



For sale

13550 Triton Park Boulevard, Louisville, KY

234,287 SF

 **JLL** SEE A BRIGHTER WAY

Property overview

13550 Triton Park Boulevard

13550 Triton Park Boulevard is a 234,287 sq. ft. Class A+ corporate headquarters located in the upscale and rapidly growing East End of Louisville, Kentucky. Located in the Eastpoint Business Center, the building is surrounded by a parklike setting with a large lake and walking trails for employees to enjoy. A strong professional demographic surrounds the business park, multiple highway access points, ample retail, food, and banking options all make this area an attractive location.



Ready to occupy

High-end finishes throughout



Park-like

Professional Office Campus



Close proximity

to food, retail and banking



2700 KW

Building Generator



Mix of executive

offices and open floors



Walking

trails to lake



Easy access to

I-265, I-64 and I-71



Over 14 acres with

1,200 parking spaces

Eastpoint Business Center

Eastpoint Business Center is a 700-acre multi-use "Class A" business park located in Northeastern Jefferson County. Hollenbach Oakley partnered with Gault Development, managing all aspects of the sales, marketing, design, and construction of the development.

Park Amenities

- Underground utilities
- 20-acre walking trail / green park
- Two access points from the interchange
- Large Medical Campus
- Over 100 companies, employing over 5,000 individuals
- 20 minutes from the Louisville International Airport

Key property statistics

Address	13550 Triton Park Blvd
City, State	Louisville, Kentucky
Site	14.2369 acres
Year Built	2005
Square Footage	234,287
Stories	4
Ceiling Height	12 feet floor to deck
Property Type	Class A+ Office
Parking	1,200 spaces including 40 ADA
Elevators	2 passenger, 1 passenger/freight
Generator	Cummins 2700 KW
Construction Type	Tilt-Up Concrete Panel
Loading	Two dock-high berths and a single drive-in door
Submarket	Middletown/ Anchorage, East Louisville

13550 Triton Park Boulevard, Louisville, KY

Mechanical detail

HVAC	AAON built up system Train chillers, 2 each totaling 485 tons
Plumbing System	4-inch water main at 80 psi 6-inch fire main at 80 psi
Electrical System	4,000 amps, 480/277 volt.
Utilities	Public utilities are provided as follows: Electricity: Louisville Gas & Electric Water: Louisville Water Company Sewer: Metropolitan Sewer District The Eastpoint Business Park is served by two Louisville Gas & Electric Company substations
Roof	The roof framing system is constructed of OWJ and corrugated metal decking supported by steel beams, and columns. The roofing consists of fully adhered single ply TPO roof assembly applied over rigid insulation and metal decking for the building. The age of the roof is 19 years.
Generator	Cummins 2700 KW
Loading	The loading dock is a combination of a single drive-in door and two dock-high berths.

Fire and Life Safety

The building is equipped throughout with a wet-pipe fire sprinkler system driven by a fire pump. The computer rooms are equipped with a tenant supplied dry fire sprinkler system. The building has a single fire service with a dual riser and a fire alarm control panel. Fire protection systems provided at the Property typically includes wet type sprinkler systems, portable fire extinguishers, smoke detectors, pull stations and audible alarms, lighted exit signs and emergency battery-powered lighting and/or audible and visible alarms. The systems are complete with external Fire Department connections, O. S. & Y. valves, water flow meters, and fire command stations.

Simplex 4100 U fire alarm panel, which monitors sprinkler system flow switches, pull stations and smoke detectors. The central panel is located in a fire control building, adjacent to the entrance. An annunciator panel is located in the first floor of the building. The smoke detectors are wired to the building's electrical system. The fire alarm panels monitor the alarm devices, and sound the alarm as well as automatically notify the monitoring service (ADT) or the fire department in the event of trouble.

Elevators

The property is served by two passenger Dover / ThyssenKrupp elevators, hydraulic, 2,500 lbs. capacity and one freight Dover / ThyssenKrupp Elevator hydraulic with 4,500 lbs. capacity.

