

FOR SALE
OFFICE BUILDING
21,600 SF



2031 Nelson Miller Parkway

LOUISVILLE, KY 40223



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EXECUTIVE SUMMARY

2031 NELSON MILLER PARKWAY

Cushman & Wakefield / Commercial Kentucky is pleased to offer for sale, a 21,600 square foot, 1.89 acre office property in Louisville, Kentucky. This property offers a superb opportunity as a corporate headquarters location.

The property is located in the Eastpoint Business Center in Northeastern Jefferson County, a high growth submarket. The business park is easily accessible from major interstate highways and traffic arteries.



Listing Price	\$2,925,000
Square Feet	21,600 ±
Acres	1.89
Parking Spaces	79

PROPERTY DESCRIPTION

2031 NELSON MILLER PARKWAY

The building includes 21,600 square feet +/- on 3 floors. There are 14,400 square feet of office space on 2 floors above grade and another 7,200 square feet of space on the lower level. The lower level is a walk out featuring natural light with windows and doors on the east side.

Built in 1999, the exterior is a brick and glass façade with dryvit covered columns. Windows are abundant and located around the building. The main entrance faces Nelson Miller Boulevard to the west. There is a second entrance on the east side of the building on the lower level. An elevator in the middle corridor serves all three floors. On the 1st and 2nd floors, improvements include a mix of perimeter offices, conference rooms and open space. The ceiling heights are comfortable at or above 9 ft. The lower level includes IT, server room, mechanical room, conference room and open offices.

The building HVAC system is boiler and chiller with a closed loop. The boiler is original and the chiller was replaced in 2016. An emergency natural gas generator is included and provides backup power to the server room. The building is fully sprinklered and contains an Inergen fire suppression system.

Although used by a single occupant, the building was designed to accommodate up to six tenants.

