

FOR LEASE  
**15,500 SF**



9700 ORMSBY STATION ROAD  
**LOUISVILLE, KENTUCKY**

*WELL-LOCATED CLASS A OFFICE SPACE*



# PROPERTY HIGHLIGHTS

This Class A office space includes perimeter executive offices, a central cubicle area, a large kitchen/breakroom and a conference room. Floor to ceiling windows provide an abundance of natural light. There is excellent visibility and building signage opportunity. Updated lobby is ideal for first floor tenants. Abundant nearby hospitality, retail and restaurant amenities offer an added benefit for employees and clients.

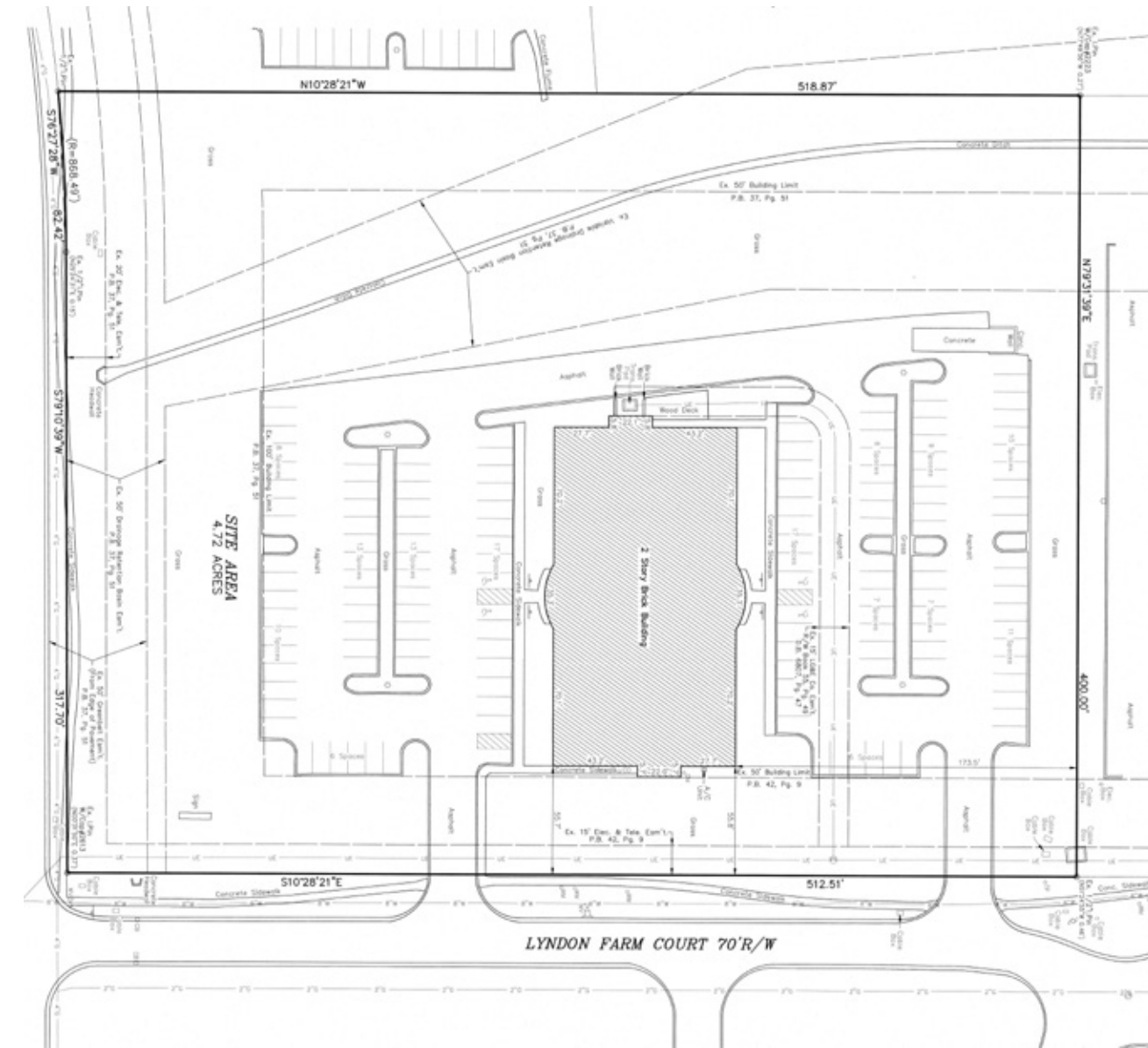
Building Size:	32,798 sf
Space Available:	15,500 sf
Parking:	142 front & rear surface spaces 4/1,000 ratio
Year Built:	1997
Building Amenities:	Large Training/Presentation Room
Highway Access:	I-264 - 3.2 mi.
	I-64 - 3.3 mi.
	I-265 - 4.5 mi.
	I-71 - 4.9 mi.



