

**NEWLY RENOVATED LOBBIES
AND COMMON AMENITIES!**



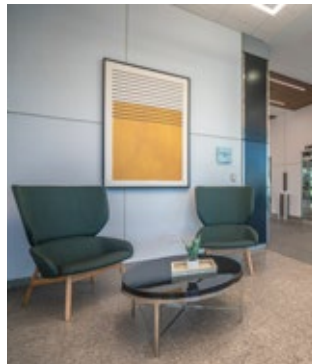
HURSTBOURNE
PARK & PLACE

9200 & 9300 Shelbyville Road, Louisville, Kentucky

**CLASS A OFFICE SPACE AVAILABLE FOR LEASE IN A
HIGHLY VISIBLE LANDMARK LOCATION**

ALBANY ROAD
REAL ESTATE PARTNERS

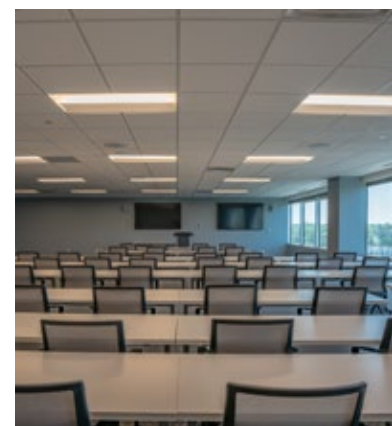
CBRE



Renovated common tenant lounge & Cube Café (grab & go options)



Newly updated lobbies



THE OPPORTUNITIES

HURSTBOURNE PARK - 9200 SHELBYVILLE RD



8-story, Class A
mid-rise building

105,931 SF

Large, 13,200 SF
floorplates

Floor to ceiling
windows

SUITES	SIZE
103	3,988 SF
421	4,914 SF
525	5,693 SF
700	13,353 SF



HURSTBOURNE PLACE - 9300 SHELBYVILLE RD



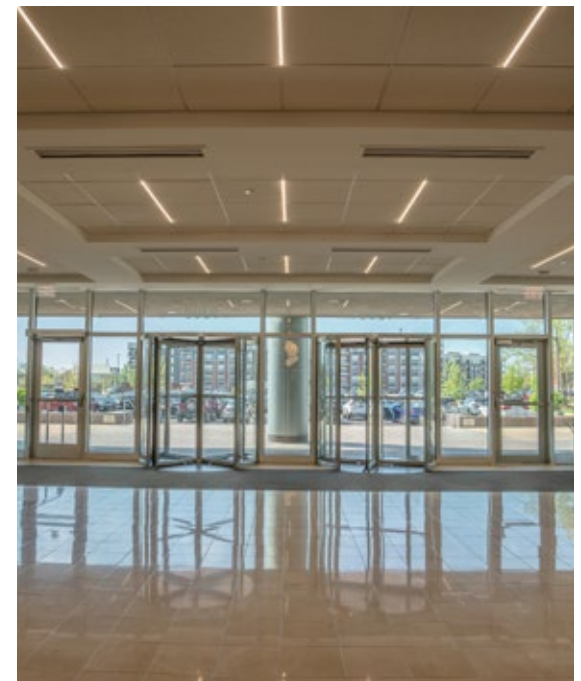
13-story, Class A
mid-rise building

237,904 SF

Large, 18,300 SF
floorplates

Tallest building in
the Hurstbourne/
Lyndon office submarket

SUITES	SIZE
205	3,221 SF
403	3,117 SF
505	2,672 SF
910	6,361 SF
1205	2,453 SF
1250	1,540 SF



IDEALLY SITUATED WITHIN HURSTBOURNE'S PREMIER LIFESTYLE DESTINATION



Ample parking



Adjacent to the newly-constructed Rialto Hurstbourne apartments



Just steps to the adjacent Hurstbourne Town Center retail, including Shred415 fitness, CoreLife Eatery, Heine Brothers' Coffee, Del Frisco's Steakhouse, P.F. Chang's, and City Barbeque



