

GARDINER POINT



*4004 Gardiner Point Drive
Louisville / Kentucky*

FORMER HOTEL AND STUDENT HOUSING FACILITY FOR SALE

142,754 SF ON 5.29 ACRES

CBRE

EXECUTIVE SUMMARY

CBRE has been retained as the exclusive representative to offer Gardiner Point, a 142,754 SF building located on 5.29 acres located at 4004 Gardiner Point Drive in Louisville, KY, (the "Property") for sale to qualified buyers. The building was built in 1965 as the Colonel Sanders Inn adjacent to the KFC/YUM campus, and was expanded, renovated and converted into a residence hall for Sullivan University in 2010. The building is conveniently located near the I-264/Newburg Road interchange with great interstate visibility. The central location with access from Louisville's inner belt (I-264) is a tremendous strength. The Property is in close proximity to the Muhammad Ali Louisville International Airport, Kentucky Kingdom, Churchill Downs, the University of Louisville's football stadium and the Kentucky Fair and Exposition Center, all of which drive tremendous hotel demand in the area. The saltwater pool, meeting rooms, lakefront setting and traditional architectural style would also appeal to the bourbon tourism community that is visiting Louisville throughout the City.

The building is also equipped with a complete commercial kitchen and restaurant space which would be beneficial for an assisted living use or behavioral/addiction treatment facility. The central location would be appealing to staff, patients and their families coming from within the Louisville market or commuting to the facility. There is also a shortage of affordable housing throughout the city, which could be addressed with this project. In addition, the close proximity to student populations for Sullivan University, Bellarmine University and the University of Louisville and healthcare workers for the downtown medical center and the St. Matthews medical district could represent potential tenants for a multi-family conversion.



PROPERTY OVERVIEW

142,754

Square Feet

(Plus easement on adjacent land for parking)

5.29

Acres

1965

Year Built

2010

Year Renovated/Expanded

086G00615521

Parcel ID #

C-1, OR-1

Zoning



PROPERTY DETAILS

NO. ROOMS	257 (Plus Multiple Conference Rooms)
FRONTAGE	Approximately 640' along I-264
FLOOD PLAIN	No
NUMBER OF STORIES	3
ROOF	Combination of asphalt shingle (2022) and Flat
WINDOWS	Double pane
HVAC	Combination of 257 electric PTAC units for all rooms, central gas pack- age units and split system units
ELECTRICAL	3,000 Amp, 277/480V, 3-Phase
ELEVATORS	One freight elevator, one passenger elevator
MAINTENANCE SHOP	400 SF maintenance shop with offices and storage
DATA PROVIDER	Spectrum