Security and access

The property is equipped with a property-owned security system including security alarms and cameras. All entry are equipped with a card reader system.

Site plan



Exterior photos



Interior photos



*Furniture and equipment will not remain

Interior photos



*Furniture and equipment will not remain

Interior photos

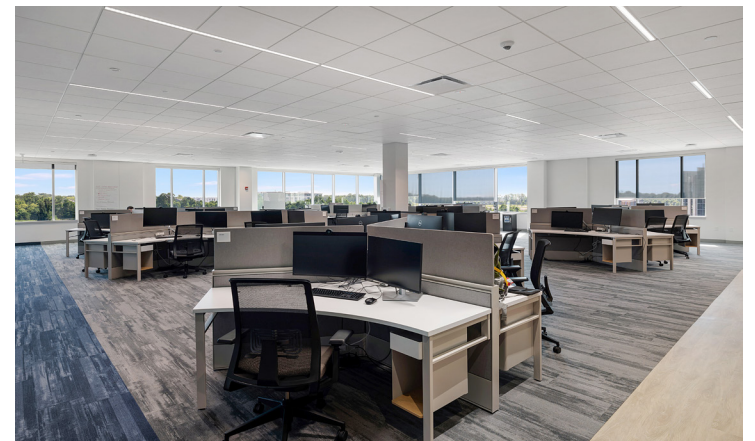


*Furniture and equipment will not remain

Interior photos



*Furniture and equipment will not remain



Sale comps

JLL sales transactions



**13551 Triton Park Blvd
Middletown/East**

Building size: 104,303
Sales price: \$14,027,580
Buyer: Congo Brands
Seller: Fenley Real Estate
Sold on 9/21/2023
Building price per size: \$134.49



**2701 Eastpoint Pkwy
Middletown/East**

Building size: 103,680
Sales price: \$16,525,000
Buyer: PPL
Seller: Baptist Healthcare System Inc
Sold on 9/7/2023
Building price per size: \$159.38



**1901 Eastpoint Pkwy
Middletown/East**

Building size: 75,000
Sales price: \$11,482,500
Buyer: Stock Yards Bank & Trust
Seller: Stephen C Gault & Company
Sold on 5/25/2022
Building price per size: \$153.10



9901 Linn Station Rd Plainview

Building size: 257,323
Sales price: \$16,800,000
Buyer: Matrix Holdings
Seller: Castlelake, LP
Sold on 9/16/2022
Building price per size: \$65.29