Adjacent to the newly-opened Hyatt House



Refreshed landscaping



Convenient access to I-64, I-71, I-265, and I-264



Updated HVAC system



Elevator modernization underway



On-site property management



Whipps Mill Rd

BELLEMEADE

Jason's deli

HOMWOOD SUITES by Hilton

eclipse

BRISTOL BAR & GRILLE

Bombay Grill

burn boot camp

Provence

TALBOTS

Residence INN BY HARRIOTT

Smash BURGER

verizon

Shiraz

COUNTRY SQUIRE

vinaigrette salad kitchen

SUBWAY

STARBUCKS

GERIMED

GERIMED

Shelbyville Rd

HURSTBOURNE PARK & PLACE

P.F. CHANG'S

Central Bank

Del Frisco's

SHRED415

HYATT house

CORELIFE EATERY

RIALTO

City BARBEQUE

RIZOL'S

usbank

GUS'S

Staples

Jewelry

FIRST WATCH THE DAYTIME CAFE

LESLIE'S

FIREHOUSE SUBS

WHICH WICH SUPERIOR SANDWICHES

dogtopia

NAILS & SPA ABOUT TIME

PAPAJOHNS

Gustavo's

Gumer & Co. Jewelry

LOWE'S

MCALISTER'S DELI

CONNORS

CARRABBA'S ITALIAN GRILL

BONEFISH GRILL

HYATT PLACE

ups

REPUBLIC BANK

BARNES & NOBLE

ALDI

SCAFIS

OTTER

Timberwood Cir

