

For Lease

Office Building

\$17.50 - 18.50 per year



Triad East Office Building

10200 Linn Station Road
Louisville, Kentucky 40223

Property Highlights

- Professionally managed environment for optimal comfort
- Spacious lobby for a welcoming first impression
- Ample parking for tenant and visitor convenience

Property Description

Welcome to the Triad East Office Building, where modern design meets functionality. This premier property offers flexible floor plans, cutting-edge amenities, and a professionally managed environment to elevate your business. With a spacious lobby, ample parking, and convenient access to major highways, the property prioritizes convenience and accessibility. Whether you're a growing startup or an established enterprise, the Triad East Office Building provides the perfect canvas for your business to thrive.

OFFERING SUMMARY

Available SF	1,624 - 10,000 SF
Lease Rate	\$17.50 - 18.50 per year (Full Service)
Building Size	91,650 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,891	\$75,675
3 Miles	59,662	\$75,191
5 Miles	175,640	\$73,907

For more information

Mark Wardlaw

O: 502 583 4040 x304
mwardlaw@naifortis.com

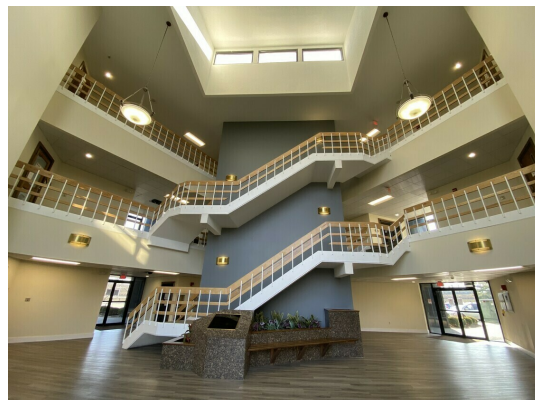
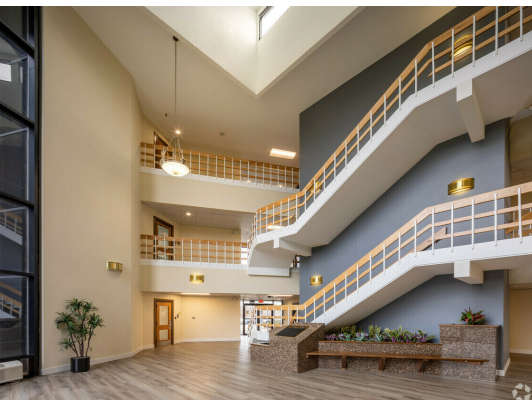
Clay F. Manley III

