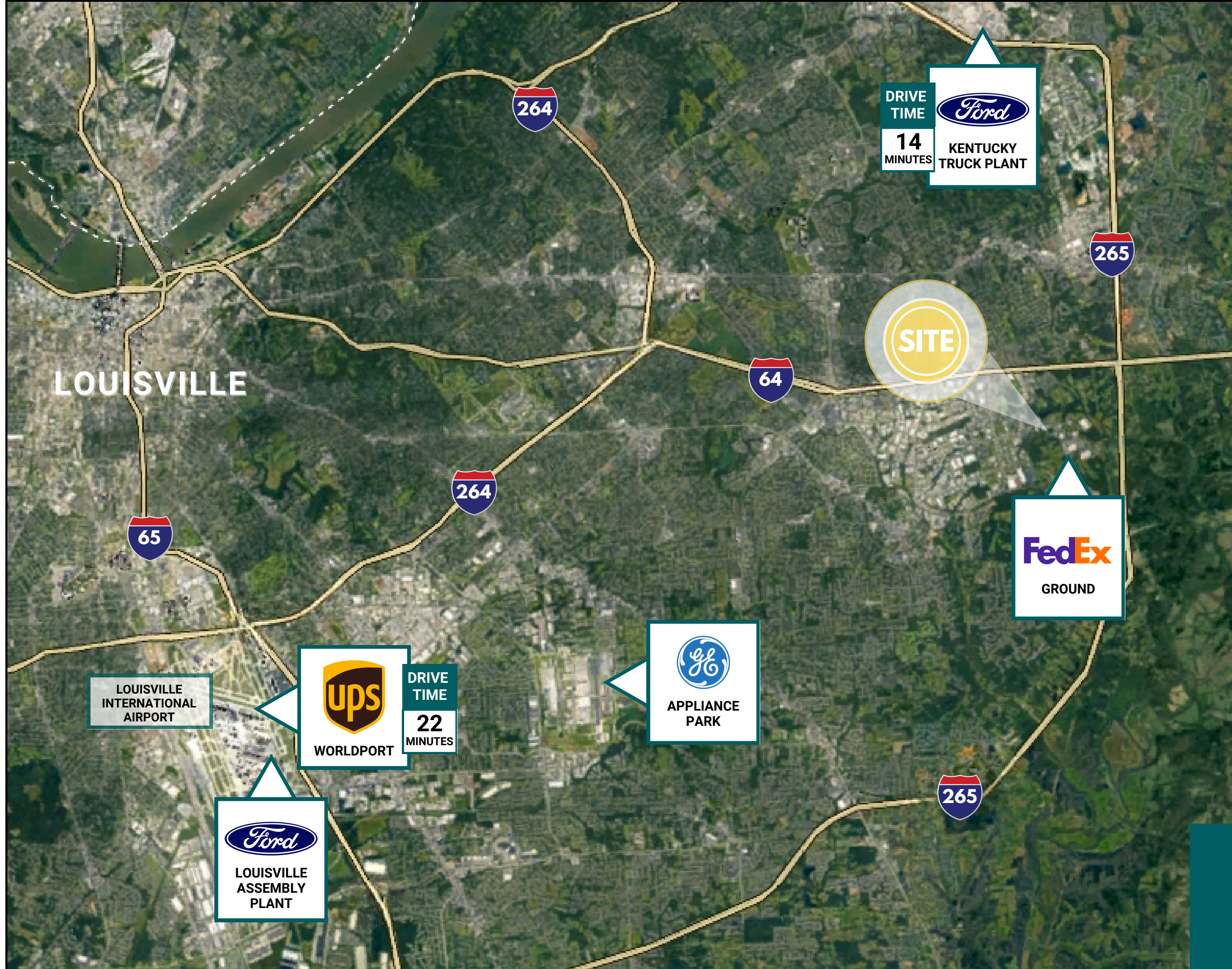
## Park Highlights

- Class-A Business Park located in Eastern unincorporated Jefferson County
- Strategically located between Louisville's inner and outer belts (I-264 & 265) on Interstate 64, immediately off the Blankenbaker Pkwy interchange.
- Surplus of nearby amenities (restaurants, hotels, parks, and residential neighborhoods).
- BBS is governed by a set of Covenants, Conditions, and Restrictions (CCRs) with architectural, planning, and landscape controls and standards.
- Underground utilities throughout. Fiber Optic connections available.