PLAINVIEW

Dorsey Way

Dorsey Ln

60

Archie's Deli & Pastry

Little Caesars Pizza

MARIGOLD

CVS pharmacy

Jersey Mike's Subs

Stitchen Time

Great Clips

CRUNCH

BR Baskin Robbins

sleepy pup

FIFTH THIRD BANK

Hurstbourne Country Club

Nottingham Pkwy

HURSTBOURNE

1747

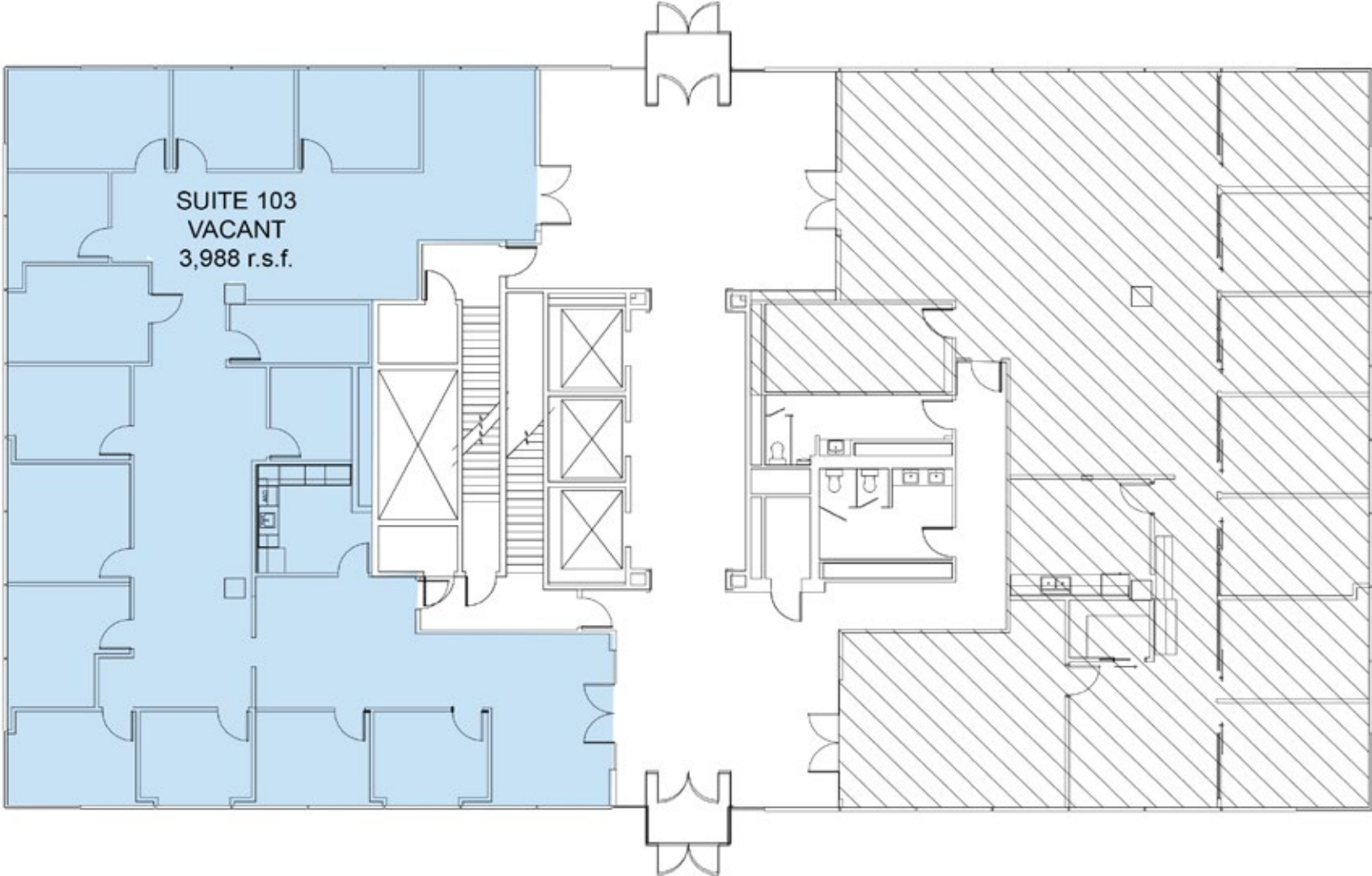
Cambridge Station Rd

