

# 435 SHELBYHURST



## 435 Shelbyhurst – 435 North Whittington Parkway, Louisville, KY

NTS is pleased to present 435 Shelbyhurst, an exciting leasing opportunity at 435 N. Whittington Parkway. 435 Shelbyhurst features four floors with approximately 120,000 square feet of Class AA+ office space. Please see the information below for more details:

### FOR LEASE

- Class AA+ ~120,000 SF Office Building with 4 floors
- Excellent views and phenomenal branding opportunity
- Ample free surface parking (4 per 1,000 SF parking ratio)
- LEED SILVER Certified Building
- Leading edge architecture from top national architect
- Spacious common area conference room with wet bar
- Prime location off Hurstbourne Pkwy and Shelbyville Rd
- FULL-HEIGHT GLASS and 7' continuous window lines
- Typical 9'-6" to 10' ceiling heights
- Fully automated, energy efficient, with latest technology
- Sophisticated lobby with modern design and finishes
- Lush landscaping with large outdoor amphitheater

**For more information or to schedule a tour, please contact:**

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# NTS

## CAMPUS PLAN

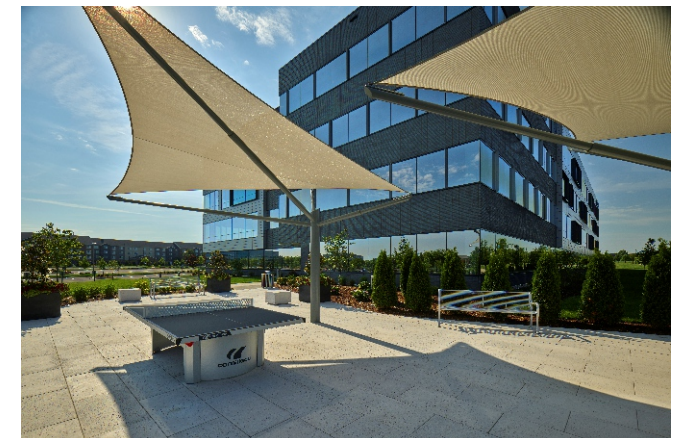


## THE CAPITAL LOCATION OF EAST LOUISVILLE!

- Paramount location in East Louisville at the landmark corner of Shelbyville Road and Hurstbourne Parkway
- Five (5) points of ingress/egress -- Three (3) signalized traffic lights
- Easy Access to Interstate 64/71/264/265, with a centralized location for employees and visitors
- Prominent landscaped boulevards throughout, bordered by bike lanes and wide attractive sidewalks
- Over 75 acres of future development to occur within ShelbyHurst Office Campus

**NTS**

SITE PLAN



- Ample Parking with 4 per 1,000 Free Surface Parking
- Designated Parking for Visitors
- Excellent Location for Walking to Nearby Retail Amenities
- Outdoor Patio for Employee Breaks and Collaboration
- Dedicated Generator Pad Area With Conduit To Building For Tenant Supplied Generator

**NTS**

## REDEFINING MODERN OFFICE DESIGN | VIEW FROM FRONT OF BUILDING



## 435 SHELBYHURST

- Shelbyhurst's newest (fifth) office building - neighboring the recently developed 500, 600, 700 North buildings & the 805 N Whittington building
- Office alongside other highly renowned companies including **Dean Dorton, Assured Partners, BrightSpring Health Services, Steel Technologies, Churchill Downs, Ventas, UBS Financial Services, and Stifel Nicolaus**

**NTS**

## NIGHT SHOWCASING EXTERIOR LED ACCENT LIGHTING



- 435 SHELBYHURST
- Dynamic Nighttime LED Lighting
  - Trademark Shelbyhurst Modern Design

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## UPSCALE AND MODERN | MAIN LOBBY



## 435 SHELBYHURST

- A brand new upscale and modern decor containing sophisticated finishes throughout.
- Lobby architecture containing a combination of large tile flooring, wood paneling, drywall ceilings, decorative lighting, flat-screen tv's, and a sleek tenant directory.
- Floor-to-ceiling double-glass tenant entry doors off main lobby provide exceptional first impression for clients and visitors.
- First floor main lobby exposure suites available

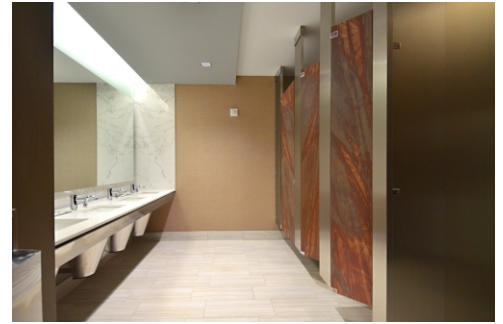
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MODERN AMENITIES



Building Conference Room

- Class AA+ Finishes
- Stone countertop
- Carpet tiles & wall covering
- Available for common use by tenants within the Building (presently at no charge)
- Seats approximately 30-35 people
- Wet Bar and Ice-Maker
- Flat Screen TV for Presentations
- Managed and scheduling handled by NTS



Restroom Finishes

- Class AA+ Finishes
- Porecelain tile flooring
- Accent wall tile
- Ceasarstone contertops
- Motion activated soap dispensers, faucets, and toilets



Main Lobby

- Class AA+ Finishes
- Large tile flooring, wood paneling and decorative lighting
- Floor-to-ceiling double-glass tenant entry doors
- Flat screen TV's and a sleek tenant directory in first floor lobby



Outdoor Amenities

- Ping Pong and Foosball tables
- Shade Canopies
- Bench seating for employee/visitor lunches and breaks
- Nighttime illumination
- Speakers with modern pop music

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