## Utilities & Services

- Data / Fiber: AT&T, Time Warner, Windstream
- Electric and Natural Gas: Louisville Gas and Electric - 3 substations
- Metro Police District: District 8
- Water and Sewer: Louisville Water Company & MSD
- Fire Protection: Jeffersontown

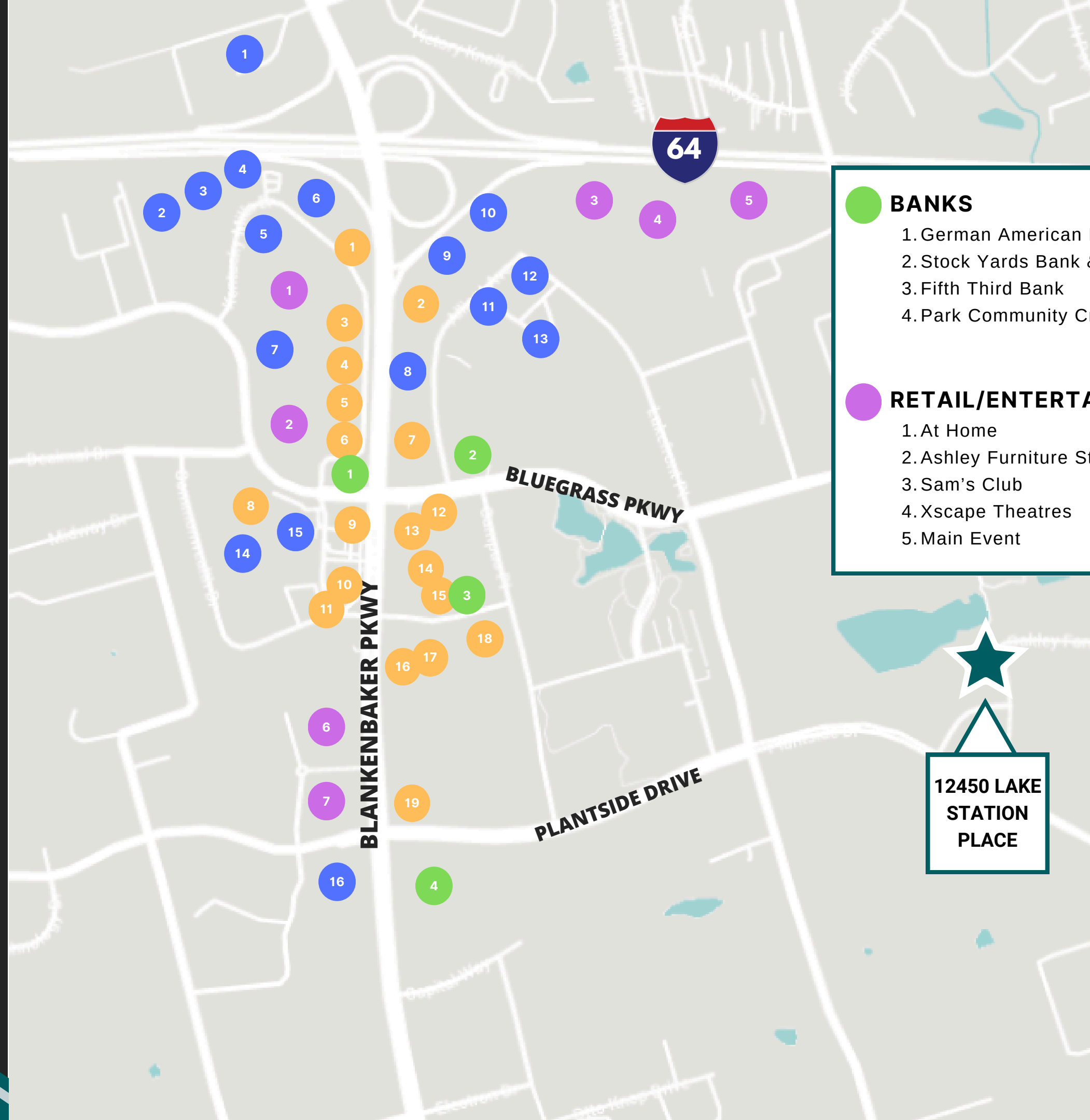
# LOCATION MAP



# BLANKENBAKER AREA MAP



# AMENITIES MAP



## RESTAURANTS & FAST FOOD

1. Cracker Barrel
2. Logan's Roadhouse
3. El Nopal
4. Waffle House
5. Wendy's
6. Arby's
7. Yoki Buffet
8. Las Palmas
9. McDonald's
10. Burger King
11. Subway
12. KFC
13. Taco Bell
14. Starbucks
15. QDOBA
16. Penn Station
17. Prepping with Peppers
18. El Caporal
19. Chick-fil-A