Moser Rd

UNBEATABLE AREA AMENITIES

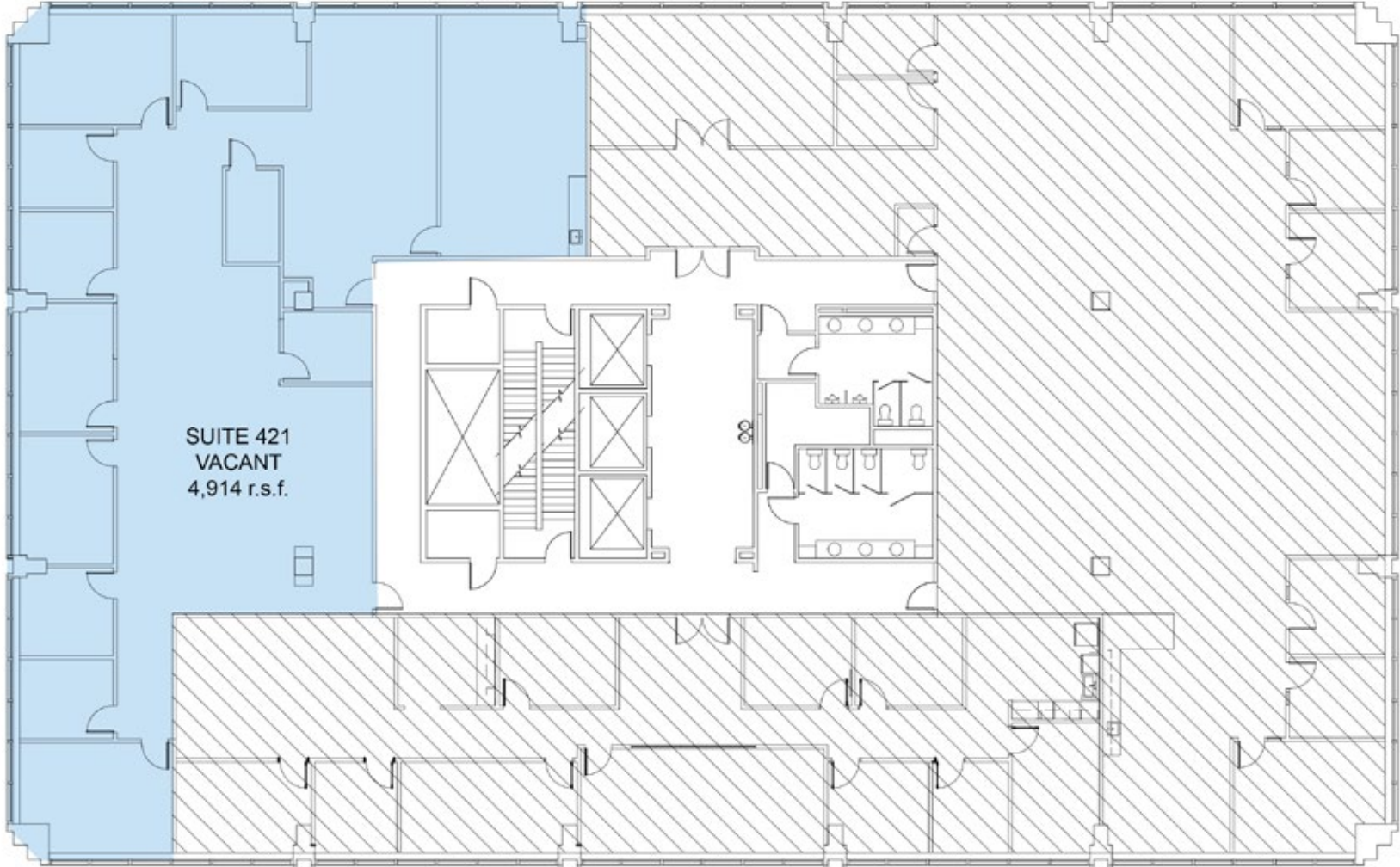
HURSTBOURNE PARK – FLOOR 1

9200 SHELBYVILLE RD



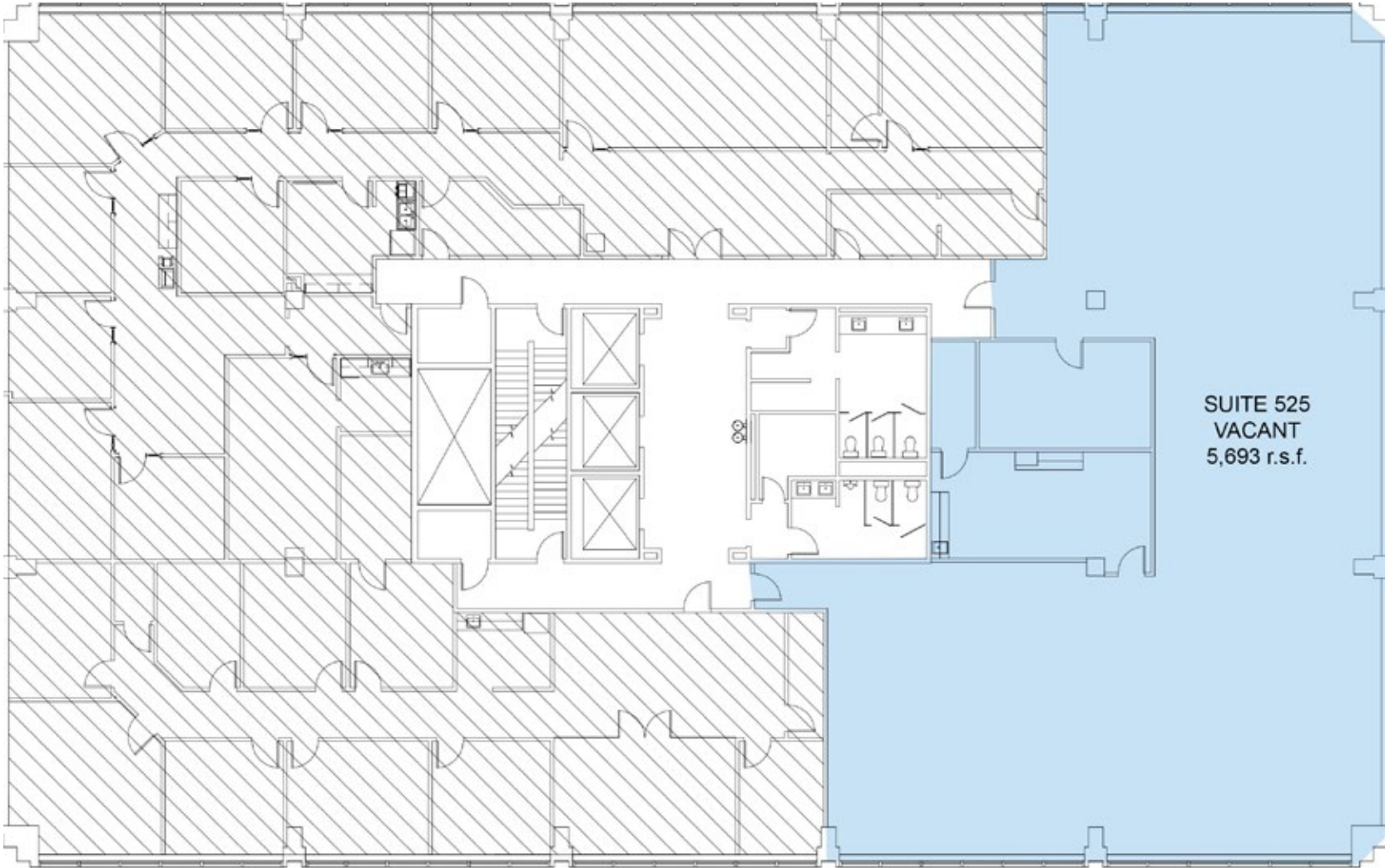
HURSTBOURNE PARK – FLOOR 4

9200 SHELBYVILLE RD



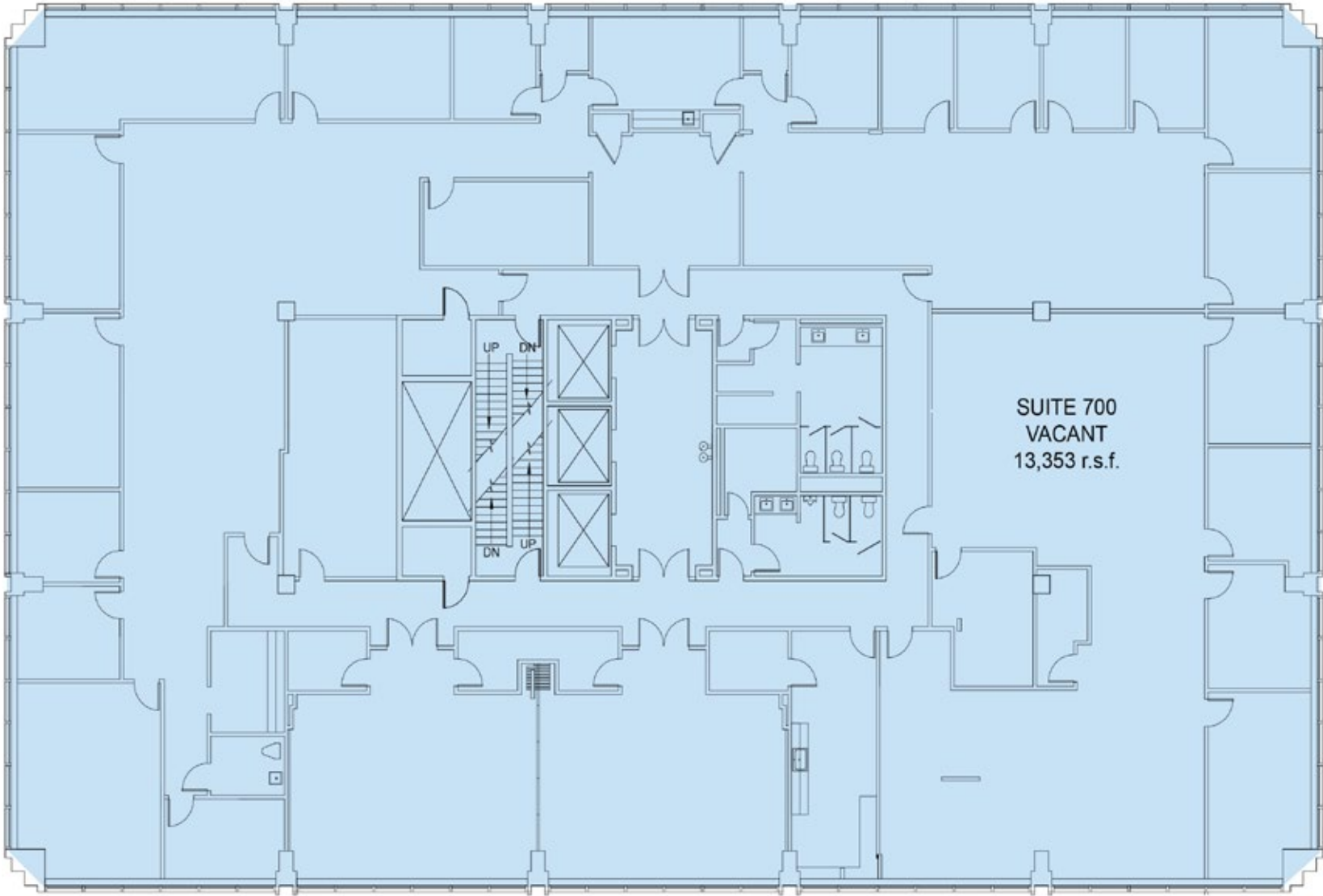
HURSTBOURNE PARK – FLOOR 5

9200 SHELBYVILLE RD