1901 Campus Pl Plainview

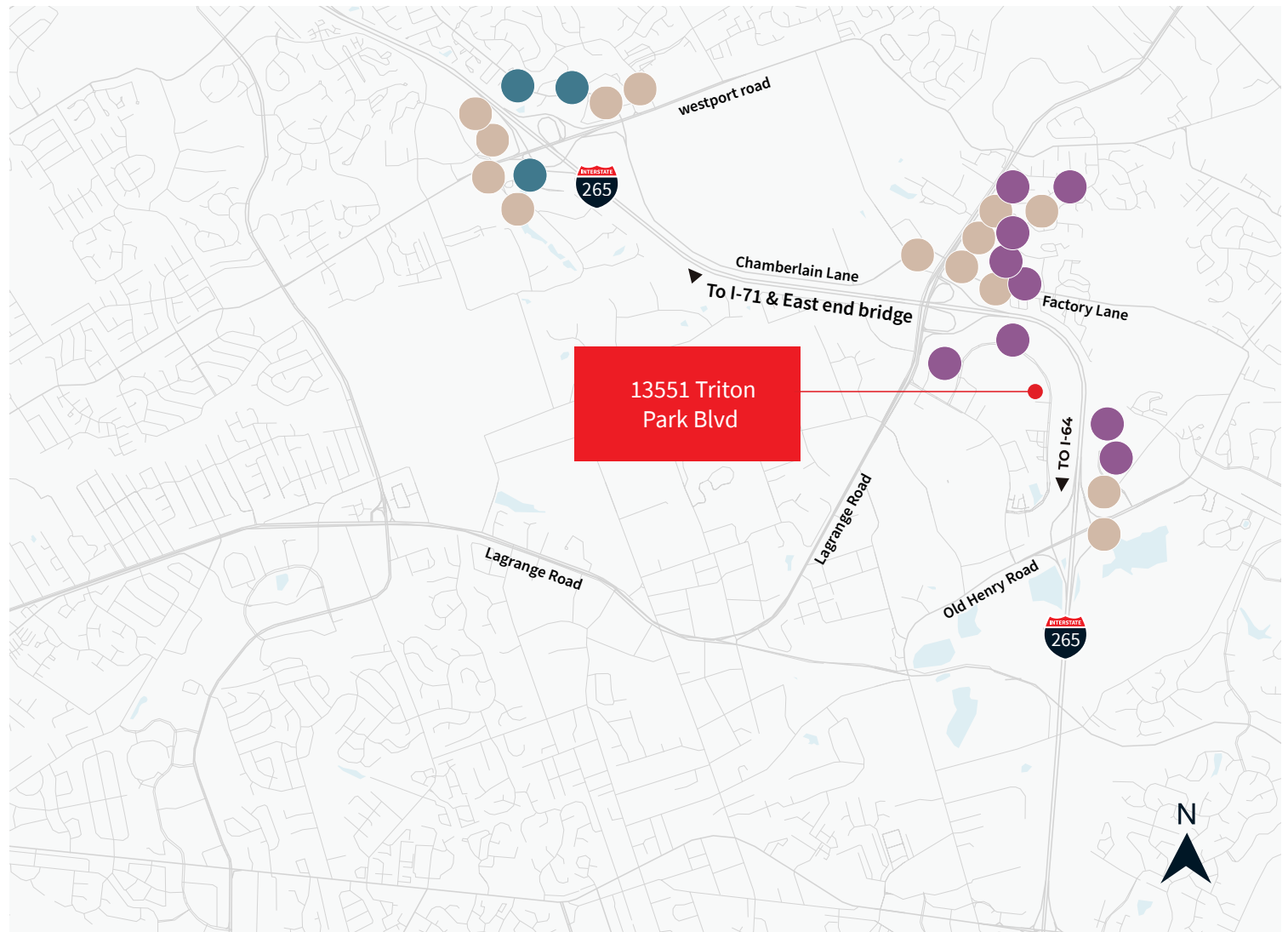
Building size: 93,293
Sales price: \$15,260,000
Buyer: Baptist Health
Seller: J Rogers Badgett Sr Foundation
Sold on 10/29/2019
Building price per size: \$163.57



12501 Lakefront Pl Southeast

Building size: 177,000
Sales price: \$30,000,000
Buyer: Mid-America Farm Credit
Seller: UBS
Sold on 8/1/2018
Building price per size: \$169.49

