



Embassy Square Office Park

100 Envoy Cir, Louisville, KY 40299

HOAGLAND
COMMERCIAL REALTORS
A company of Sun Properties

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Embassy Square Office Park

\$8.23 - \$24.50 /SF/Yr

Prime opportunity to lease in highly desired Hurstbourne Lane corridor. Very attractive park setting, on site maintenance supervisor, front door parking, and availability of full service leases. Very accessible to I-64 and Watterson X-Way. Opportunity to expand for future growth.

Located on Envoy Circle off of Hurstbourne Lane.

Rental Rate:	\$8.23 - \$24.50 /SF/Yr
Property Type:	Office
Building Class:	B
Rentable Building Area:	30,000 SF
Year Built:	1981
Walk Score ®:	32 (Car-Dependent)
Transit Score ®:	25 (Some Transit)
Rental Rate Mo:	\$2.04 USD/SF/Mo



1st Floor Ste 1504

1

Space Available	125 SF
Rental Rate	\$24.50 /SF/Yr
Date Available	Immediate
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	1 Years

1st Floor Ste 400

2

Space Available	2,604 SF
Rental Rate	\$8.23 /SF/Yr
Date Available	Immediate
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

2nd Floor

3

Space Available	125 SF
Rental Rate	\$24.50 /SF/Yr
Date Available	Immediate
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	1 Years

2nd Floor Ste 1304

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Space Available	550 SF
Rental Rate	\$13.50 /SF/Yr
Date Available	Immediate
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 2100

Space Available	7,812 SF
Rental Rate	\$8.91 /SF/Yr

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Date Available	Immediate
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

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2nd Floor Ste 501

Space Available	1,769 SF
Rental Rate	\$14.50 /SF/Yr
Date Available	Immediate
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

Wide open 2nd floor suite. Ideal for training room/sales area.

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2nd Floor Ste 606

Space Available	2,604 SF
Rental Rate	\$12.75 /SF/Yr
Date Available	Immediate
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	Negotiable

Ideal office space in the I-64/Hurstbourne Parkway corridor, close to restaurants, hotels and shopping. Park-like setting, ample parking



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