O: 502 643 9908 x305
cmanley@naifortis.com

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Office

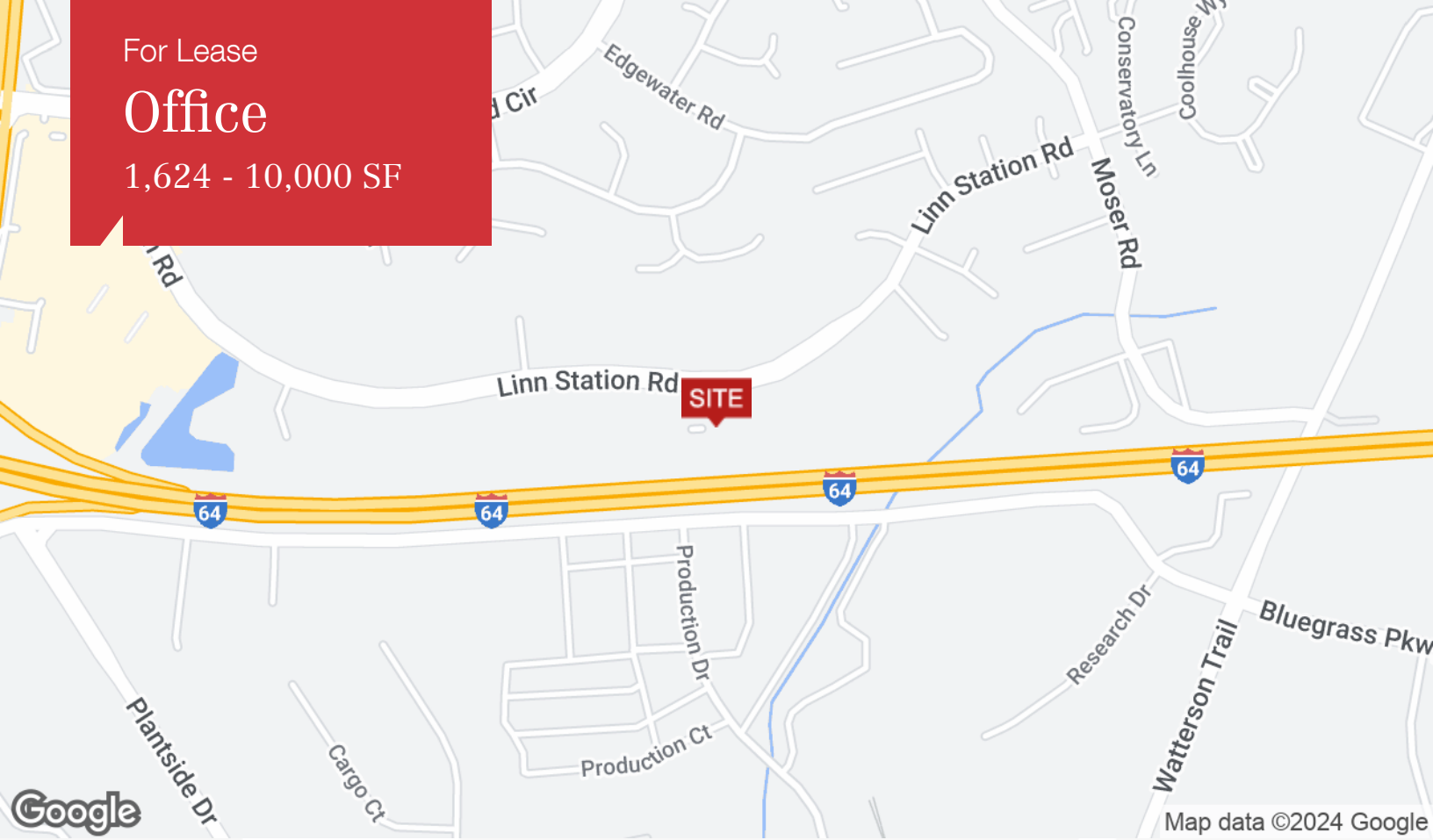
1,624 - 10,000 SF



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Office

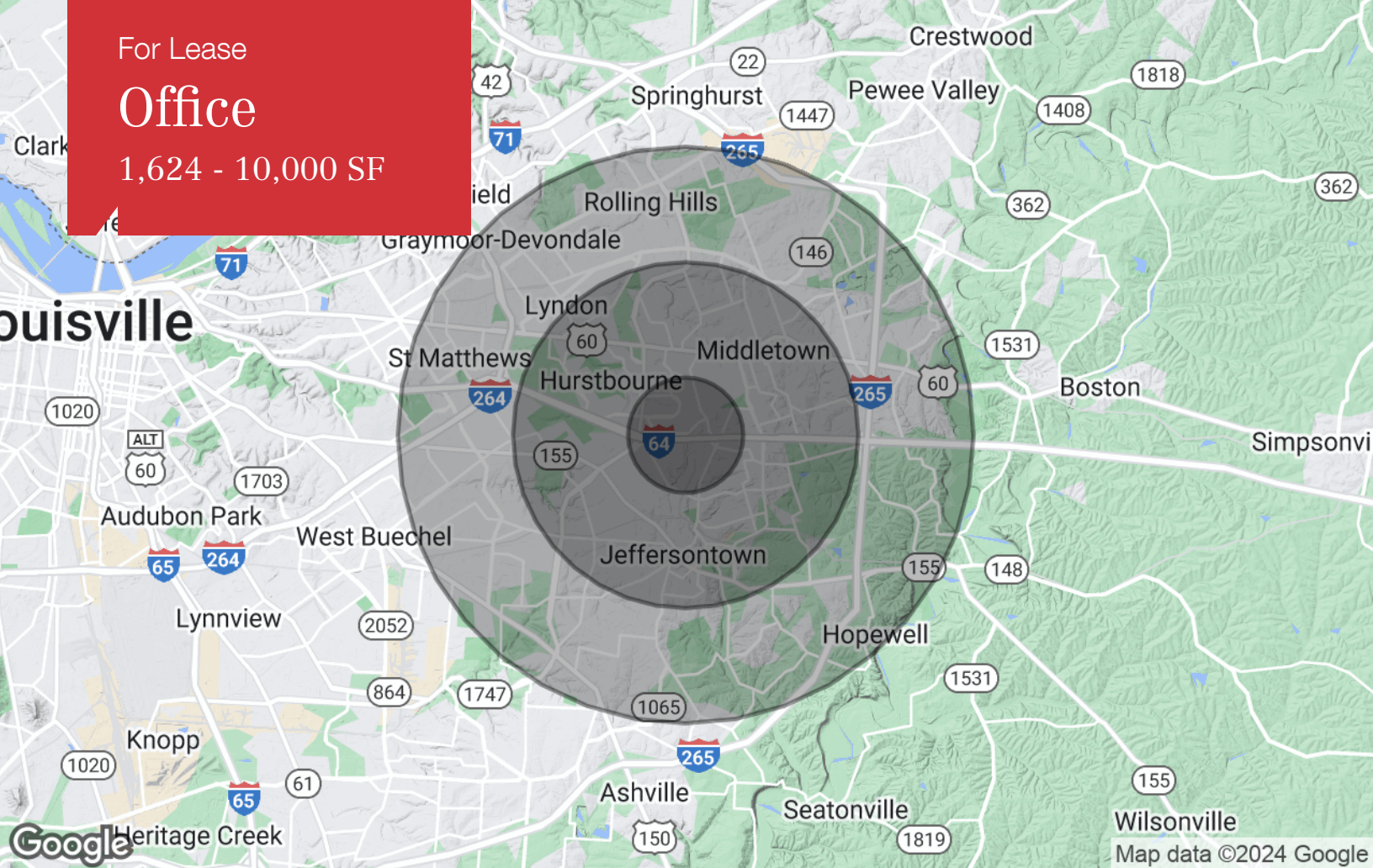
1,624 - 10,000 SF



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1,624 - 10,000 SF



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,891	59,662	175,640
MEDIAN AGE	41.5	40.4	39.3
MEDIAN AGE (MALE)	38.1	38.3	37.5
MEDIAN AGE (FEMALE)	44.2	42.2	41.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,061	25,314	73,972
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$75,675	\$75,191	\$73,907
AVERAGE HOUSE VALUE	\$217,787	\$207,714	\$217,052

Race

	1 Mile	3 Miles	5 Miles
% WHITE	79.9%	85.8%	85.1%
% BLACK	10.0%	9.1%	10.7%
% ASIAN	7.4%	3.1%	2.8%
% HAWAIIAN	1.4%	0.3%	0.1%
% INDIAN	0.4%	0.2%	0.1%
% OTHER	2.4%	1.7%	1.3%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.7%	4.7%	3.8%

* Demographic data derived from 2020 ACS - US Census