Location overview



Legends

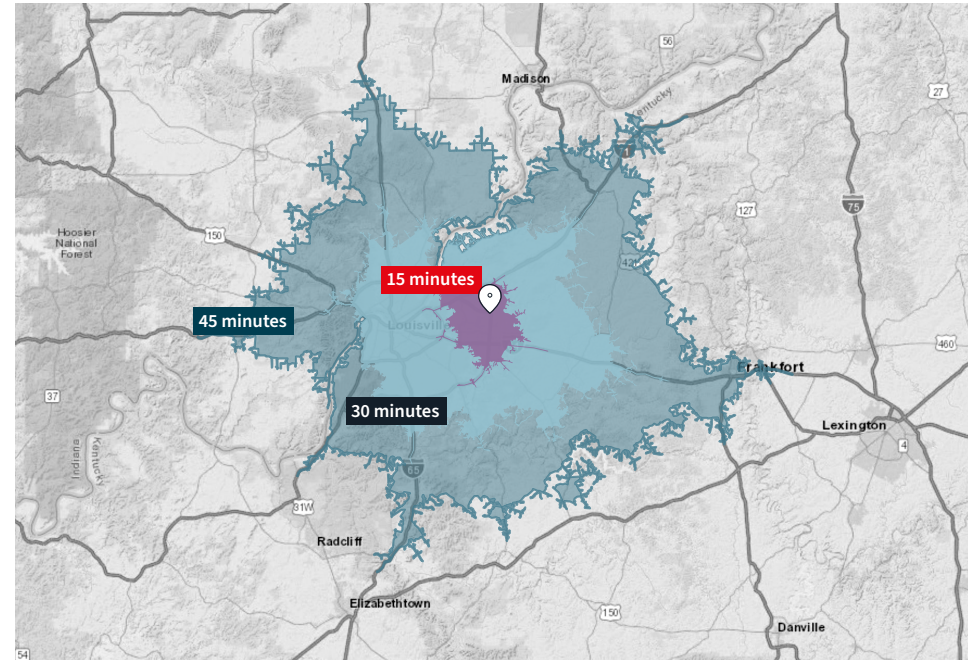
- Restaurants
- Lodging
- Retail

Location overview



Demographics

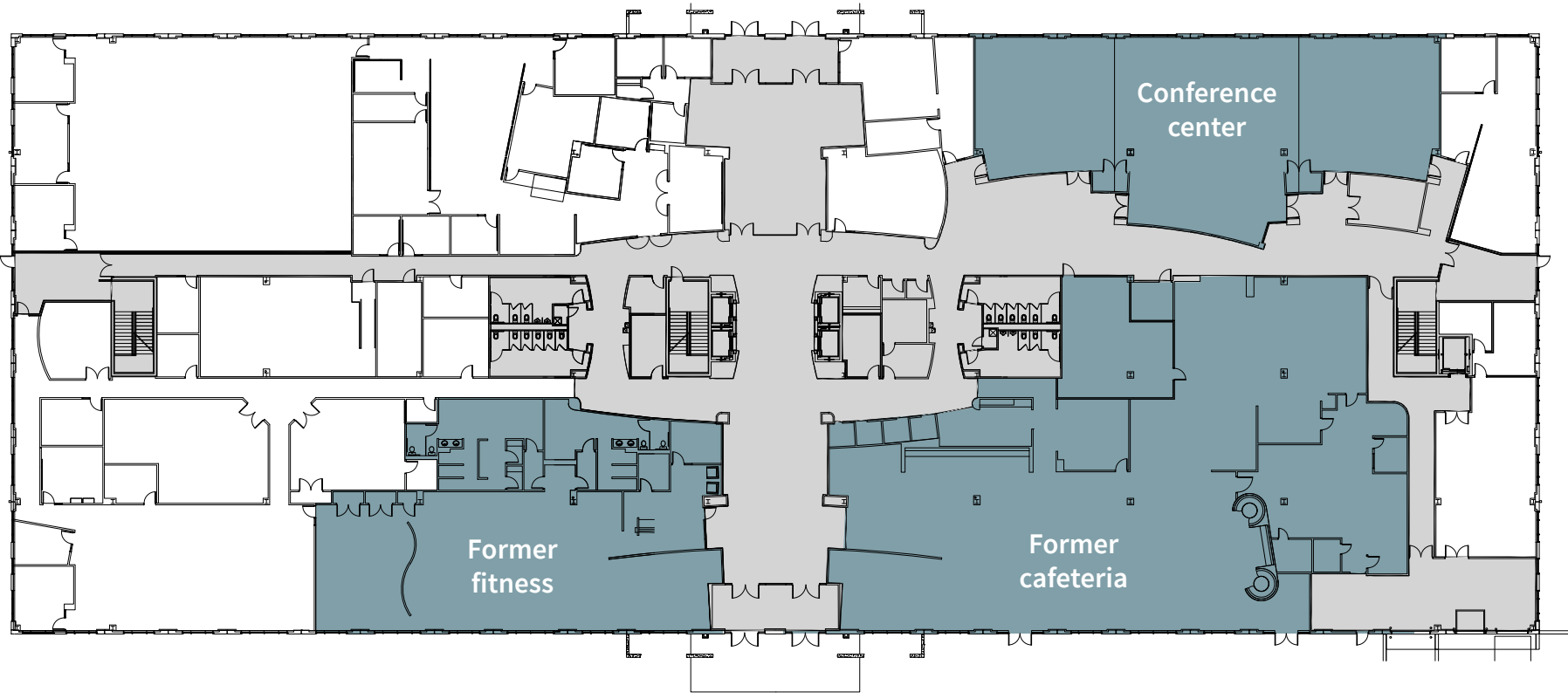
	15 minutes	30 minutes	45 minutes
2023 Employed Population 16+ by Industry			
Total	76,257	494,745	653,428
Agriculture/Mining	0.4%	0.4%	0.5%
Construction	4.4%	5.4%	5.8%
Manufacturing	10.9%	12.6%	13.2%
Wholesale Trade	1.7%	1.5%	1.5%
Retail Trade	9.9%	10.8%	10.8%
Transportation/utilities	6.9%	9.6%	10.1%
Information	2.2%	1.8%	1.7%
Finance/ Insurance/ Real estate	11.4%	8.2%	7.8%
Services	50.1%	46.9%	45.3%
Public administration	2.2%	3.0%	3.5%



