

OFFICE BUILDING FOR LEASE CLASS A OFFICE SPACE

563 Hub Blvd. , Bowling Green, KY 42103



PROPERTY DESCRIPTION

Up to 10,891 rentable square feet are available on the 1st floor (the 2nd and 3rd floor is fully leased). Common area entrance from ground level to 1st-floor availability and elevator access to 2nd and 3rd floors. 1st floor is in shell condition and has a build-out allowance of \$70 a SF. In addition to base rent, additional rent is equal to approximately \$7.50 a SF and includes common area, taxes, insurance, and utilities. New Embassy Suites Hotel and Tony's Steakhouse are situated across the street. Abundant medical in the immediate area

PROPERTY HIGHLIGHTS

- Premier Class A Office Setting
- Situated in The Hub
- New Construction- Ability To Build Out to Suit
- Bowling Green Newest Premier Office Building

OFFERING SUMMARY

Lease Rate:	Negotiable Depending on Space Configuration
Number of Units:	Negotiable
Available SF:	5,327 - 10,856 SF
Lot Size:	1.83 Acres
Building Size:	32,138 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	65	2,865	30,386
Total Population	181	7,622	80,480
Average HH Income	\$59,314	\$89,647	\$62,373

Alex Nottmeier

Broker

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Neal Turner Realty
Commercial and Industrial Brokerage