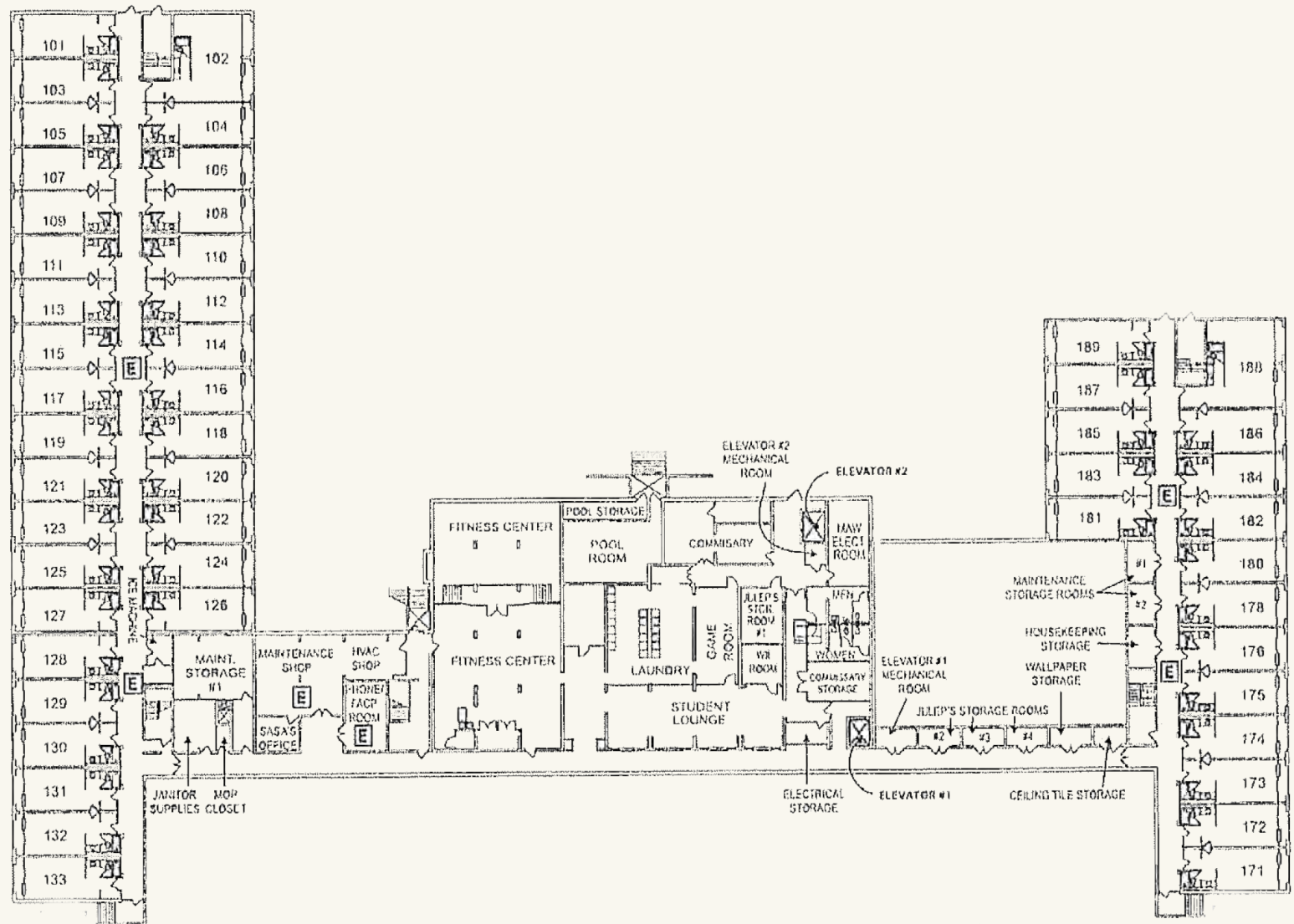


PROPERTY DETAILS

PARKING SPACES	Approximately 341 striped spaces *
FIRE SUPPRESSION	Wet system throughout, with dry system in attic
POOL	Salt Water Swimming Pool
LAUNDRY	Full laundry facility on site
CAFETERIA	168-person capacity cafeteria with full commercial kitchen intact
FITNESS CENTER	Weight equipment and yoga studio space
CONFERENCE SPACE	10-person board room & 328-person training/conference center with A/V capabilities. Room can be divided into (3) conference rooms.
GRAB 'N GO MARKET	Grab 'n Go cafe with prep kitchen and seating
LOUNGE	Lounge and game room with soft seating and meeting rooms
BUILDING GENERATOR	Kohler ISO-9001 (natural gas), model spec. 30R26-Q58
SECURITY	(37) exterior cameras, (15) interior cameras, central monitoring

