

**2,000 - 25,020
SQUARE FEET
MULTI-USE SPACE
FOR SUBLEASE**



**CUSHMAN &
WAKEFIELD**
Commercial Kentucky

50 YEARS
STRONG

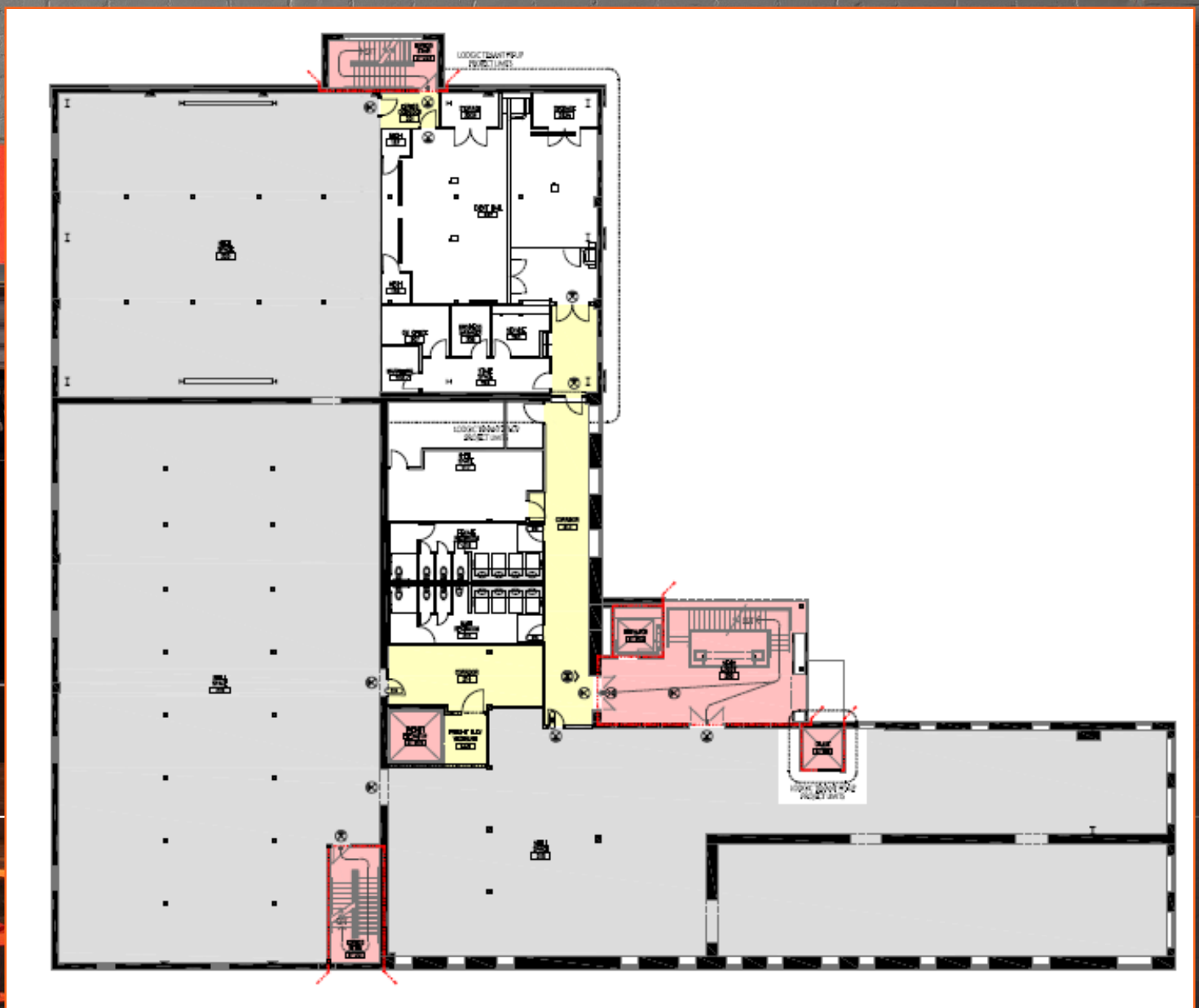
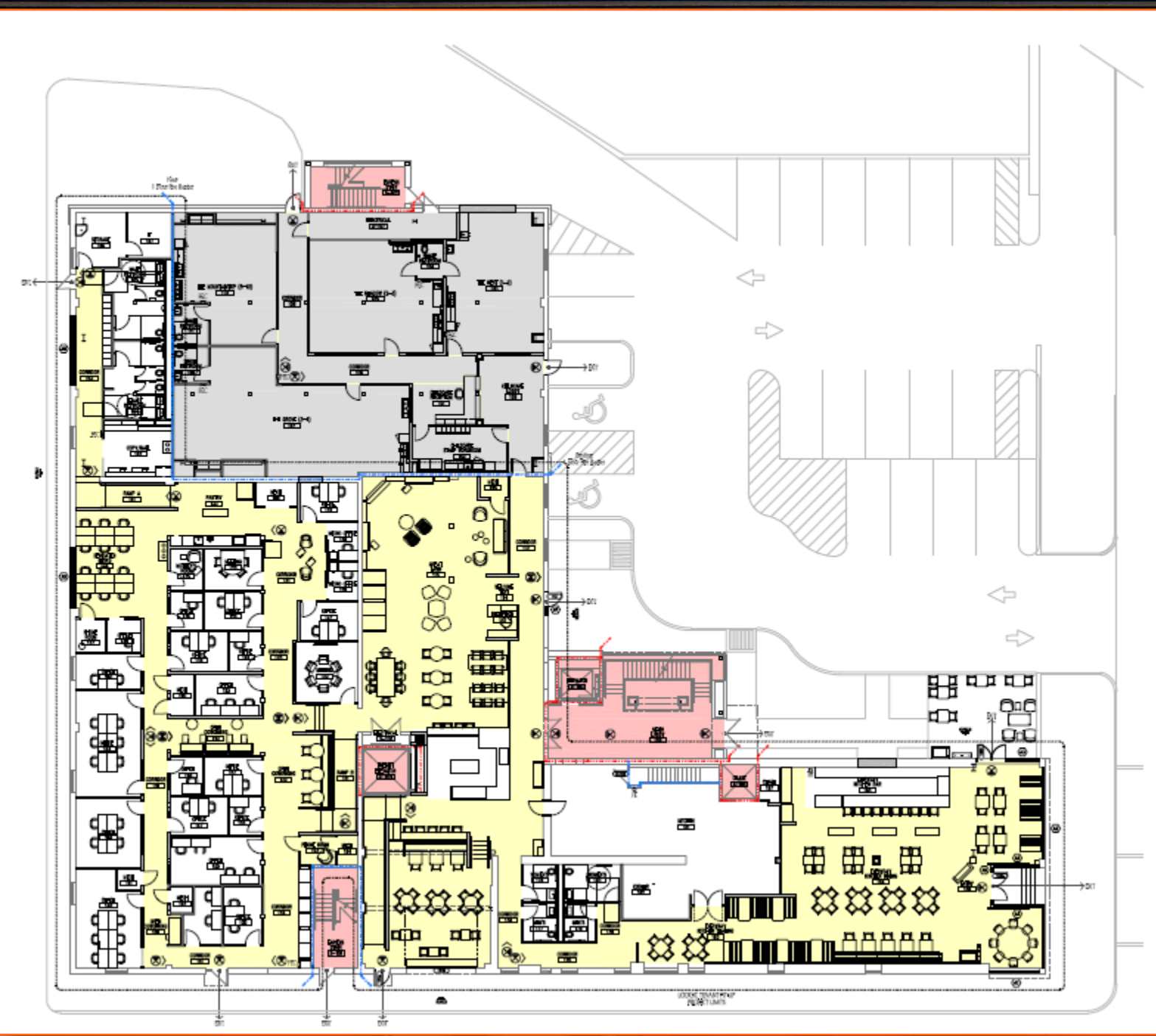