## BANKS

1. German American Bank
2. Stock Yards Bank & Trust
3. Fifth Third Bank
4. Park Community Credit Union

## RETAIL/ENTERTAINMENT

1. At Home
2. Ashley Furniture Store + Outlet
3. Sam's Club
4. Xscape Theatres
5. Main Event

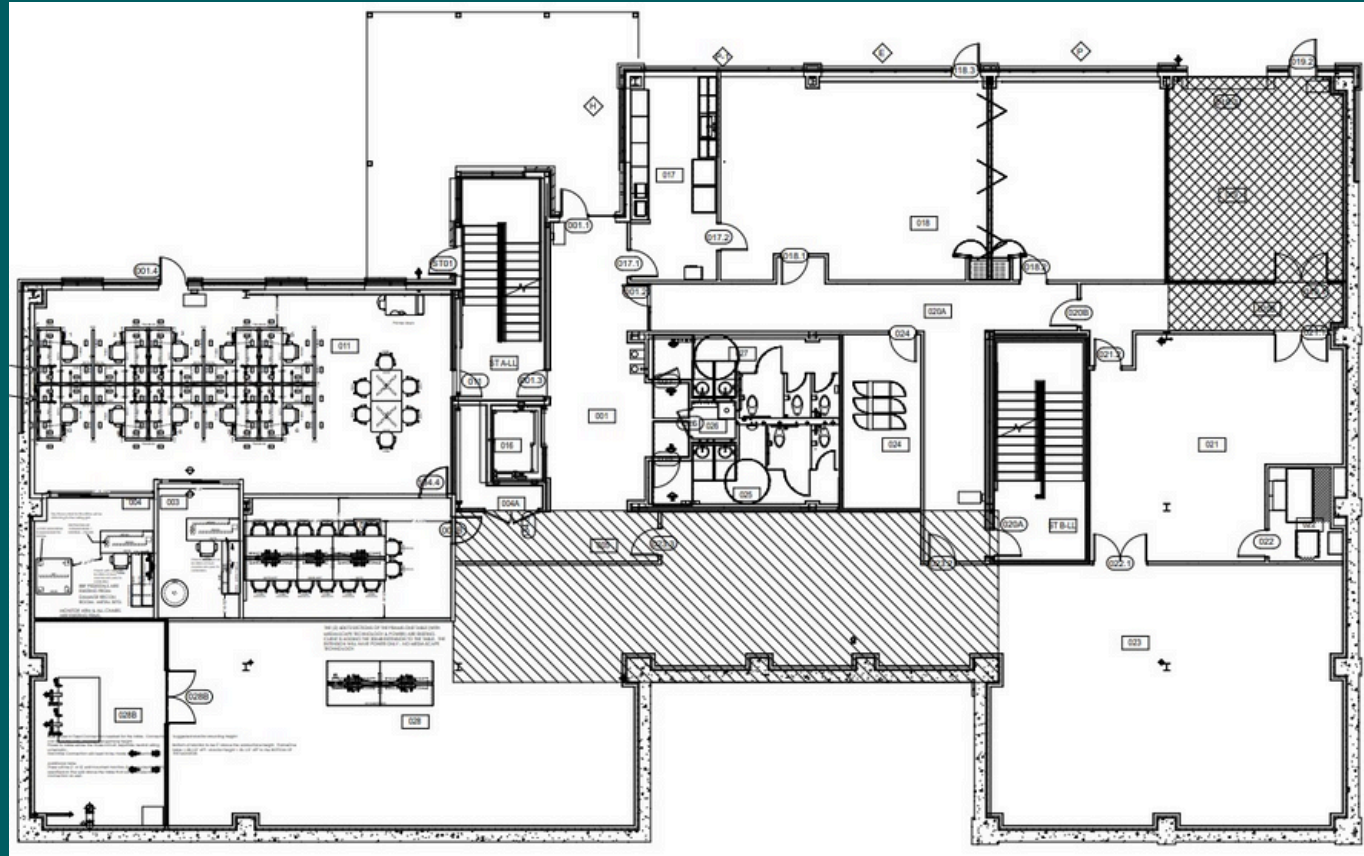
## HOTELS

1. Staybridge Suites
2. WoodSpring Suites
3. Microtel Inn & Suites by Wyndham
4. Country Inn & Suites by Radisson
5. Fairfield Inn & Suites by Marriott
6. Quality Inn
7. Tru by Hilton
8. Extended Stay America
9. Hilton Garden Inn
10. Holiday Inn Express & Suites
11. La Quinta Inn & Suites by Wyndham
12. Hampton Inn & Suites
13. Wingate by Wyndham
14. Sleep Inn
15. Comfort Suites
16. MainStay Suites