* 179 spaces are provided via an easement across the adjacent land

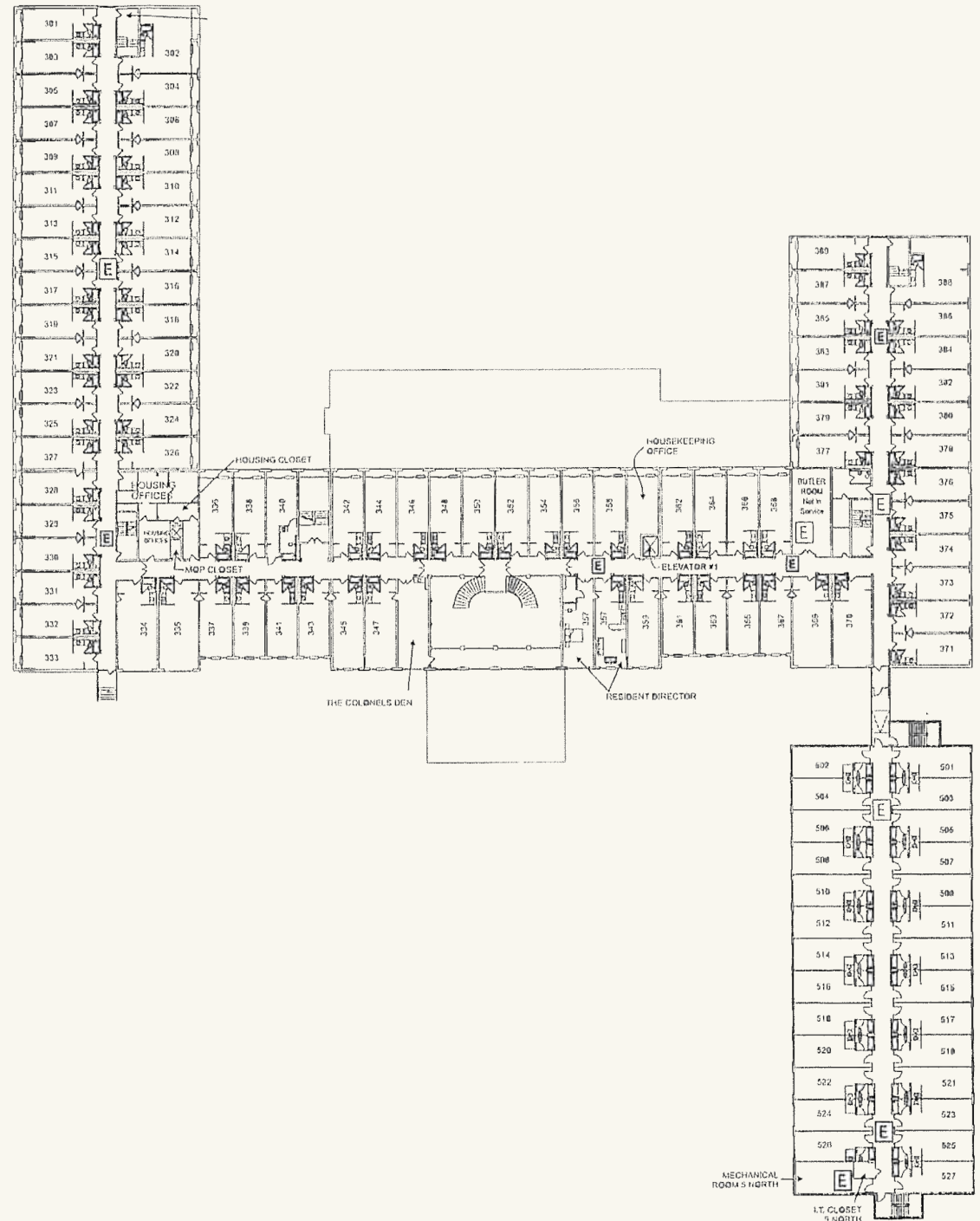
1ST FLOOR PLAN