BUILDING OVERVIEW

Cushman and Wakefield | Commercial Kentucky, Inc. is pleased to offer this 25,020 SF Multi-Use space for sublease. The space was primarily utilized as a coworking space with ancillary uses such as a Full-Service restaurant and Café, Event Space, and included a Childcare facility. These facilities boast high end finishes throughout and can include all furnishings, fixtures, and equipment.

1ST FLOOR - 18,920 SF (2,000 SF BASEMENT)

2ND FLOOR - 4,100 SF



COWORKING SPACE - 10,380 SF

FEATURES

The Office/Co-Working space measures approximately 10,380 SF on the first floor. This space provides a mix of private offices, dedicated desks, open coworking areas, as well as individual video-conferencing, and podcasting booths to accommodate any individual's workstyle preferences. In addition to the Class A office space, the Co-Working Premises also includes a full-service coffee bar that can serve a variety of barista-style beverages to those within the space. There is also a well-appointed kitchenette strategically positioned in the middle of the Co-Working space for easy access to a sink, dishwasher, etc.

Private Offices:

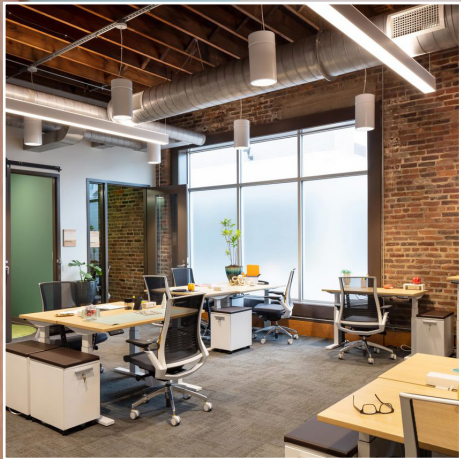
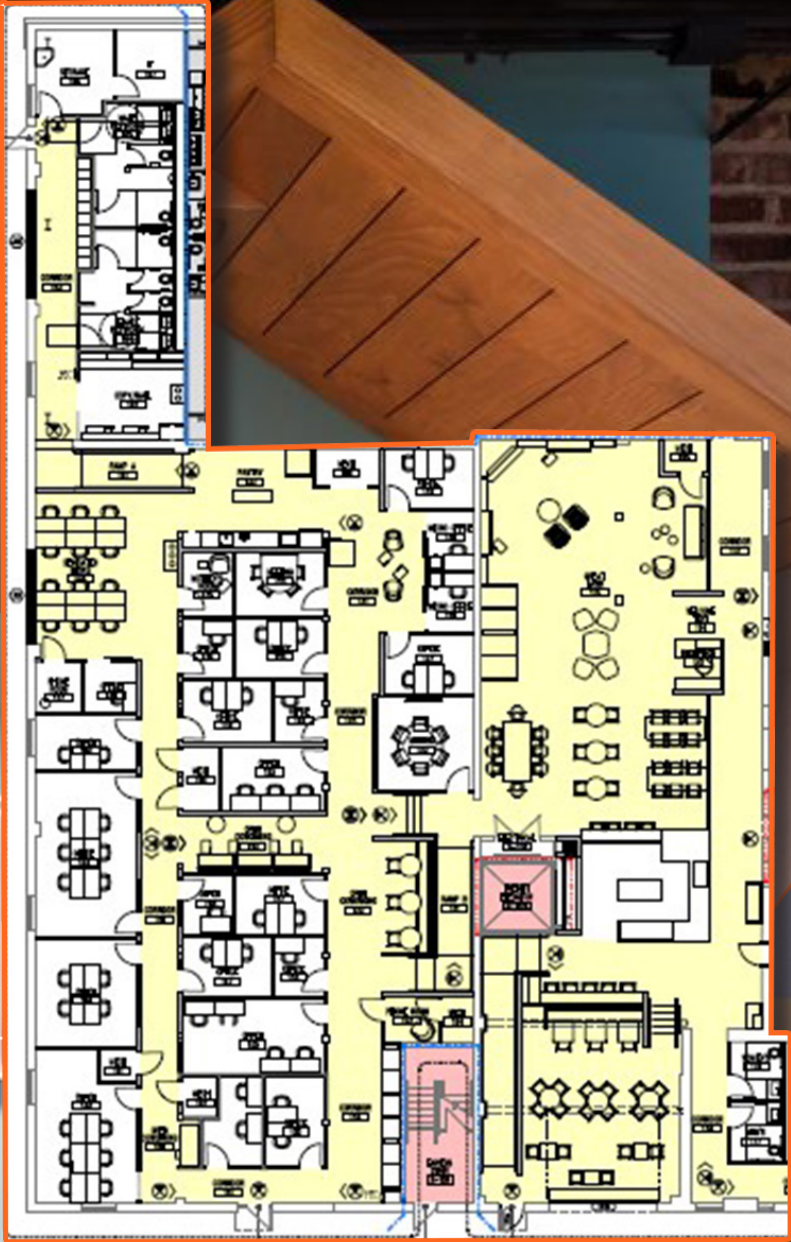
- Fully furnished for productivity, with powered sit-stand desks and ergonomic task chairs.
- Flexible configurations for teams of 1 to 15.
- Secure and lockable.