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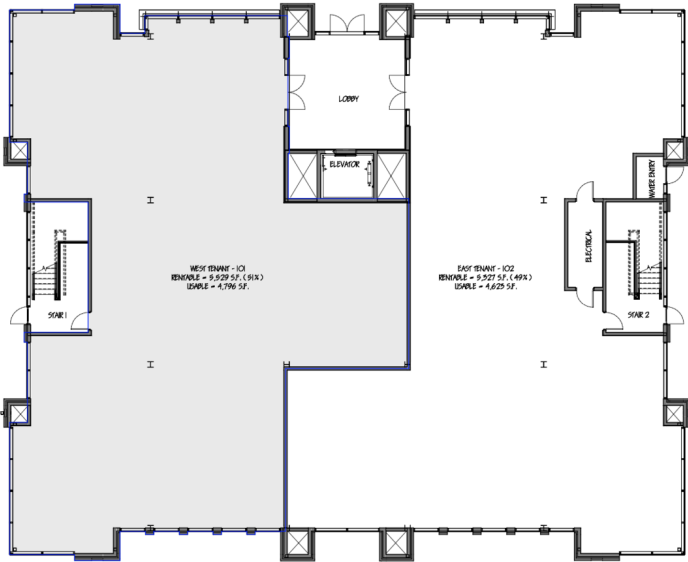
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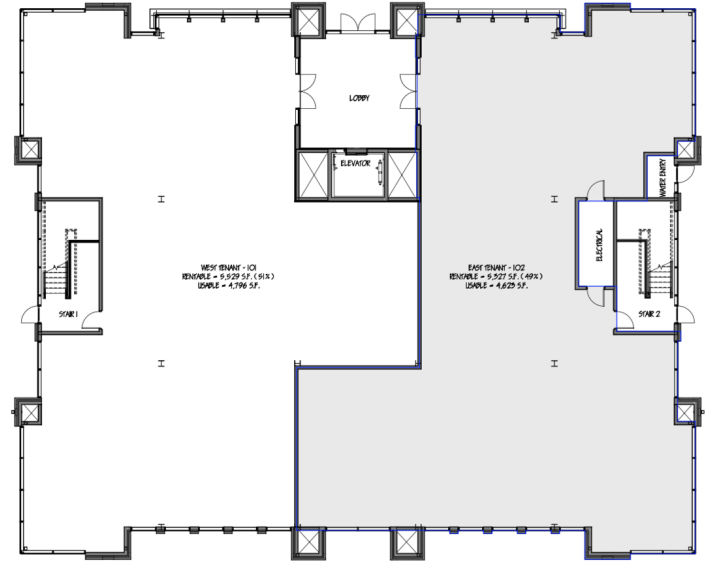
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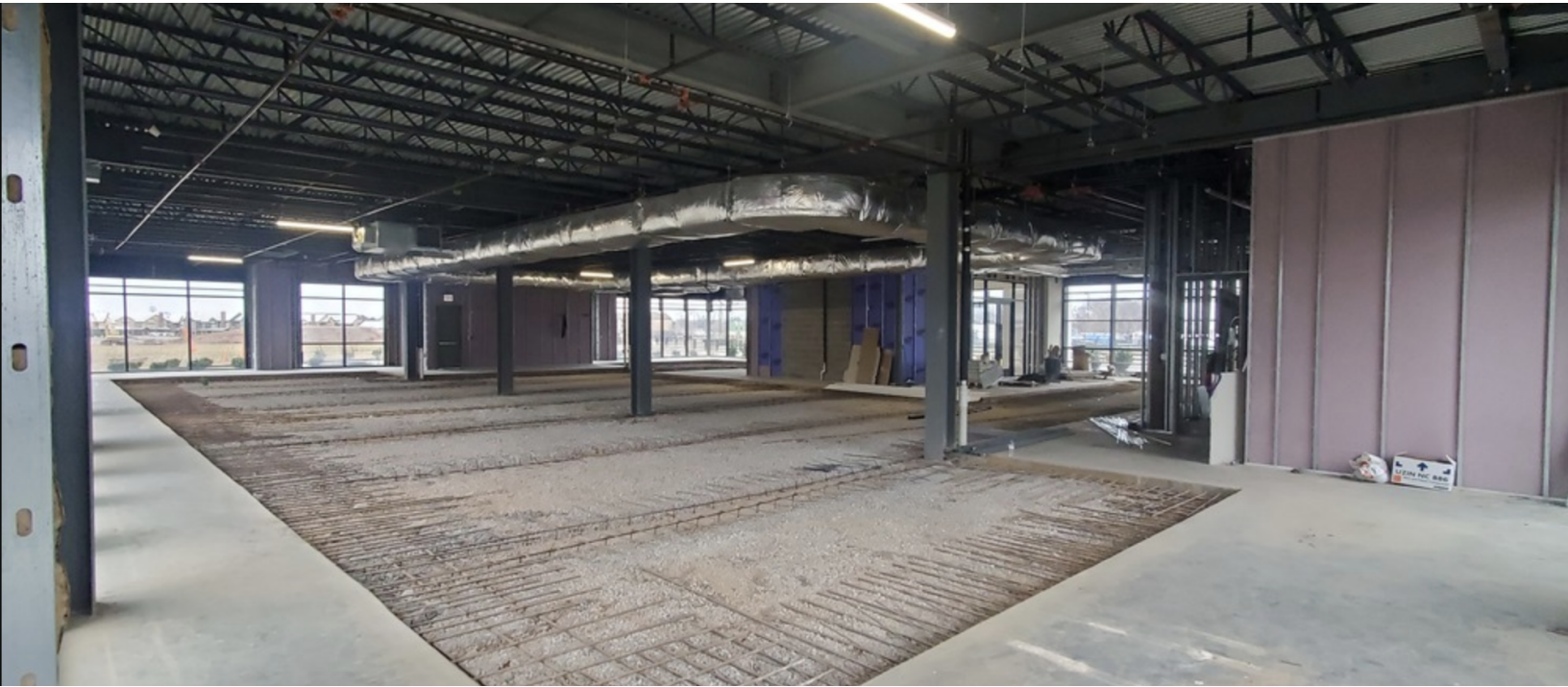
FIRST FLOOR TOTALS
 GROSS FLOOR AREA = 10,266 SF (FACE OF EXTERIOR FINISH)
 RENTABLE = 10,266 SF (FACE OF EXTERIOR FINISH)
 USABLE = 9,449 SF (FACE OF EXTERIOR FINISH)
 COMMON AREA RENTABLE = 1,457 SF

BUILDING TOTALS
 GROSS BUILDING AREA = 22,190 SF (FACE OF EXTERIOR FINISH)
 RENTABLE = 20,700 SF (FACE OF EXTERIOR FINISH)
 USABLE = 21,249 SF (FACE OF EXTERIOR FINISH)
FINISHES ARE AS SHOWN ON P. 2 OF A.C.D.