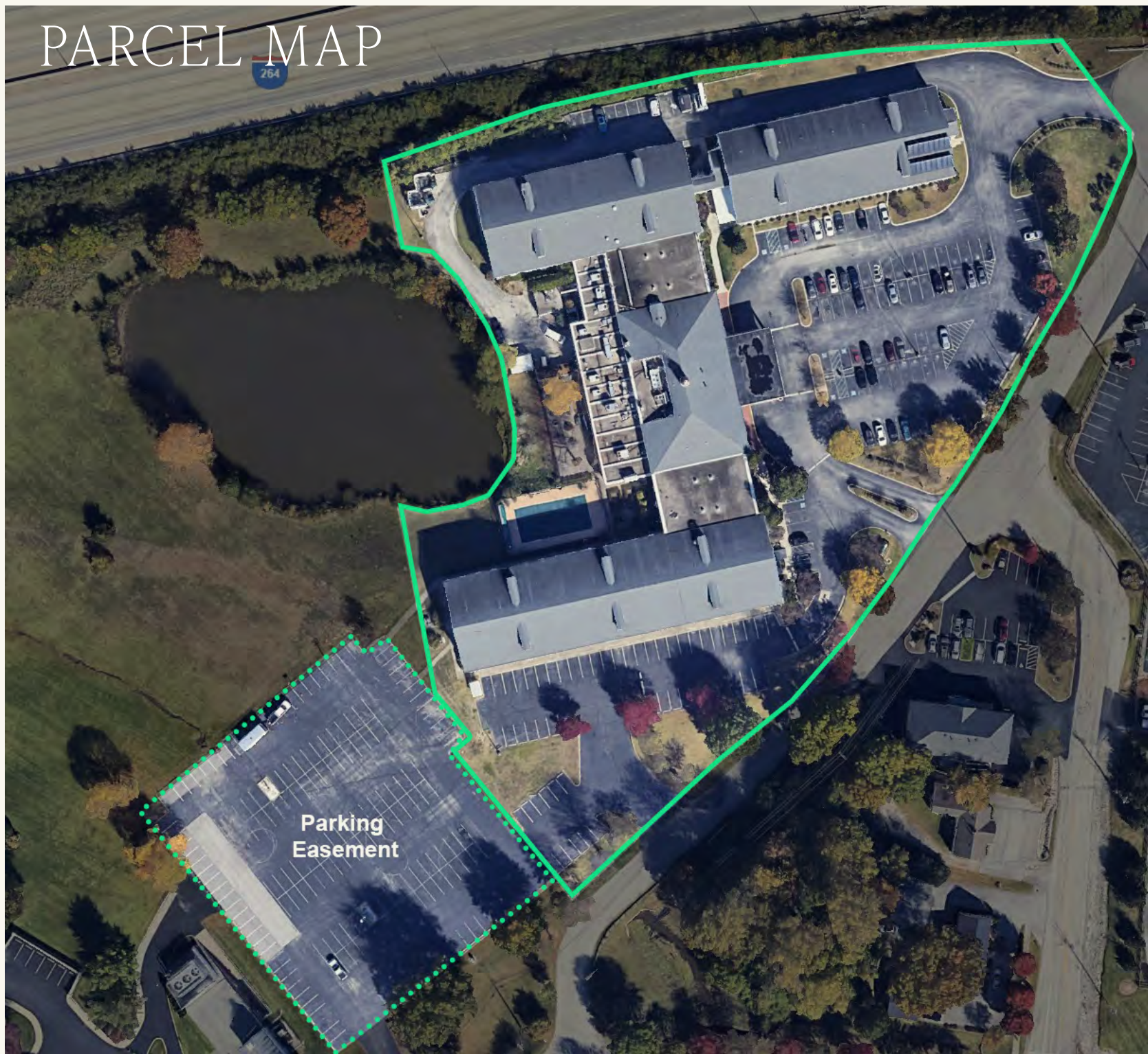
The floor plan shows a complex arrangement of rooms and corridors. Key areas include:

