

2031 NELSON MILLER PARKWAY LOUISVILLE, KY 40223



Prime Office Opportunity For Lease



OFFICE BUILDING FOR LEASE

PROPERTY INFORMATION

Property Type:	Office Building	Lease Rate:	\$24.00/SF/YR
Total Availability:	21,600 SF	Lease Type:	NNN
Stories:	2	Zoning:	PEC
		Parking:	Ample parking



Property Location

Discover your company's next home base with this exceptional 21,600-square-foot office property set on 1.89 acres in the thriving Eastpoint Business Center. Located in Louisville's fast-growing northeastern Jefferson County, this site combines visibility, accessibility, and modern functionality — ideal for a corporate headquarters or expanding business.

Spacious & Versatile: 21,600 sq. ft. total, featuring 14,400 sq. ft. of refined office space

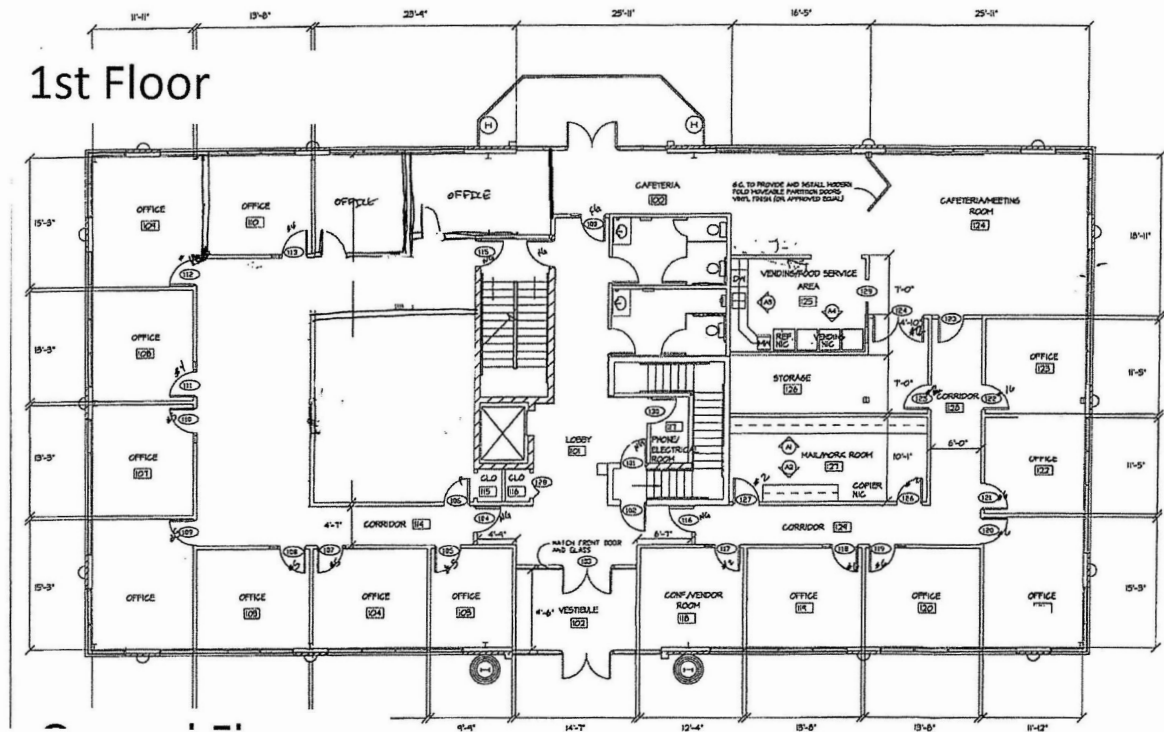
Move-In Ready: Upgraded offices, bright open areas, and professional conference rooms

Business Continuity: Equipped with an emergency IT/server backup generator for peace of mind

Inviting Setting: Beautifully landscaped surroundings and a scenic walking path throughout the park

Enjoy easy access to major interstates and Louisville's key business corridors — a location that supports growth, productivity, and employee well-being.

