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CORPORATE CENTER

9960 Corporate Campus Dr | Louisville, KY 40223



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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EXECUTIVE SUMMARY

Five Corporate Center provides a dynamic work environment with all the amenities needed to nurture a healthy and productive lifestyle.

Priced below replacement cost, the prestigious 127,530 sf **FIVE CORPORATE CENTER** presents a compelling opportunity to acquire an extremely well-maintained, well-designed property with a professional business setting in a prime location.

One of five multi-tenant Class A office buildings within Corporate Campus, Five Corporate Center is situated in a beautifully landscaped business campus setting in the highly desirable Hurstbourne Pkwy / Shelbyville Rd submarket.

The property is located near restaurants, hotels,

retail amenities, and is across the street from the Northeast YMCA with fitness options, swimming pools and child-care services (including summer camps). These amenities, along with easy access to I-64, I-264 and I-265, put Five Corporate Center exactly where tenants, and their employees, want to be.

Additionally, Five Corporate Center has building amenities that tenants need, including a generous parking ratio of 4.5/1,000, a common conference room on the lower level, and a building back-up generator.

PROPERTY DESCRIPTION

Top tier on-site amenities and modern interior finishes provide Five Corporate Center tenants and their employees with the best in market option.

Lush green spaces throughout the Corporate Campus, as well as nearby walking/running paths, provide a respite for busy employees and an opportunity to easily reconnect with nature and improve work/life balance.

A K-rated generator that serves the entire building helps maintain a robust technology infrastructure giving tenants peace of mind about the protection of their sensitive electronic equipment, energy efficiency and uninterrupted power, which is vital for businesses.

The proposed lower-level fitness center will provide a convenient and valuable perk for employees to exercise and recharge. Also proposed for the lower-level, a Grab & Go café affords employees quick food and beverage options on site.

Five Corporate Center provides a unique opportunity for investors, or owner/users, to acquire an asset that is positioned for the labor force of today with its state-of-the-art amenities and flexible floor plans.

Uninterrupted Power



Lush Green Space



Exercise & Recharge

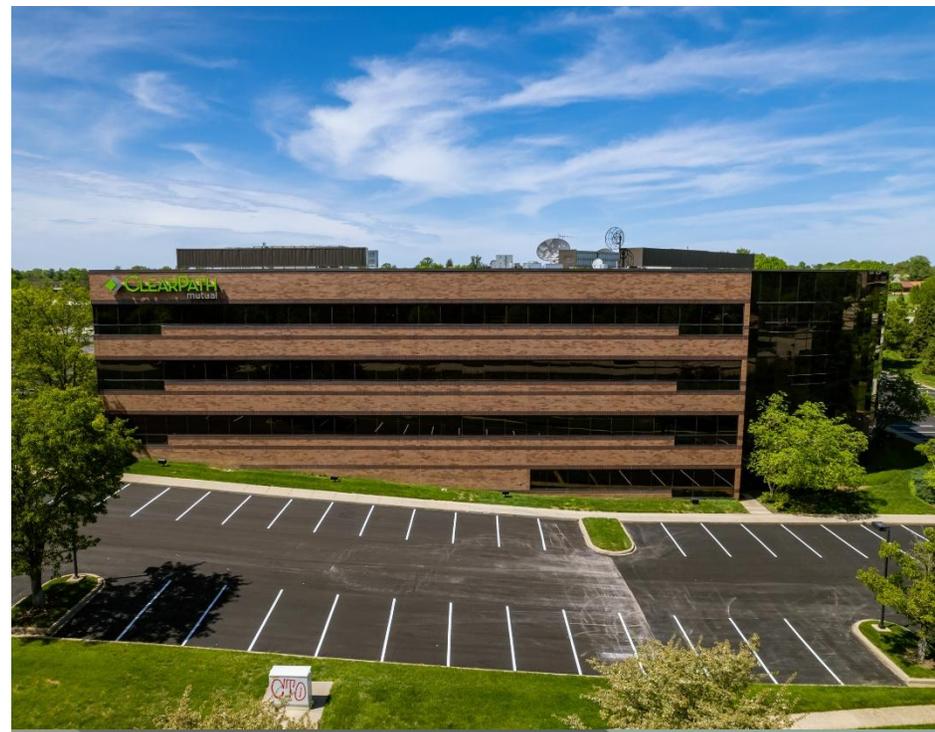


PROPERTY DESCRIPTION

Five Corporate Center is poised to redefine the Louisville market with major upgrades in 2026. This comprehensive renovation includes a brand-new HVAC system, a full roof replacement, resurfaced parking lot, and modern, eye-catching signage. These improvements will enhance tenant comfort, improve building efficiency, and elevate the overall aesthetic, making Five Corporate Center the premier office destination in Louisville.