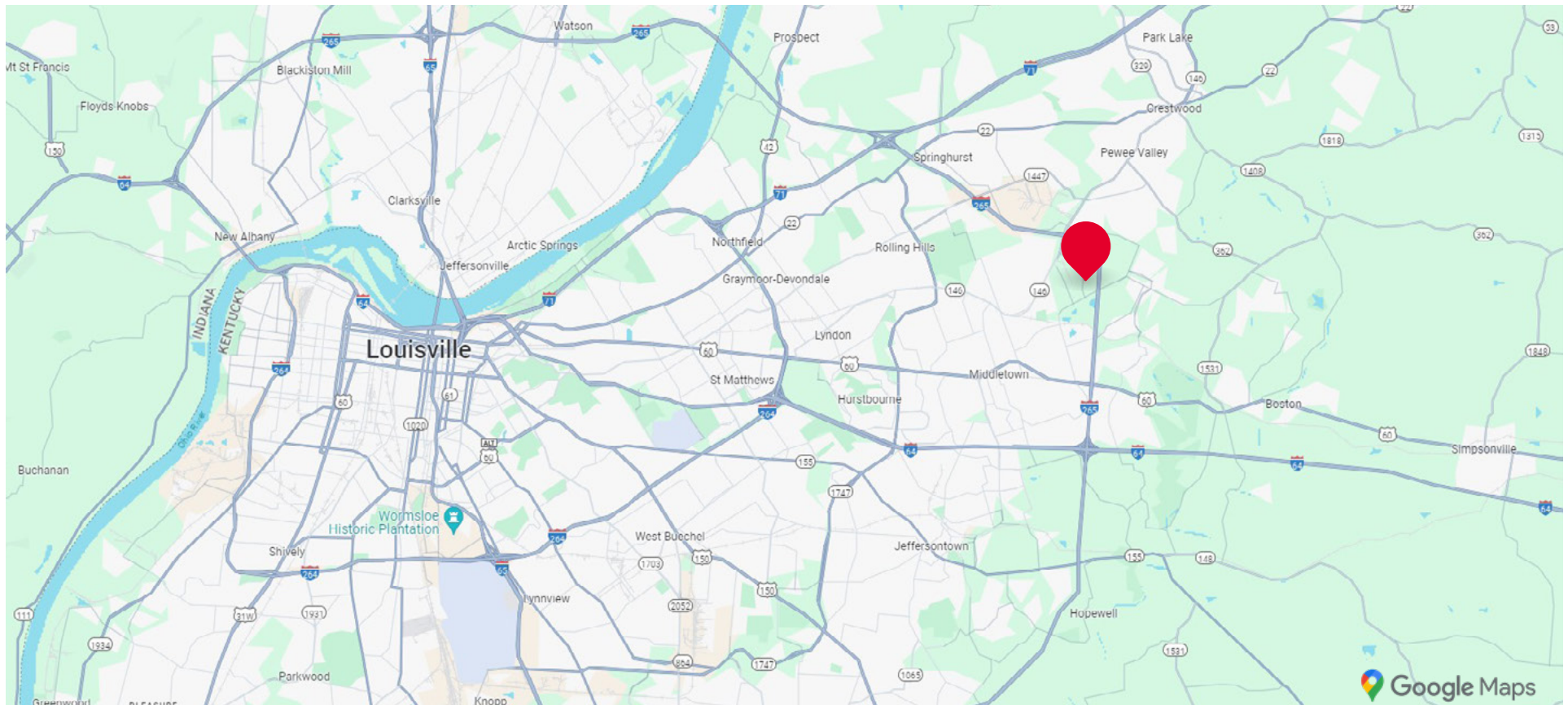


LOCATION

The office building is located on Nelson Miller Parkway, providing superb visibility with signage. The parkway is in the heart of Eastpoint Business Center in northeastern Jefferson County, Louisville. Eastpoint is a 700-acre multi-use, Class A business park and home to over 100 companies and over 5,000 individuals. Nearby are restaurants, shopping and services for employees of the Business Park.

Eastpoint includes beautiful landscaping and a walking path winding through the park.

Access is excellent with the park adjacent to I-265 and major traffic arteries serving Louisville and Southern Indiana.