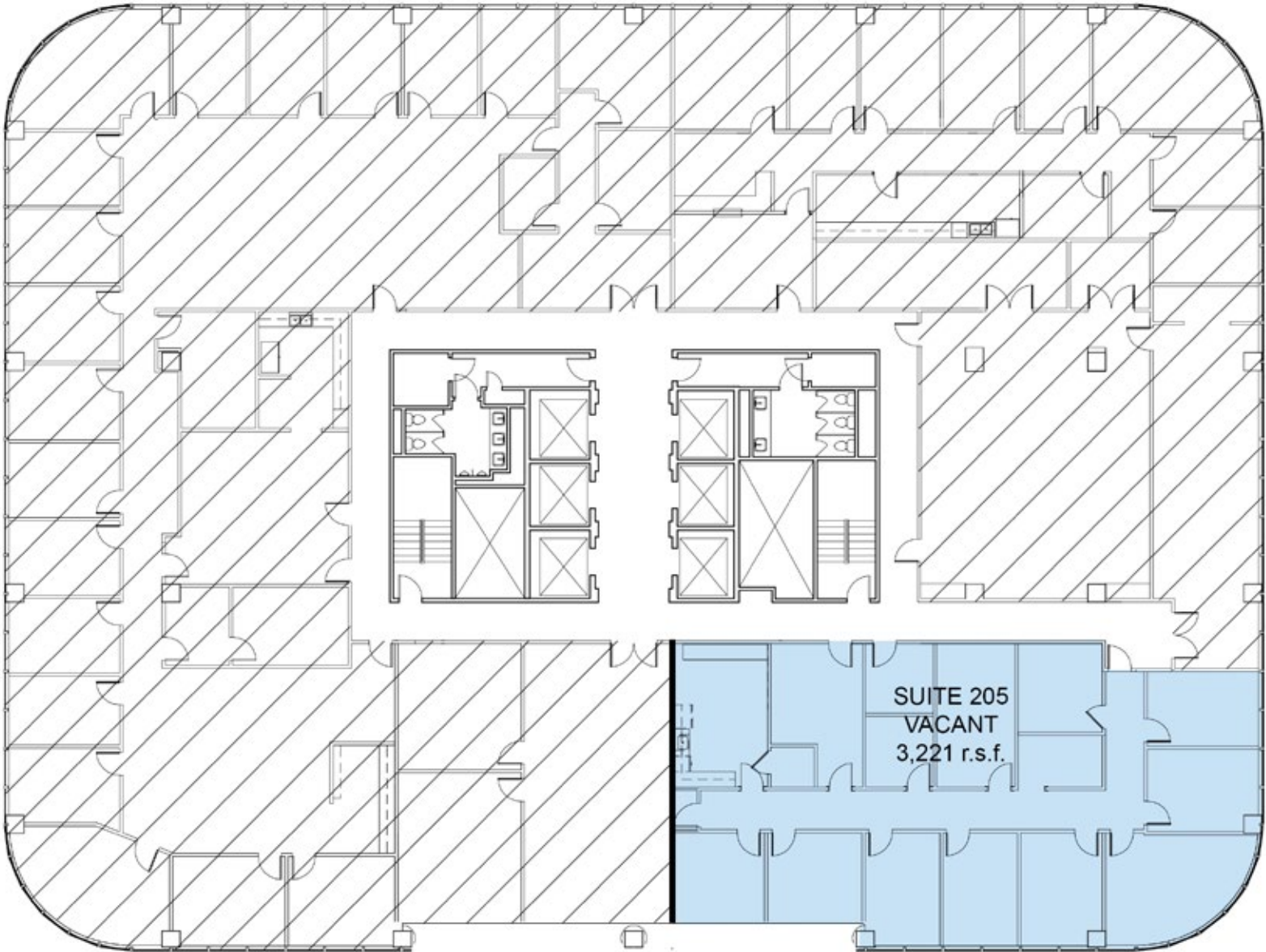
HURSTBOURNE PARK – FLOOR 7

9200 SHELBYVILLE RD



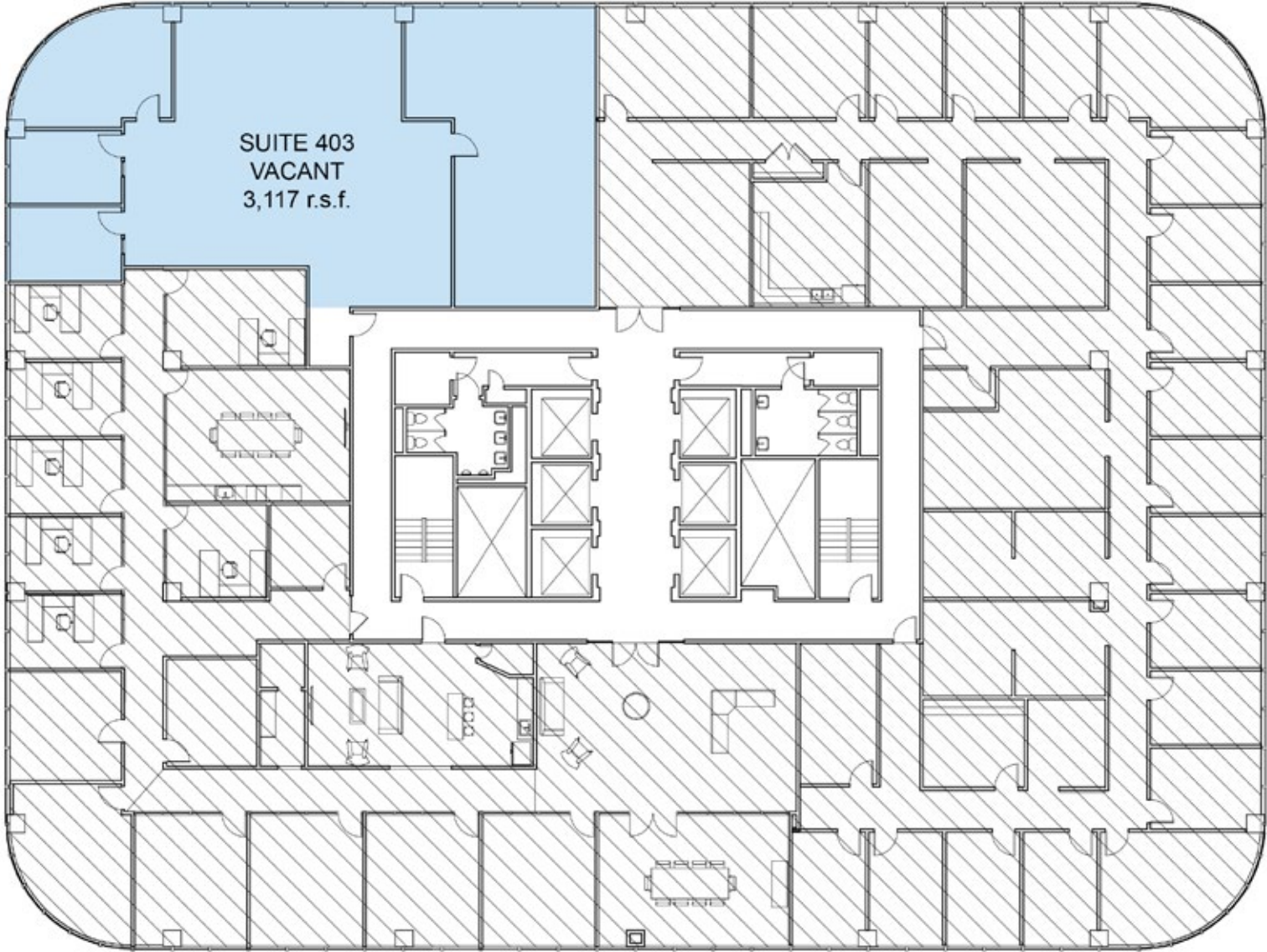
HURSTBOURNE PLACE – FLOOR 2

9300 SHELBYVILLE RD



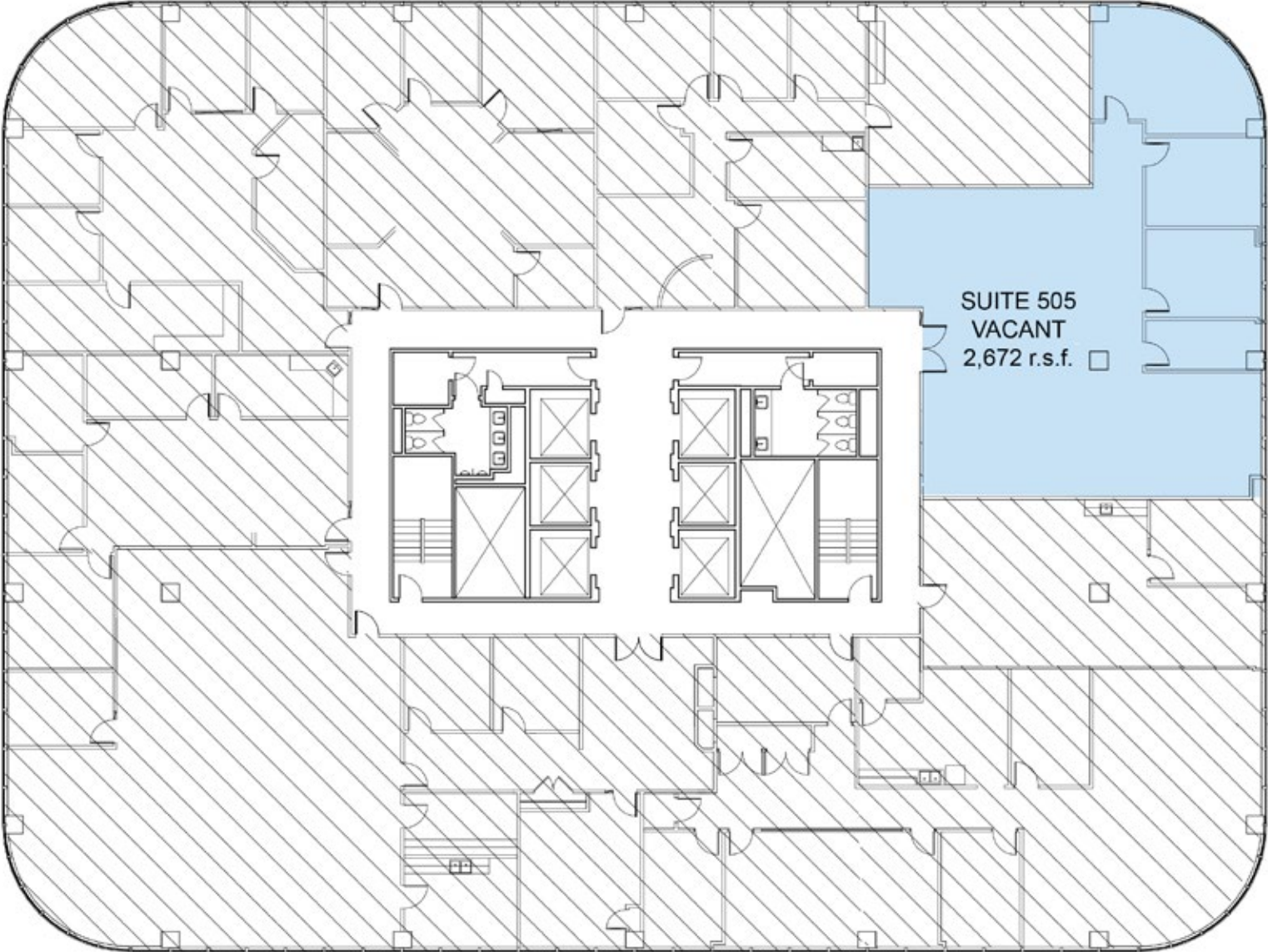
HURSTBOURNE PLACE – FLOOR 4

9300 SHELBYVILLE RD



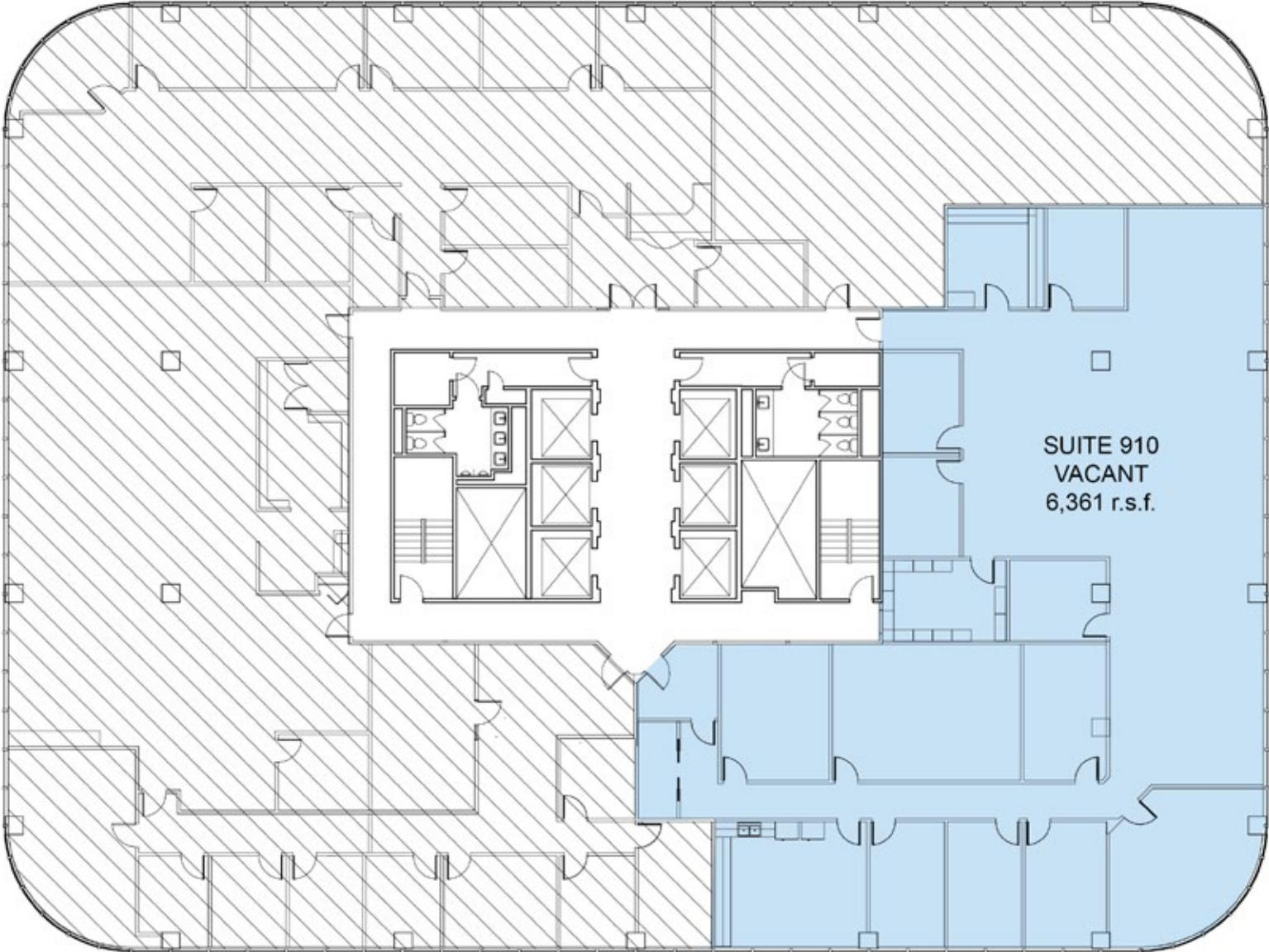
HURSTBOURNE PLACE – FLOOR 5