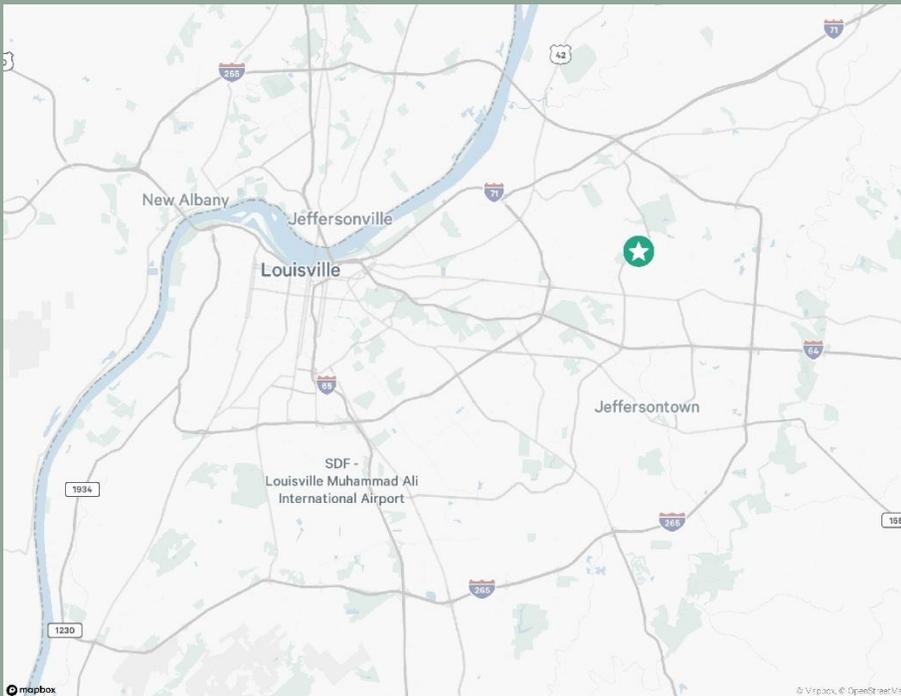
BUILDING GENERATOR	K-RATED TRANSFORMER
HVAC	STATE-OF-THE-ART ROOFTOP PACKAGE (2026)
ROOF	NEW ROOF (2026) WITH 20-YEAR WARRANTY
DATA	FIBER OPTIC LOOP UNDERGROUND DATA STORAGE
PARKING	LOT REFRESHED (2026) PARKING RATIO OF 4.5/1,000
SIGNAGE	FRESH WAYFINDING SIGNAGE (2026) AND TOP PARAPET 360-DEGREE SIGNAGE WITH ADDITION OF NEW BUILDING MONUMENT SIGN
LANDSCAPING	40% OF SURROUNDING SITE IS SET ASIDE FOR TURF, NATIVE GRASSES AND OTHER LANDSCAPING
EXTERIOR	REFRESHED, MODERN FAÇADE