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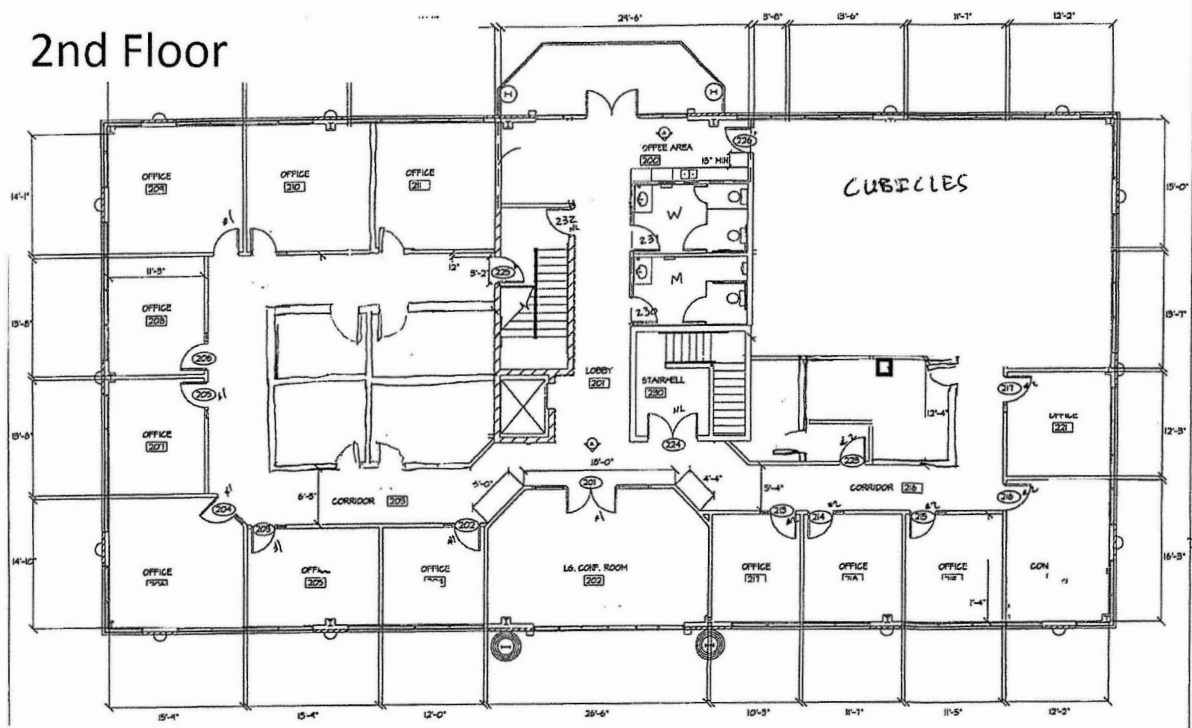


- 7,200 +/- RSF

FLOOR PLAN

2031 NELSON MILLER PARKWAY LOUISVILLE, KY 40223

2nd Floor



AVAILABLE SPACE

- 7,200 +/- RSF

PROPERTY CONTACTS:

CORE Real Estate Partners



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ABOUT US

Founded in Louisville, KY, CORE Real Estate Partners utilize a data-driven approach to provide comprehensive and unique full-service solutions for our clients' real estate needs. CORE specializes in urban, near-urban areas and town-centers, for long term commercial real estate strategies and solutions.

Our collaborative approach attracts clients who understand and appreciate the benefits of long-term real estate investment to grow income producing assets. With more than 55 years of combined real estate experience in Louisville, we incorporate technology and entrepreneurship into our strategy to enhance the real estate investment results for our partners.

Learn more about this property and CORE Real Estate Partners at: core502.com