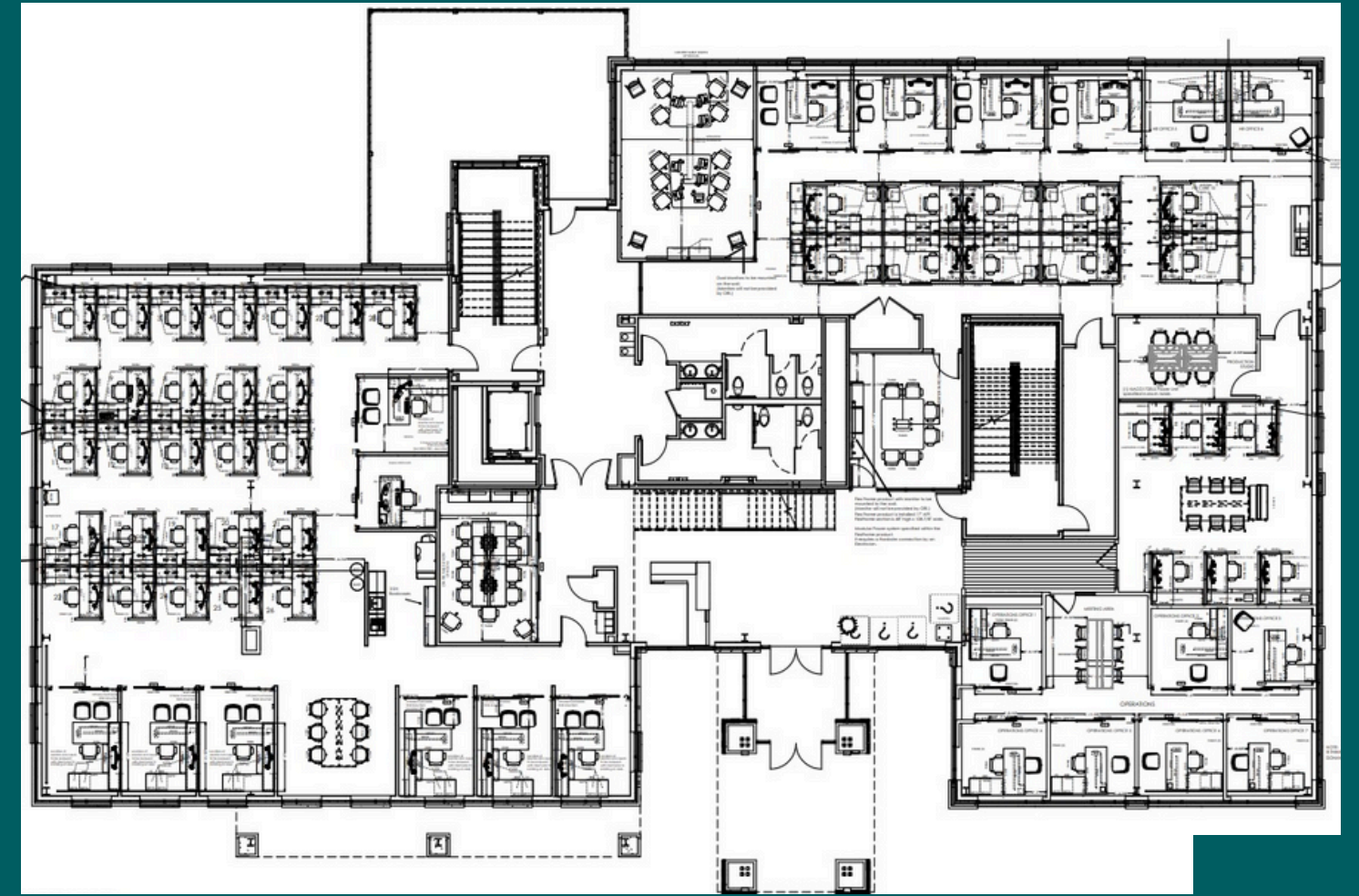
12450 LAKE  
STATION  
PLACE

# FURNITURE & FLOOR PLANS

## LOWER LEVEL



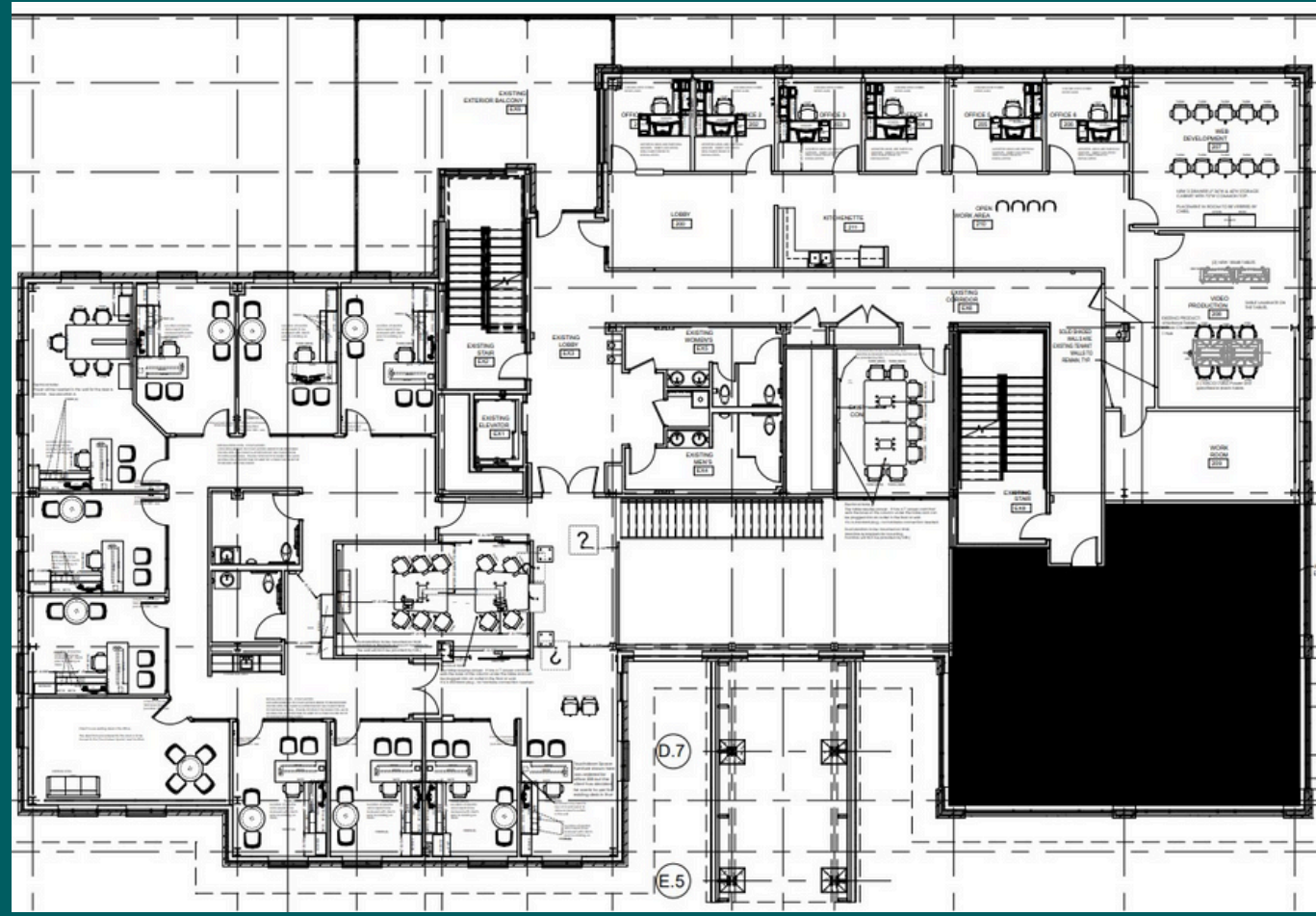
## FIRST FLOOR



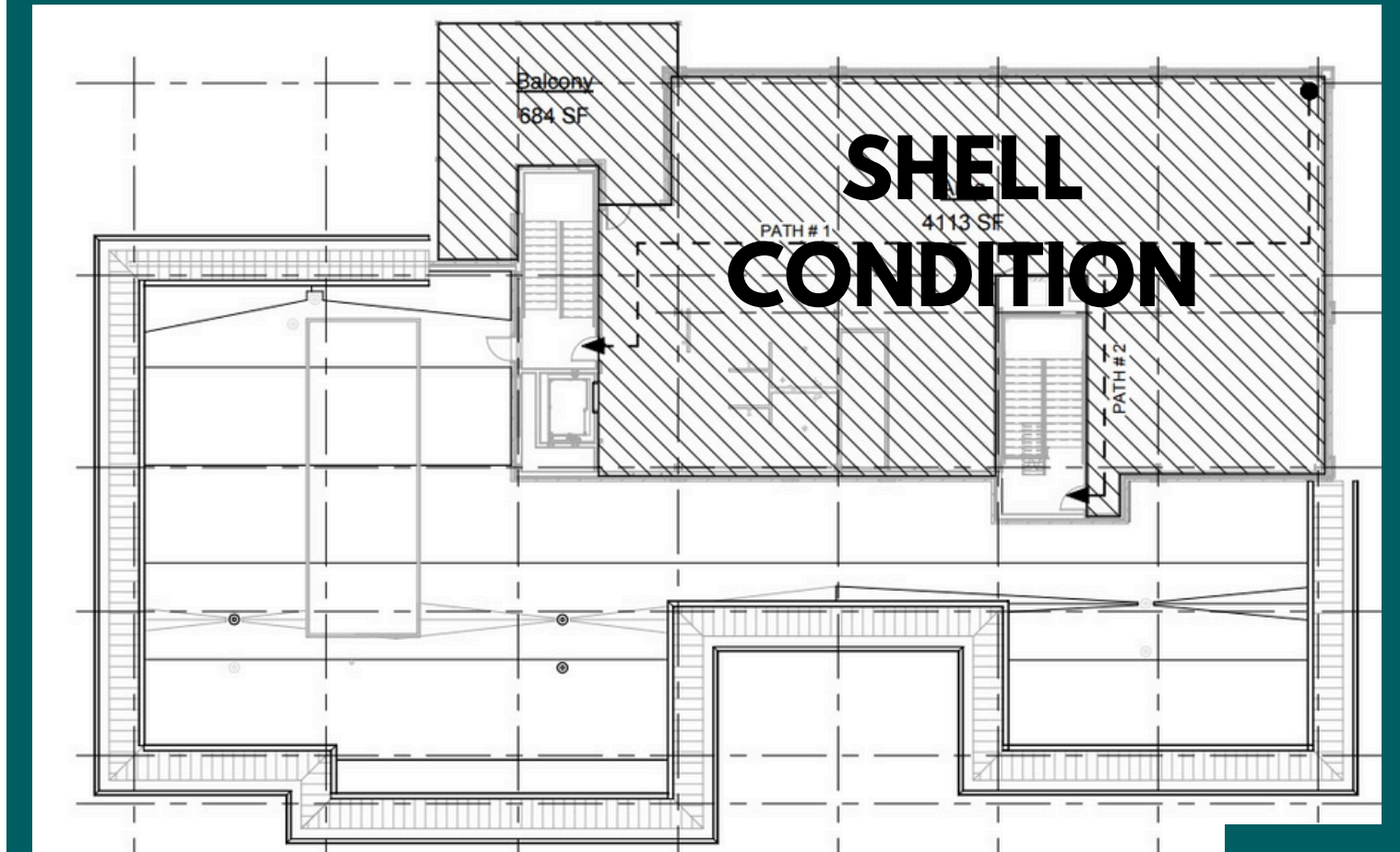


# FURNITURE & FLOOR PLANS

## SECOND FLOOR



## THIRD FLOOR



# TENANT INFORMATION



Midea Group is a Chinese electrical appliance manufacturer. Midea produces lighting, water appliances, floor care, small kitchen appliances, laundry, large cooking and refrigeration appliances. Midea is the largest microwave manufacturer and the world's number one producer of robots and appliances. The company is listed on the Shenzhen Stock Exchange since 2013 and has been listed on the Fortune Global 500 since July 2016.