- Central Lobby Area:** Features a "You Are Here" marker, a "FIRE ALARM PANEL", and a "LOBBY".
- Service Areas:** Includes "THE DINING ROOM", "KITCHEN", "THE MAGNOLIA ROOM", "THE FLOUR DE LIS ROOM", "MEETING ROOM STORAGE", "THE BUNYARD ROOM", "JANITOR SUPPLY", and "THE C STORE MECHANICAL ROOM".
- Storage and Utility:** Includes "C-STORE STORAGE", "ELECT. #1", "ELECT. #2", "ELECT. #3", "ELECT. #4", "ELECT. #5", "ELECT. #6", "ELECT. #7", "ELECT. #8", "ELECT. #9", "ELECT. #10", "ELECT. #11", "ELECT. #12", "ELECT. #13", "ELECT. #14", "ELECT. #15", "ELECT. #16", "ELECT. #17", "ELECT. #18", "ELECT. #19", "ELECT. #20", "ELECT. #21", "ELECT. #22", "ELECT. #23", "ELECT. #24", "ELECT. #25", "ELECT. #26", "ELECT. #27", "ELECT. #28", "ELECT. #29", "ELECT. #30", "ELECT. #31", "ELECT. #32", "ELECT. #33", "ELECT. #34", "ELECT. #35", "ELECT. #36", "ELECT. #37", "ELECT. #38", "ELECT. #39", "ELECT. #40", "ELECT. #41", "ELECT. #42", "ELECT. #43", "ELECT. #44", "ELECT. #45", "ELECT. #46", "ELECT. #47", "ELECT. #48", "ELECT. #49", "ELECT. #50", "ELECT. #51", "ELECT. #52", "ELECT. #53", "ELECT. #54", "ELECT. #55", "ELECT. #56", "ELECT. #57", "ELECT. #58", "ELECT. #59", "ELECT. #60", "ELECT. #61", "ELECT. #62", "ELECT. #63", "ELECT. #64", "ELECT. #65", "ELECT. #66", "ELECT. #67", "ELECT. #68", "ELECT. #69", "ELECT. #70", "ELECT. #71", "ELECT. #72", "ELECT. #73", "ELECT. #74", "ELECT. #75", "ELECT. #76", "ELECT. #77", "ELECT. #78", "ELECT. #79", "ELECT. #80", "ELECT. #81", "ELECT. #82", "ELECT. #83", "ELECT. #84", "ELECT. #85", "ELECT. #86", "ELECT. #87", "ELECT. #88", "ELECT. #89", "ELECT. #90", "ELECT. #91", "ELECT. #92", "ELECT. #93", "ELECT. #94", "ELECT. #95", "ELECT. #96", "ELECT. #97", "ELECT. #98", "ELECT. #99", "ELECT. #100".
- Corridors and Entrances:** Multiple corridors lead to various rooms, with entrances marked by "E" symbols.
- Room Numbers:** Rooms are numbered in the 200s, 300s, 400s, and 500s, with some rooms having sub-numbers (e.g., 201, 202, 203).
- Other Features:** Includes "ELEVATOR #1", "ELEVATOR #2", "ELEVATOR #3", "ELEVATOR #4", "ELEVATOR #5", "ELEVATOR #6", "ELEVATOR #7", "ELEVATOR #8", "ELEVATOR #9", "ELEVATOR #10", "ELEVATOR #11", "ELEVATOR #12", "ELEVATOR #13", "ELEVATOR #14", "ELEVATOR #15", "ELEVATOR #16", "ELEVATOR #17", "ELEVATOR #18", "ELEVATOR #19", "ELEVATOR #20", "ELEVATOR #21", "ELEVATOR #22", "ELEVATOR #23", "ELEVATOR #24", "ELEVATOR #25", "ELEVATOR #26", "ELEVATOR #27", "ELEVATOR #28", "ELEVATOR #29", "ELEVATOR #30", "ELEVATOR #31", "ELEVATOR #32", "ELEVATOR #33", "ELEVATOR #34", "ELEVATOR #35", "ELEVATOR #36", "ELEVATOR #37", "ELEVATOR #38", "ELEVATOR #39", "ELEVATOR #40", "ELEVATOR #41", "ELEVATOR #42", "ELEVATOR #43", "ELEVATOR #44", "ELEVATOR #45", "ELEVATOR #46", "ELEVATOR #47", "ELEVATOR #48", "ELEVATOR #49", "ELEVATOR #50", "ELEVATOR #51", "ELEVATOR #52", "ELEVATOR #53", "ELEVATOR #54", "ELEVATOR #55", "ELEVATOR #56", "ELEVATOR #57", "ELEVATOR #58", "ELEVATOR #59", "ELEVATOR #60", "ELEVATOR #61", "ELEVATOR #62", "ELEVATOR #63", "ELEVATOR #64", "ELEVATOR #65", "ELEVATOR #66", "ELEVATOR #67", "ELEVATOR #68", "ELEVATOR #69", "ELEVATOR #70", "ELEVATOR #71", "ELEVATOR #72", "ELEVATOR #73", "ELEVATOR #74", "ELEVATOR #75", "ELEVATOR #76", "ELEVATOR #77", "ELEVATOR #78", "ELEVATOR #79", "ELEVATOR #80", "ELEVATOR #81", "ELEVATOR #82", "ELEVATOR #83", "ELEVATOR #84", "ELEVATOR #85", "ELEVATOR #86", "ELEVATOR #87", "ELEVATOR #88", "ELEVATOR #89", "ELEVATOR #90", "ELEVATOR #91", "ELEVATOR #92", "ELEVATOR #93", "ELEVATOR #94", "ELEVATOR #95", "ELEVATOR #96", "ELEVATOR #97", "ELEVATOR #98", "ELEVATOR #99", "ELEVATOR #100".