	15 minutes	30 minutes	45 minutes
2023 Employed Population 16+ by Industry			
2023 Total population	144,691	967,451	1,284,836
2023-2028 Annual rate	0.38%	0.30%	0.28%
Average household Income	\$143,592	\$98,098	\$96,007
2023 Civilian population 16+ in labor force	79,114	515,935	681,033
Population 16+ unemployment rate	3.6%	4.1%	4.1%
Median Age	42.3	40.2	40.6

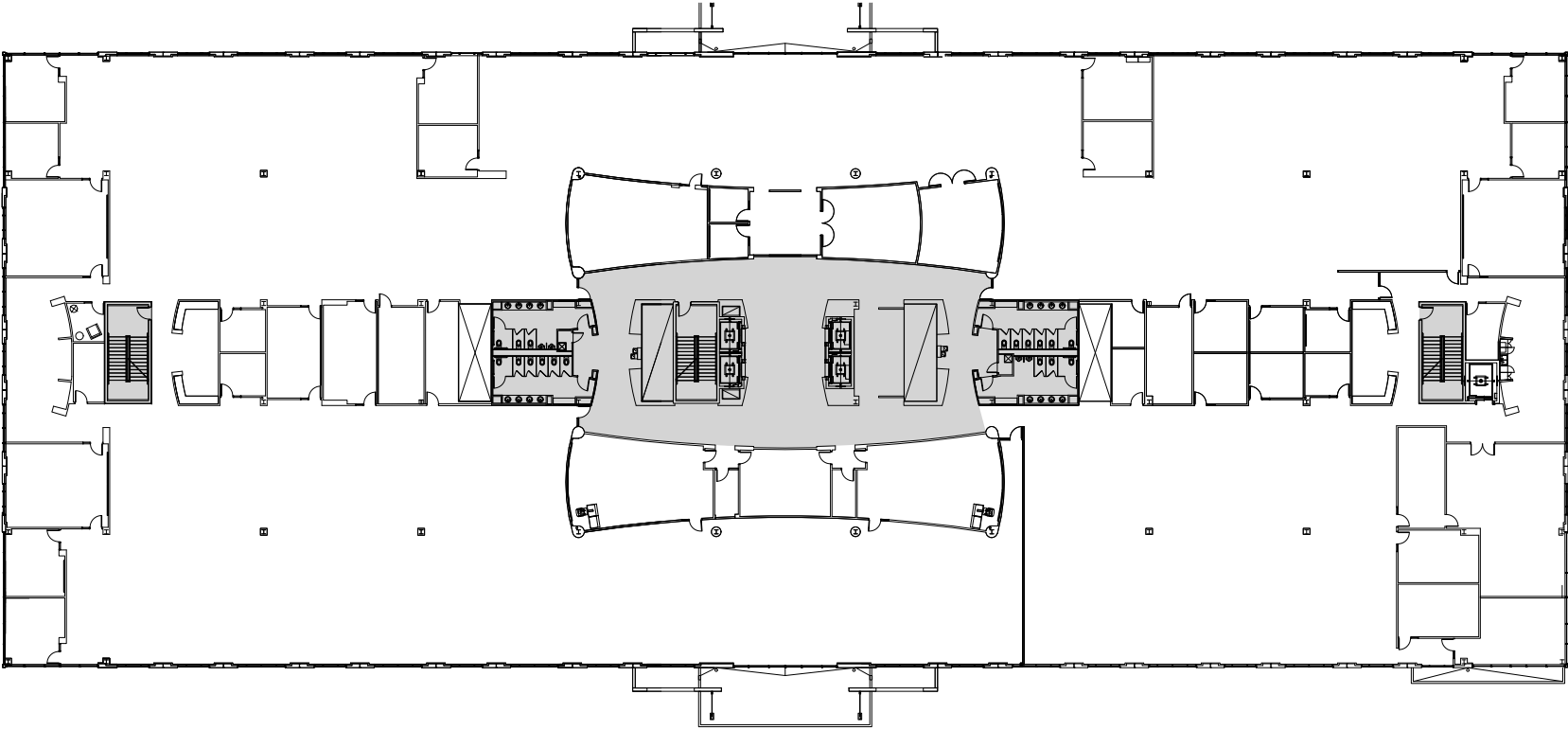
Floor plans

First floor