Dedicated Desks:

- Every desk comes with an ergonomic task chair, lockable file cabinet, spacious locker, and privacy panels.
- Choose your ideal location in our beautiful semi-private dedicated desk area.
- Desks generously spaced.

Open Co-Working:

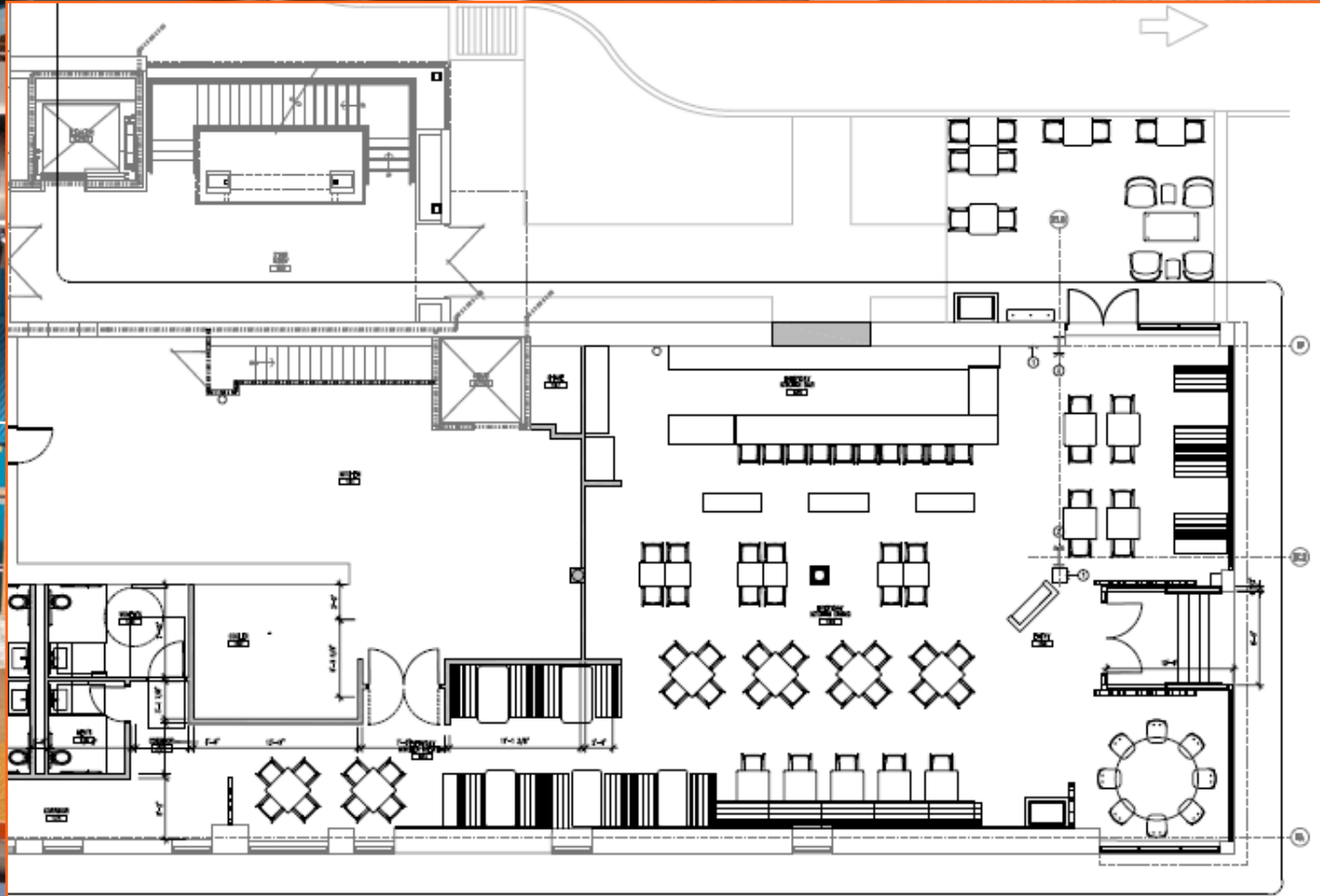
- A variety of seating areas and work surfaces are available; change it up by the day to suit your needs.