3RD FLOOR PLAN



PARCEL MAP



ZONING MAP



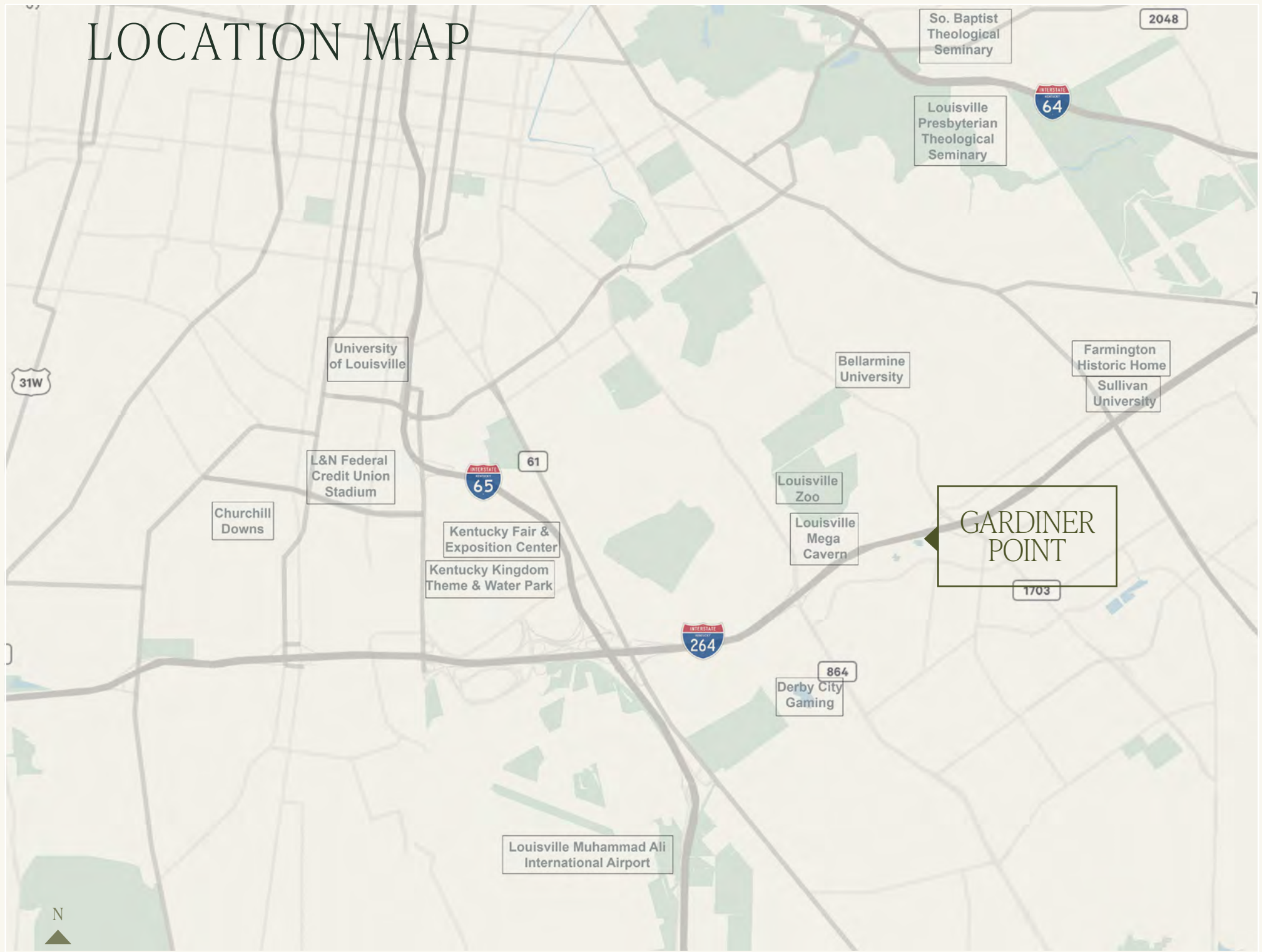
Parking
Easement

OR-1 Zoning

C-1 Zoning

N

LOCATION MAP







Churchill Downs



Slugger Museum
& Factory

LOCATION OVERVIEW

Metro Louisville is located in Jefferson County, Kentucky, one of the 13 counties comprising the Louisville Metropolitan Statistical Area ("MSA"), which spans the Ohio River into Southern Indiana. The Louisville MSA's population is approximately 1.4 million people, which makes it the 45th largest MSA in the country. The largest population concentration is located in Metro Louisville, which is home to over 700,000 residents.

Louisville is most known for the annual Kentucky Derby and for the Louisville Slugger baseball bat. In recent years, Louisville has gained popularity for its 'food scene' and for the multiple local and national brand bourbon distilleries, all of which bring thousands of visitors to the Louisville area every year.

REGIONAL ECONOMIC DRIVERS

LOGISTICS & E-COMMERCE

- One of the nation's most geographically accessible regions
- Ship products to 80% of the world within 24 hours
- A day's drive from two-thirds of the US population
- UPS Worldport processes more than 400,000 packages per hour in the world's largest automated sorting facility

UPS has invested billions in expanding the world-class package-handling Worldport logistics facility, which now measures 5.2 million square feet, with a perimeter of 7.2 miles servicing the rapidly expanding e-commerce sector. As e-commerce sales continue to grow annually by double digits, so does the demand for distribution space. A number of well-established retailers like Best Buy, Guess, Wolverine, GameStop, Grainger and Keen have e-commerce operations located in Louisville. More notably, several of the larger, more mature e-tailers, such as Amazon and eBay have multiple operations in the market.



Logistics & E-Commerce

Manufacturing

Education

Transportation Network

Lifestyle & Tourism

Bourbonism



GE Appliance Park



Ford Motor Company Truck Plant

MANUFACTURING

- Strong manufacturing tradition, providing the foundation to become a global leader in advanced manufacturing
- Home to FireBuild, a manufacturing maker space and micro-factory created through a partnership with GE Appliances and the University of Louisville. It is dedicated to designing, engineering, building, and selling the next generation of major home appliances.