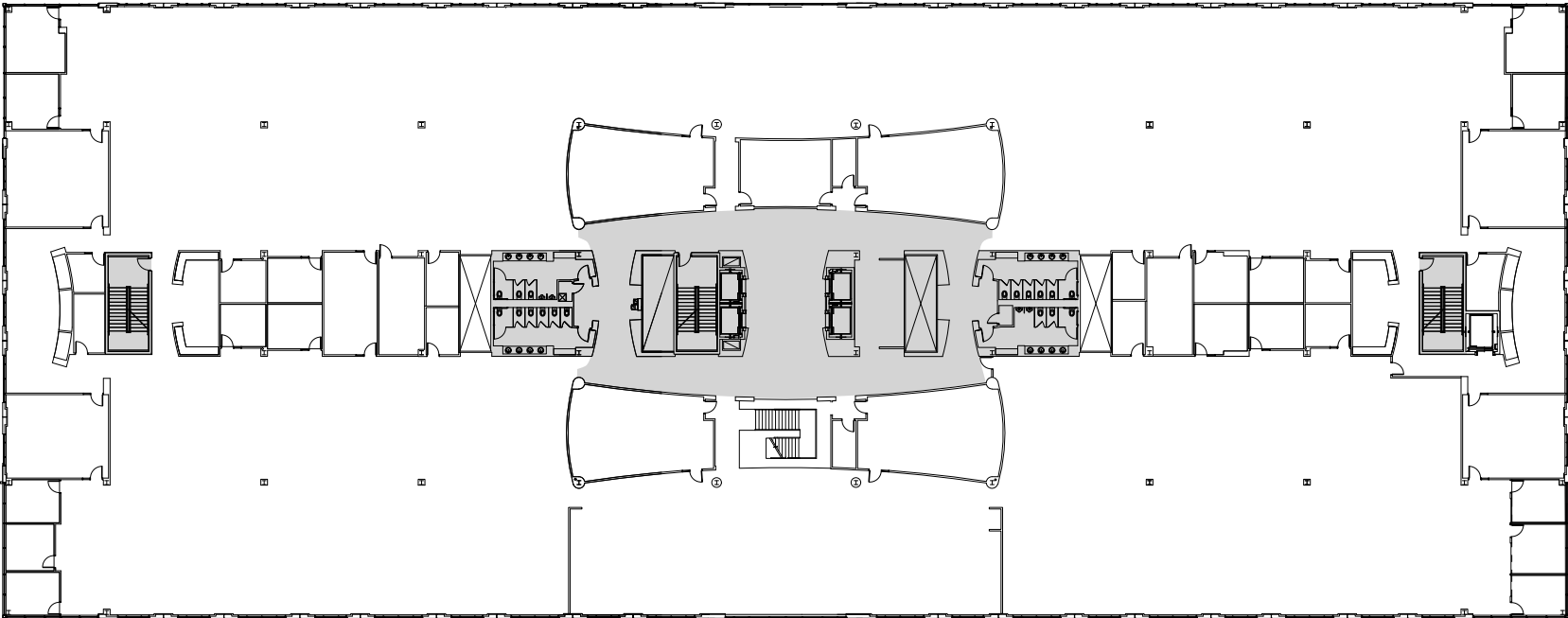
Floor plans

Second floor



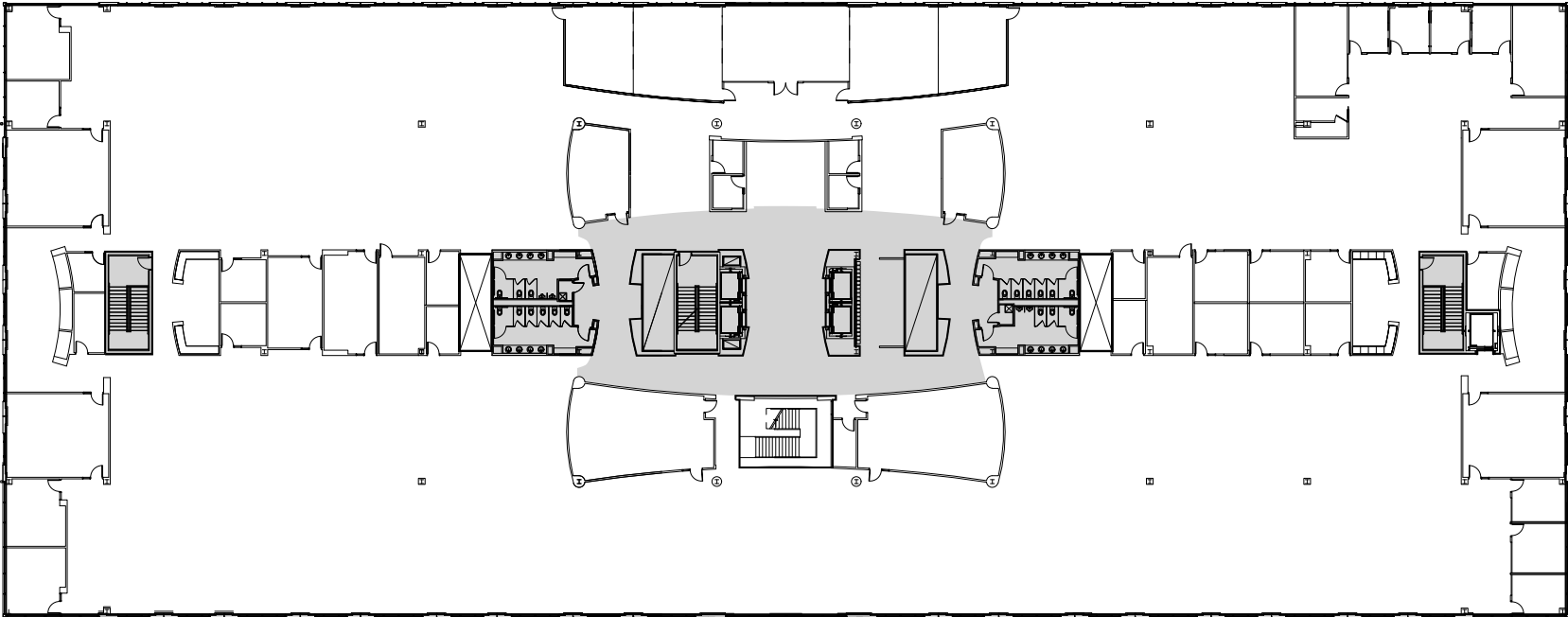
Floor plans

Third floor



Floor plans

Fourth floor



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