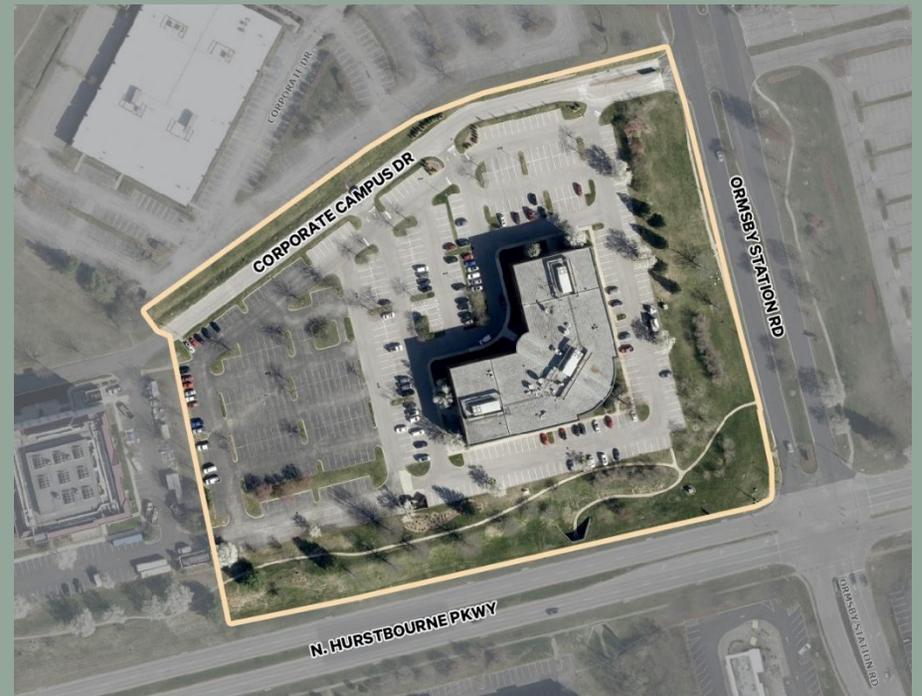


MAPS

Location Map



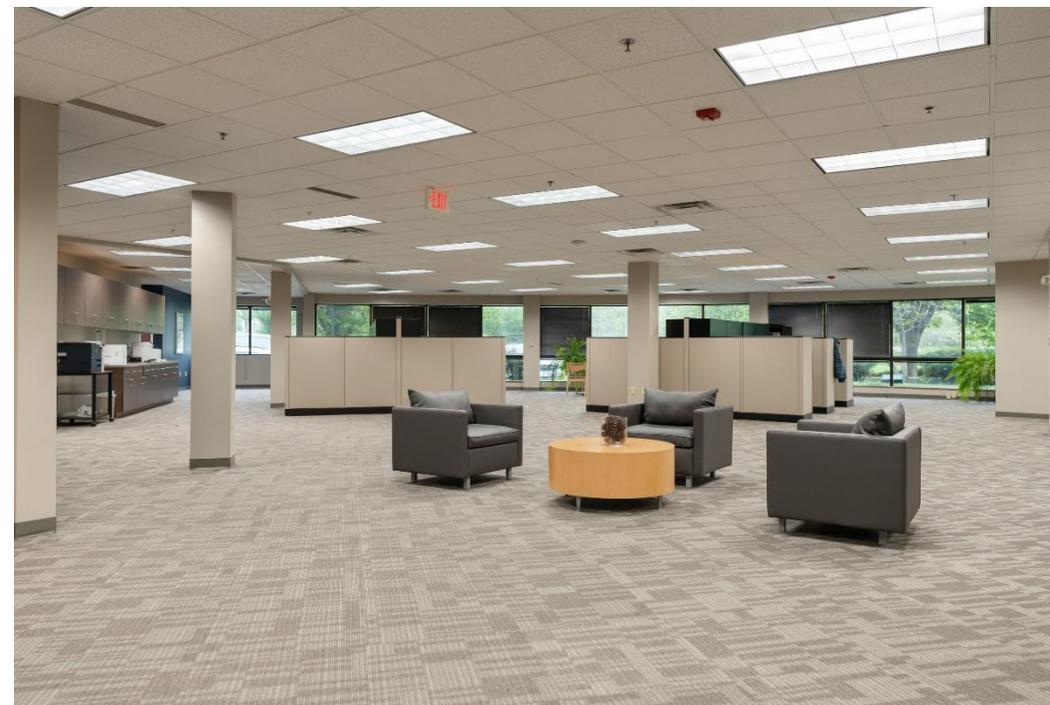
Parcel Map



MAPS

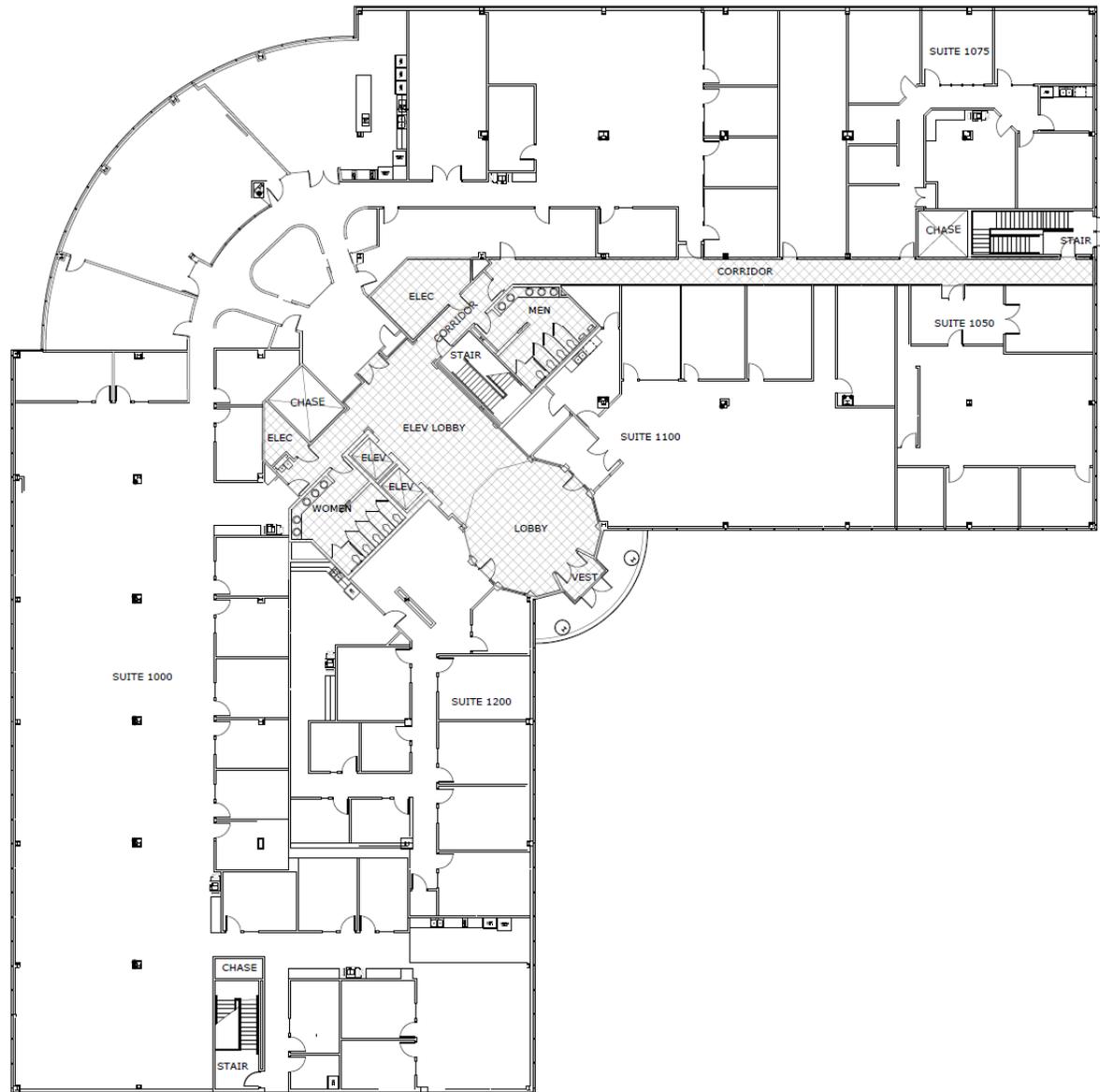
Area Map





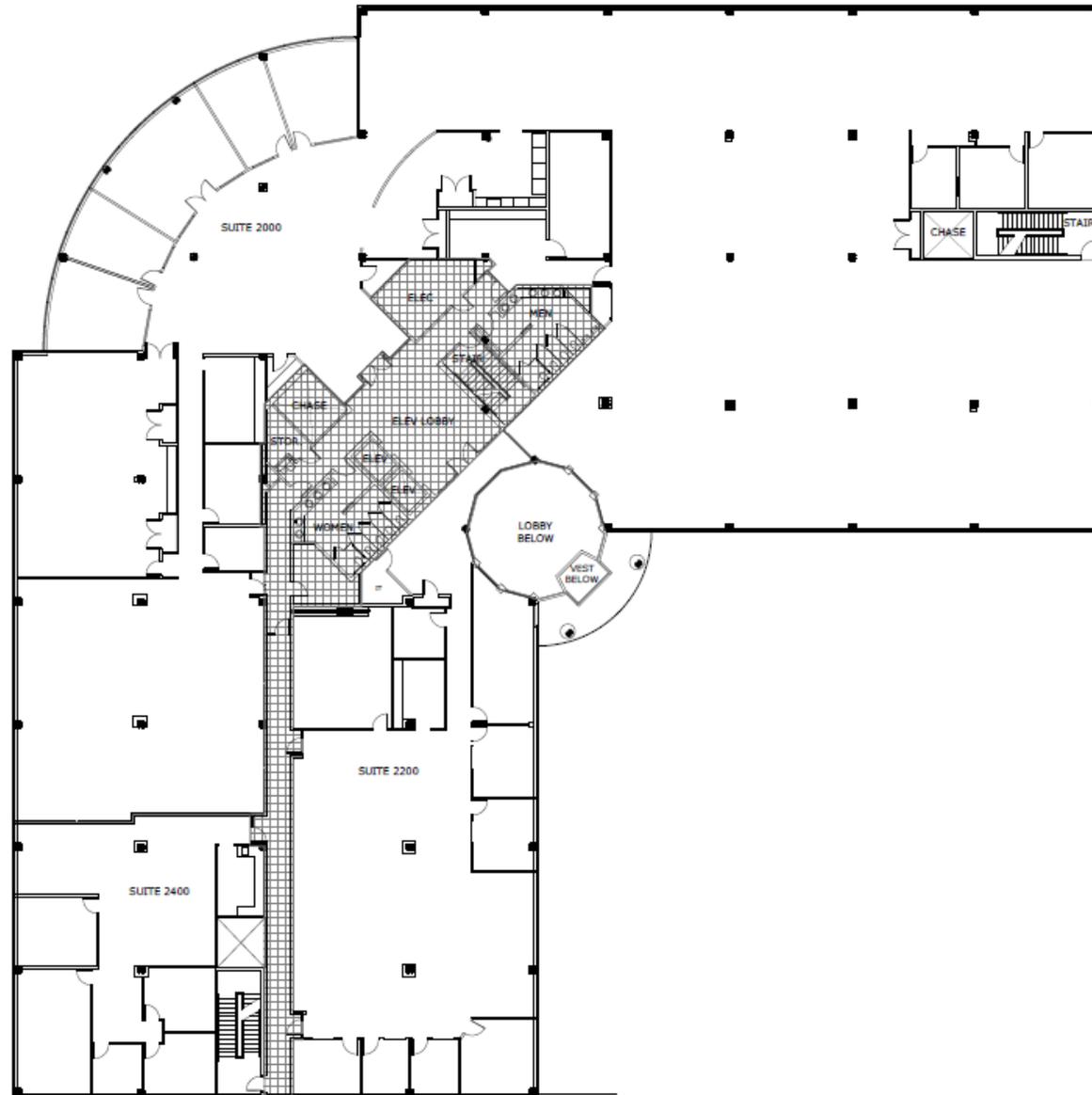
FLOOR PLANS

First Floor Plan



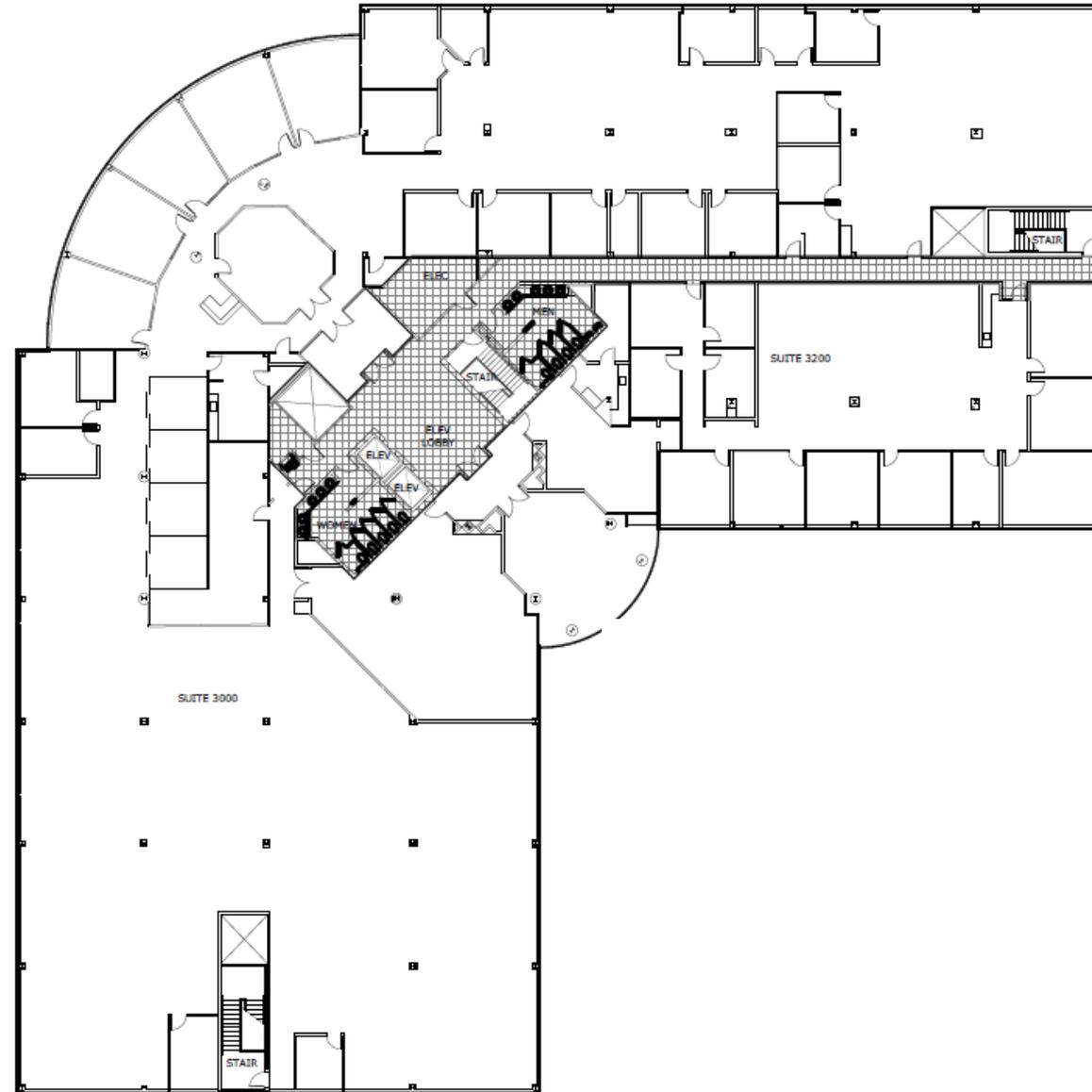
FLOOR PLANS

Second Floor Plan



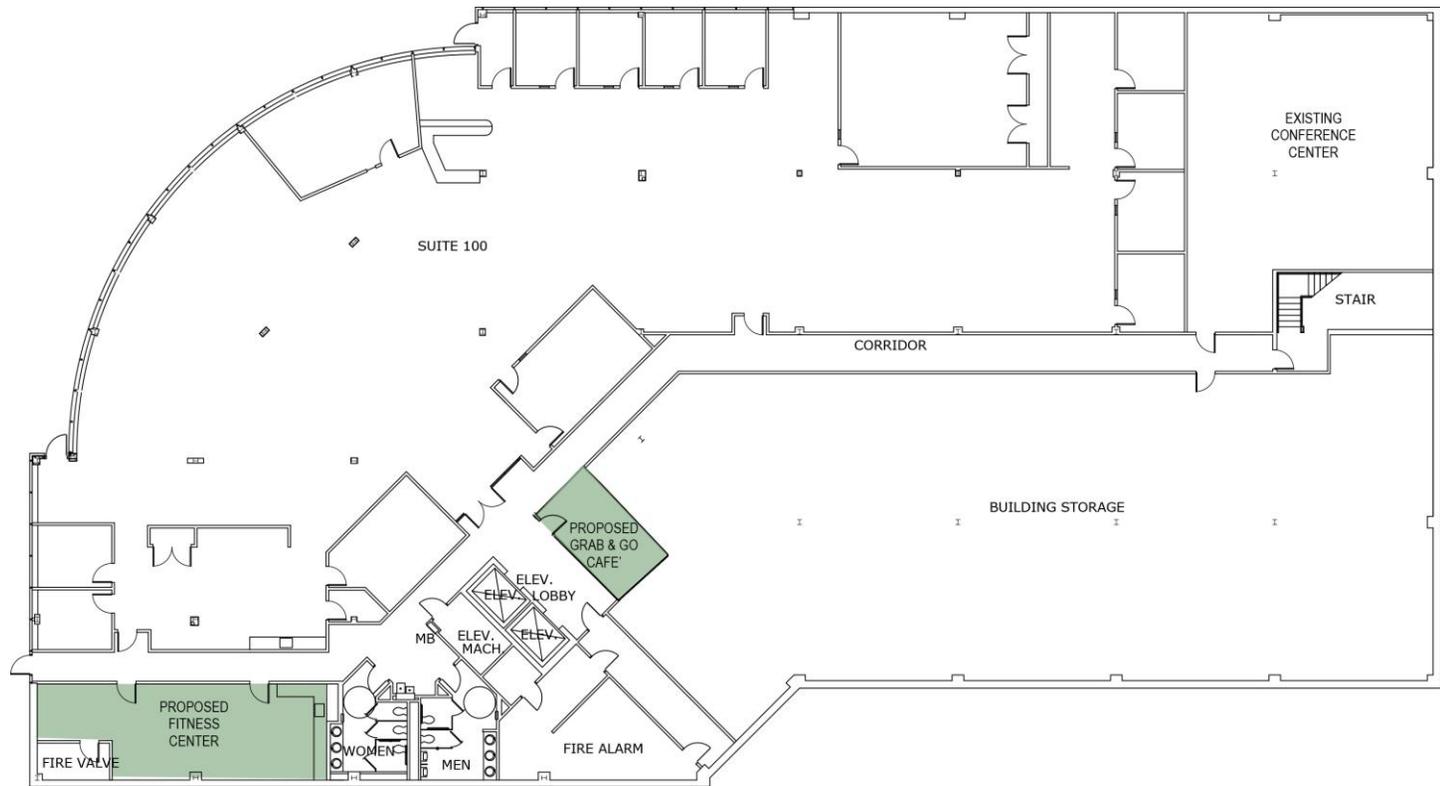
FLOOR PLANS

Third Floor Plan



FLOOR PLANS