RESTAURANT/CAFE - 4,315 SF (2,000 SF BASEMENT)

FEATURES

The restaurant was formerly Everyday Kitchen, a farm to table concept, serving elevated takes on classic dishes as well as artisan cocktails. The space boasts approximately 4,315 SF with a capacity to serve 100 people in the interior of the space and 114 total persons between the interior and the exterior spaces. The restaurant bar is well appointed with copper shelving and light fixtures, two TV's for entertainment, as well as luxurious leather high top seating. The kitchen includes with gently used state of the art equipment for any tenant's use including multiple ranges, and a walk-in freezer. The kitchen also has access to a 2,000 SF basement for storage.



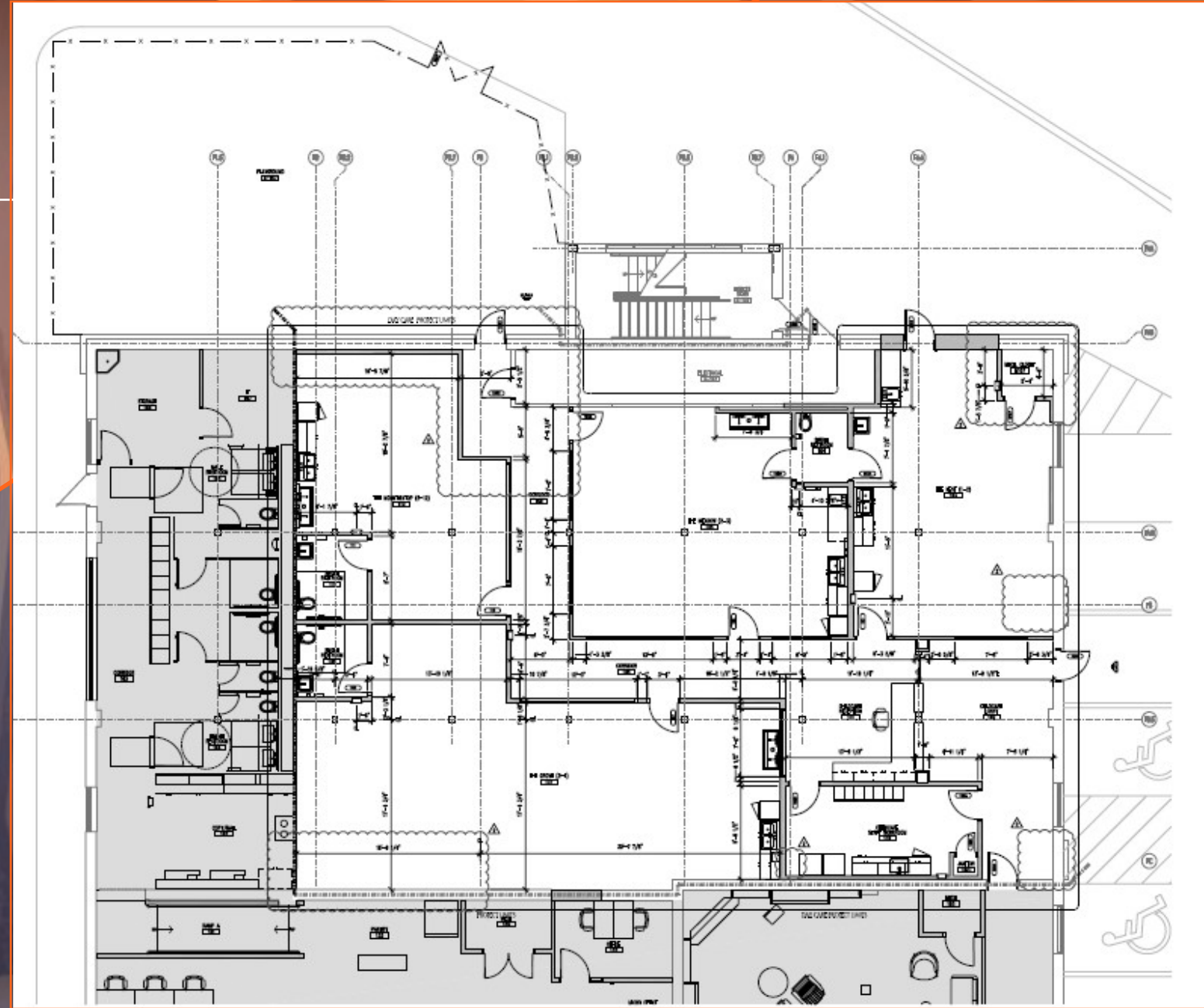
CHILDCARE CENTER - 4,225 SF

FEATURES

The childcare center was formerly operated by Lodgic Kids Camp, a daycare/educational facility for children 8 months to 12 years of age. The service offered full & part time care, before and after school programs, meal and snack options, and more. The 4,225 SF space was strategically designed to group children by age in separate sections in order to cater to their needs and educational offerings more efficiently. The facility also includes a secure lobby and drop off/pick up area, dedicated parking, and a 1,500 SF outdoor playground.

Child groupings were as noted below:

- 8 months - 2 years
- 2 - 3 years
- 4 - 5 years
- 5 - 12 years



2ND FLOOR EVENT SPACE - 4,100 SF

FEATURES

The second floor offers approximately 4,100 SF of event hall and gathering space. These 2 rooms have been utilized for conferences, corporate events, birthday parties, and even wedding rehearsals and receptions. These rooms include modular furniture that can be reconfigured to any interested parties' preferences as well as access to a mini bar on the 2nd floor to serve guests within the venue spaces.





FOR MORE INFORMATION CONTACT:

SAM GRAY
(502) 719 3240
samgray@commercialkentucky.com

BRENT DOLEN, SIOR, CCIM
(502) 719 3262
bdolen@commercialkentucky.com

SAM ENGLISH, CFA
(502) 719 3244
senglish@commercialkentucky.com

E.P. SCHERER
(502) 719 3234
epscherer@commercialkentucky.com



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