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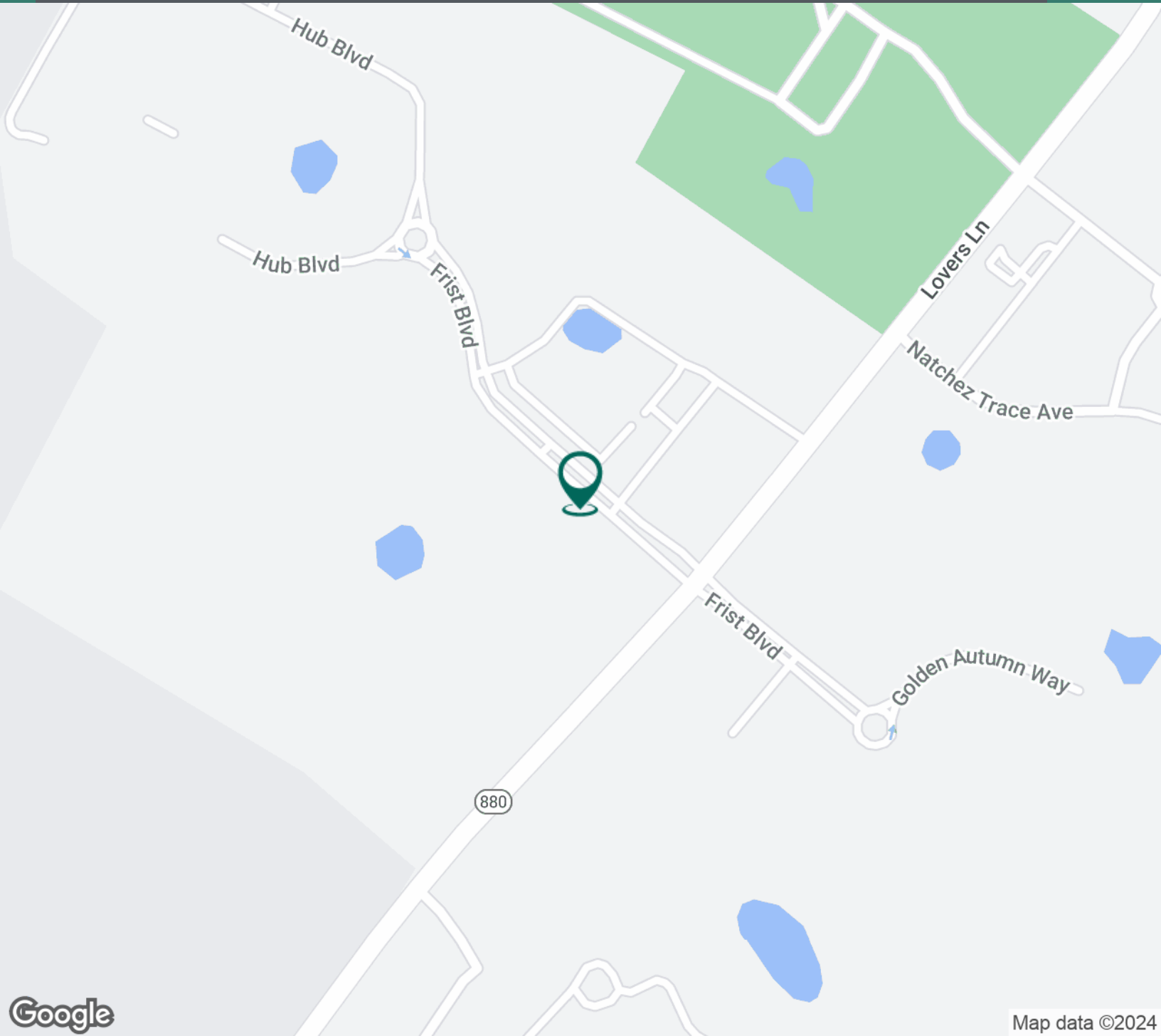
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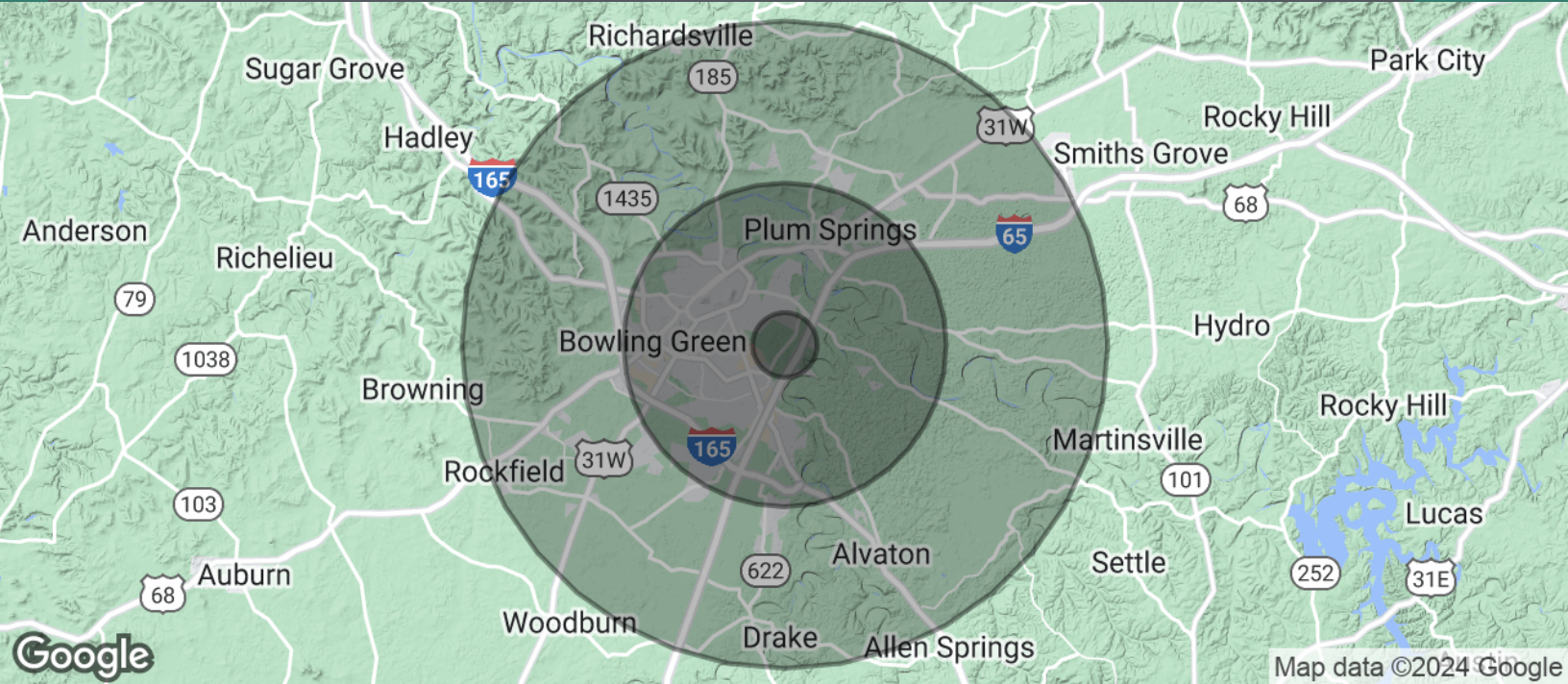
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	181	7,622	80,480
Average Age	37.9	38.7	34.6
Average Age (Male)	37.9	39.7	33.6
Average Age (Female)	37.8	38.5	35.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	65	2,865	30,386
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$59,314	\$89,647	\$62,373
Average House Value	\$129,735	\$206,059	\$176,954

* Demographic data derived from 2020 ACS - US Census

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