Manufacturing, a pillar of the Louisville MSA economy, continues to prosper with the region's largest providers recently reaffirming their commitment to the area. Kentucky is a powerhouse in the automotive industry with nearly 6.2 million vehicles being produced in the last five years. Kentucky is the third-largest producer of cars and the second-largest producer of light trucks in the United States. Approximately one in every ten light vehicles produced in the U.S. is made in Kentucky.

Ford Motor Company recently completed a \$1.6 billion investment in its Louisville Assembly Plant (LAP), adding thousands of new workers to build the next generation Ford Escape, Ford Expedition and Lincoln Navigator. This is in addition to the 2015 investment of \$1.3 billion that created 2,000 jobs to build Ford Super Duty trucks and the \$80 million expansion in 2014 that created 350 new jobs. Other expansion plans include Ford's \$5.8 billion BlueOval SK Battery Park in nearby Glendale, Kentucky to manufacture the next generation batteries needed to power its electric powered automotive and truck vehicles going forward. Manufacturers purchase parts and supplies from sources that are readily accessible, and Ford has 456 suppliers in Kentucky and Indiana. The company spends over \$6 billion annually on purchases within the Louisville MSA.

Acquired by Haier, GE Appliances' Appliance Park facility in Louisville is the largest appliance manufacturing site in the United States, producing washing machines and dryers, dishwashers and bottom-freezer refrigerators. It currently employs 6,000 people. In 2018, the company announced \$200 million in investments into the Louisville facility.

EDUCATION

The greater Louisville area supports an impressive amount of education at all levels. Jefferson County Public Schools provide education for more than 96,000 students, or one of 7 students in the Commonwealth of Kentucky. The University of Louisville is a public research Kentucky land grant university with a diverse student population of more than 14,000 undergraduate students. Bellarmine University is a private Catholic university with more than 3,200 undergraduate, masters and doctorate students at its centrally-located campus. Sullivan University is renowned for its culinary school which has prepared meals for the U.S. Olympic team beginning with the 2008 games in Beijing.

TRANSPORTATION NETWORK

The Louisville MSA's competitive advantage is derived from its central location and accessibility from the Interstate highway system. The Louisville Muhammad Ali International Airport is ranked seventh in the world for the total amount of cargo handled and in the third busiest air cargo airport in North America. Metro Louisville is conveniently accessed via I-64 to St. Louis to the west and Lexington to the east. I-71 terminates in Louisville and connects to Cincinnati, Columbus and Cleveland to the northeast. The highway system is integral to the MSA's logistics and manufacturing industries providing "one day's drive" access to two-thirds of the country's population.

University of Louisville



Bellarmine University



Louisville Highway System





Big Four Bridge at Waterfront Park



Old Forester Distillery

LIFESTYLE AND TOURISM

With over 13,000 acres and 120 parks, Louisville is most noted for its flagship parks designed by Frederick Law Olmsted. The new 4,000-acre Parklands at Floyds Fork Greenway project added more than 100 miles of paved trails that encircle the entire county. The Jefferson Memorial Forest has approximately 6,600 acres with scenic trails and small streams. It is one of the largest metropolitan parks in the United States.

The Speed Art Museum is the oldest and largest art museum in Kentucky. 180,000 locals and visitors enjoy the permanent and traveling exhibits that are housed there, including notable exhibits featuring the art of Rembrandt, Monet, Chagall, Picasso, and many contemporary artists.

Churchill Downs is home to the Kentucky Derby on the first Saturday in May each year. This world-famous and historic thoroughbred racetrack has hosted the Breeder's Cup races nine times.

BOURBONISM

Those looking to learn about, sample and get their own special bottle of this American heritage product come to Louisville to begin their exploration of bourbon country. Popular distillers have expanded their presence in Louisville to expose their brand to thousands of daily visitors to the downtown area, which is the launching pad for trips on the Kentucky Bourbon Trail. Since 2013, nine new bourbon/spirits distillery experience locations have opened in Louisville with more planned soon. Iconic distilleries draw tourists and spirits enthusiasts to experience Kentucky's most famous product.



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