9300 SHELBYVILLE RD



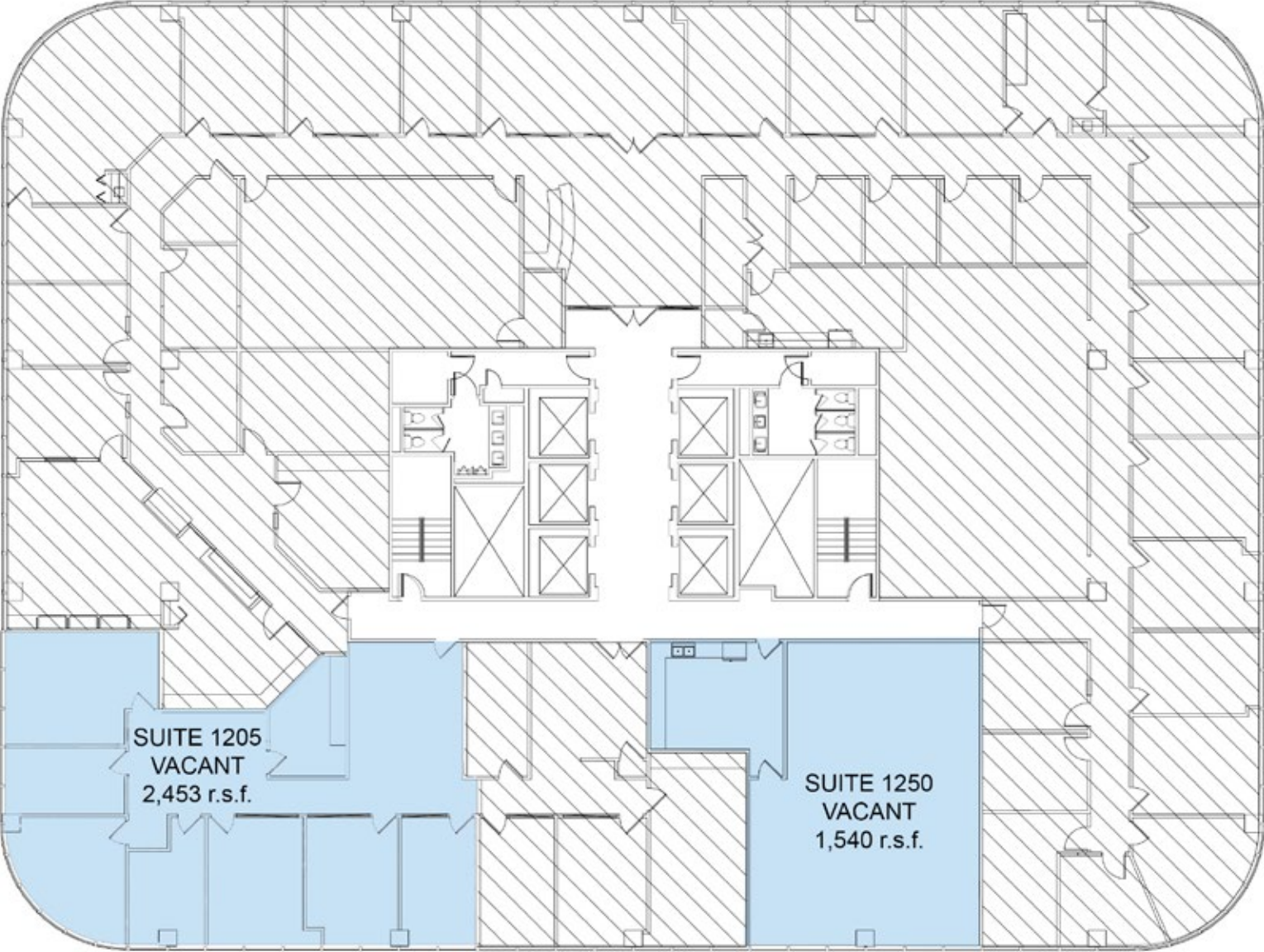
HURSTBOURNE PLACE – FLOOR 9

9300 SHELBYVILLE RD



HURSTBOURNE PLACE – FLOOR 12

9300 SHELBYVILLE RD



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ALBANY ROAD

REAL ESTATE PARTNERS

CBRE



HURSTBOURNE
PARK & PLACE

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