## Lease Information:

- **Rentable Square Feet:** 20,443
- **Expiration Date:** April 30, 2026
- **Lease Structure:** Modified Gross (Tenant pays janitorial)
- **Base Rent:**
  - Year 1: \$17.47/SF
  - Year 2: \$17.99/SF
  - Year 3: \$18.53/SF
- **Renewal Options:** None

# INVESTMENT HIGHLIGHTS



Anchor Tenant on first floor and lower level. Ideal investment for investor or owner-occupier with anticipated growth to capitalize on the current residual income and grow into currently-leased space.



Formerly owner-occupied building has been well maintained with the highest integrity of finishes and materials available at the time of construction.



Private on-site parking with parking field expansion opportunities available.



Minutes from multiple interstates (I-64, I-265, I-71, I-264) providing outstanding access and short drive times to site from all corners of the MSA.



Minutes away from Middletown, St. Matthews, Jeffersontown, and all the growing pockets of eastern Jefferson County and Shelby and Oldham counties.



Building and monument signage available so long as it conforms to Blankenbaker Station's CC&Rs.

# PROPERTY OVERVIEW

The property, anchored by a credit-worth, multi-national corporation, is available for sale and occupancy within Blankenbaker Station Business Park. The Class-A office building is ideal for a growing business needing immediate space with future growth plans.

## DETAILS

- Amenity- heavy building with kitchens, wet bars, gym, walking trails, multiple balconies, etc.
- executive offices, training/ board rooms, storage
- Floor-to-Ceiling Windows
- Technologically- advanced office building
- Highly desirable location in a park with value-protecting covenants









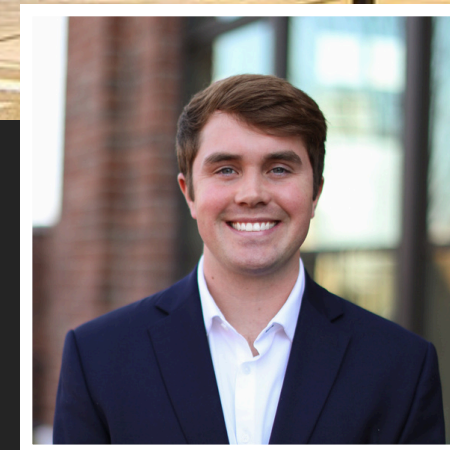
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