LOCATION

2031 NELSON MILLER PARKWAY



ADDITIONAL PHOTOS

2031 NELSON MILLER PARKWAY

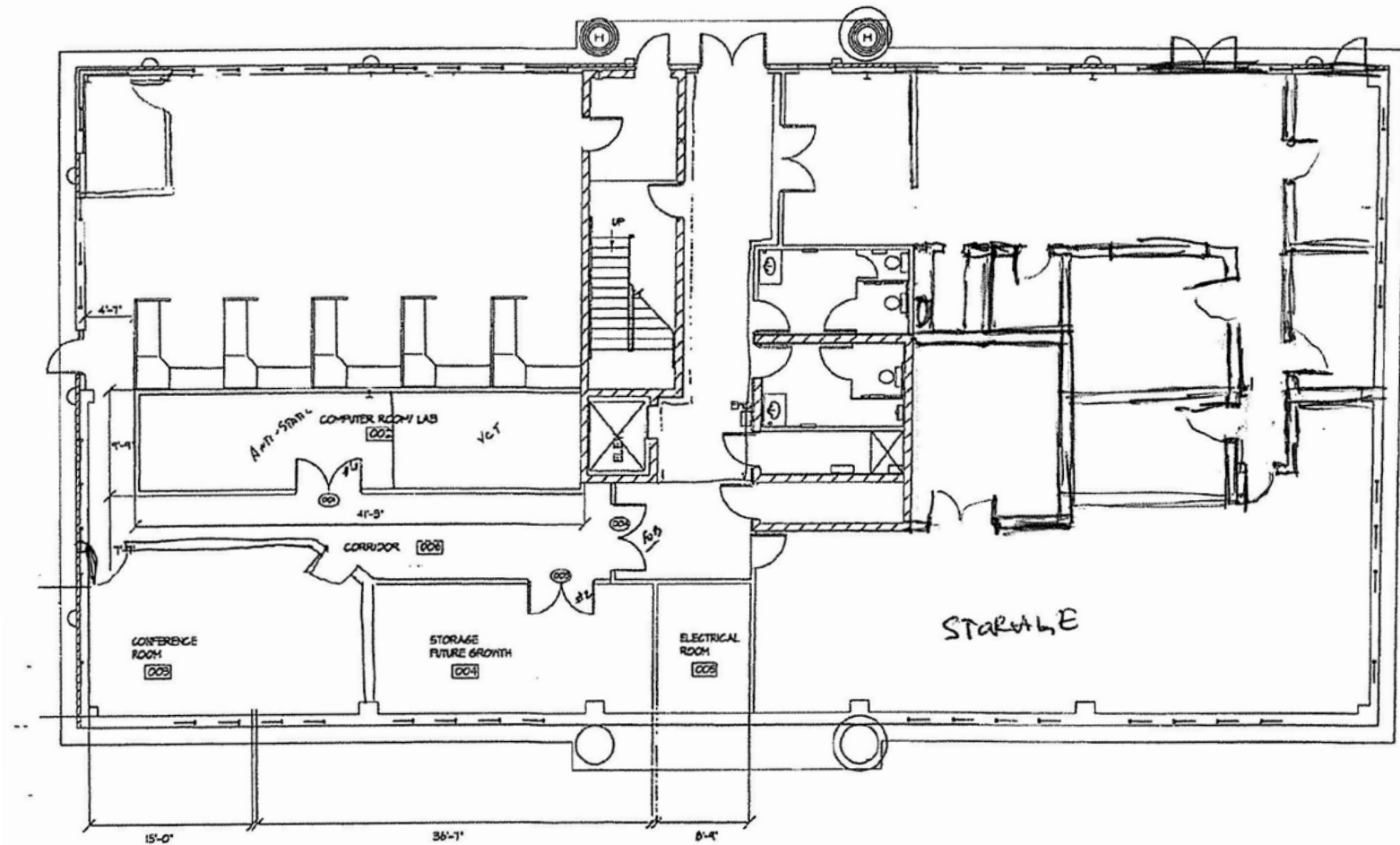


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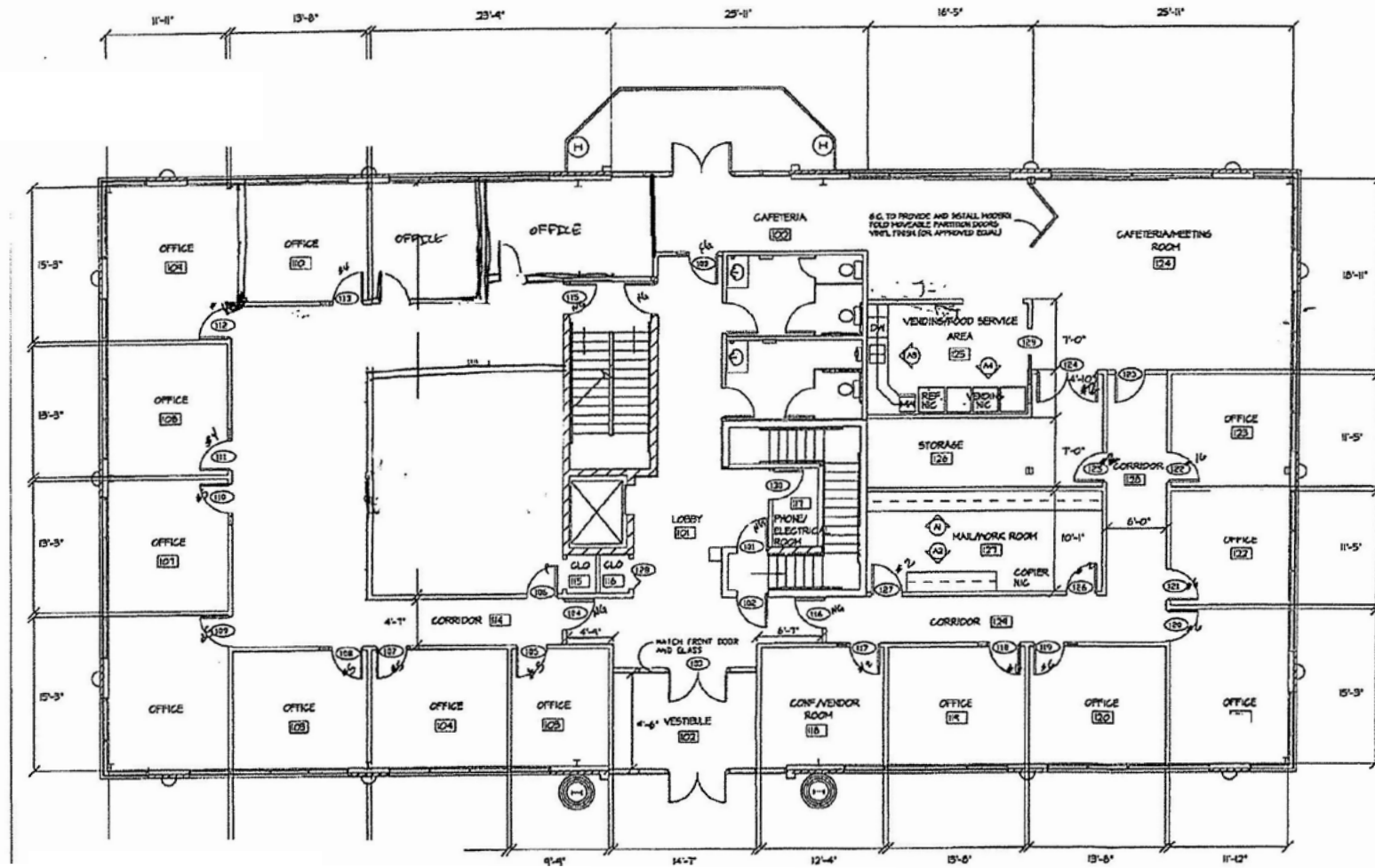


2031 NELSON MILLER PARKWAY

Parcel ID	277500610000
Address	2031 Nelson Miller Parkway
Municipality	Louisville
State	KY
Zip Code	40223
County	Jefferson
Land Area	1.8896 acres
Shape	Triangular
Frontage	~550 ft on Nelson Miller Parkway
Building Area	There is a total of 21,600 square feet with 14,400 sf of office space on 2 floors above grade and another 7,200 sf of LL space with walkout exposure at the back of the building. Floor sizes are estimated to be 60x120 gross square feet.
Number of Stories	3 stories including lower level.
Year Built	1999
Parking Count	79 spaces (3.66 :1)
Zoning	PEC - Planned Employment Center District



GROUND



FIRST



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