Lower Level Floor Plan



CORPORATE CAMPUS AREA

Discover Five Corporate Center, where work meets well-being. Nestled in a professional office park, this property offers a refreshing campus feel, complete with walking and running paths, and a tranquil setting overlooking a wildlife pond.

Step outside and enjoy the convenience of the Northeast YMCA, just across the street, offering a full suite of health and fitness programs, an indoor pool, and childcare services.

For corporate guests, the recently refreshed Hilton Embassy Suites East is right next door, providing comfortable accommodations and conference facilities. With two additional hotel options within a half-mile, hospitality is readily available.

And when it's time to unwind, you're only minutes away from the vibrant retail and dining scene at Hurstbourne Parkway and Shelbyville Road, featuring a diverse array of options from restaurants to retailers. Experience the perfect blend of professional amenities and lifestyle convenience at Five Corporate Center.



Wildlife Pond & Walking Trails



Northeast YMCA



Northeast Regional Library



Hilton Embassy Suites East

CORPORATE CAMPUS AREA

DEMOGRAPHICS



Population

1MI:	8,817
3MI:	73,255
5MI:	190,970



Daytime Population

1MI:	14,113
3MI:	89,229
5MI:	252,091



Places of Work

1MI:	557
3MI:	4,255
5MI:	12,381



Households

1MI:	3,665
3MI:	32,505
5MI:	82,526



Average Household Income

1MI:	\$139,932
3MI:	\$123,795
5MI:	\$129,757



AVERAGE DAILY TRAFFIC COUNTS



5,132

Ormsby Station Rd at Corporate Campus Dr

22,441

N. Hurstbourne Pkwy at Ormsby Station Rd

34,545

N. Hurstbourne Pkwy at Shelbyville Rd





PLEASE CONTACT:



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