**NEW LOBBY RENOVATIONS**



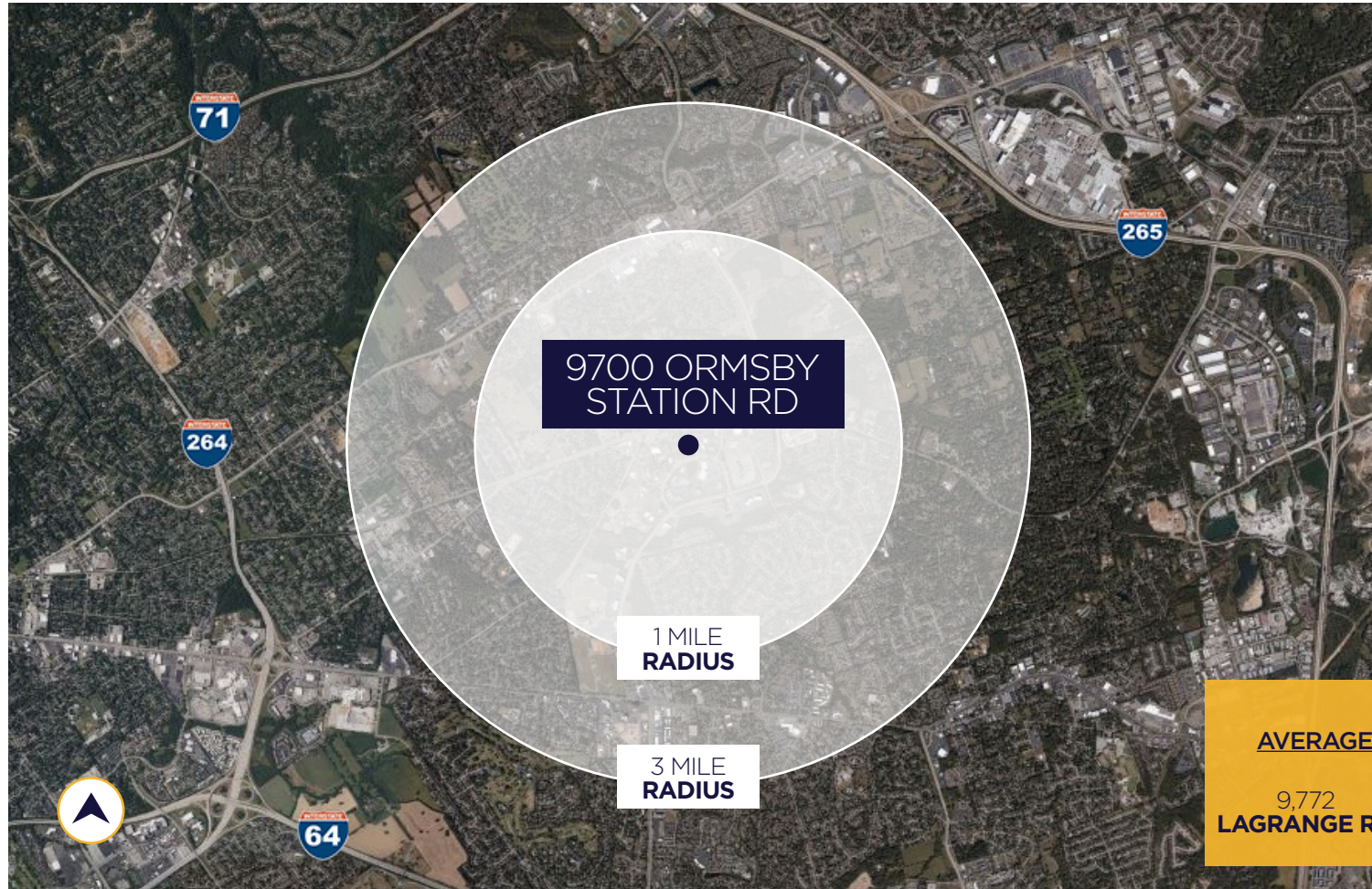
**NEW LOBBY RENOVATIONS**



## SURVEY 4.7 ACRE SITE

# A DRIVING WORKFORCE

9700 Ormsby Station Road is well-located with excellent demographics and traffic counts. The property is less than 5 miles from all of Louisville's four major highways.



12,758  
**POPULATION**  
*Within 1 Mile*



\$120,216  
**AVG. INCOME**  
*Within 1 Mile*

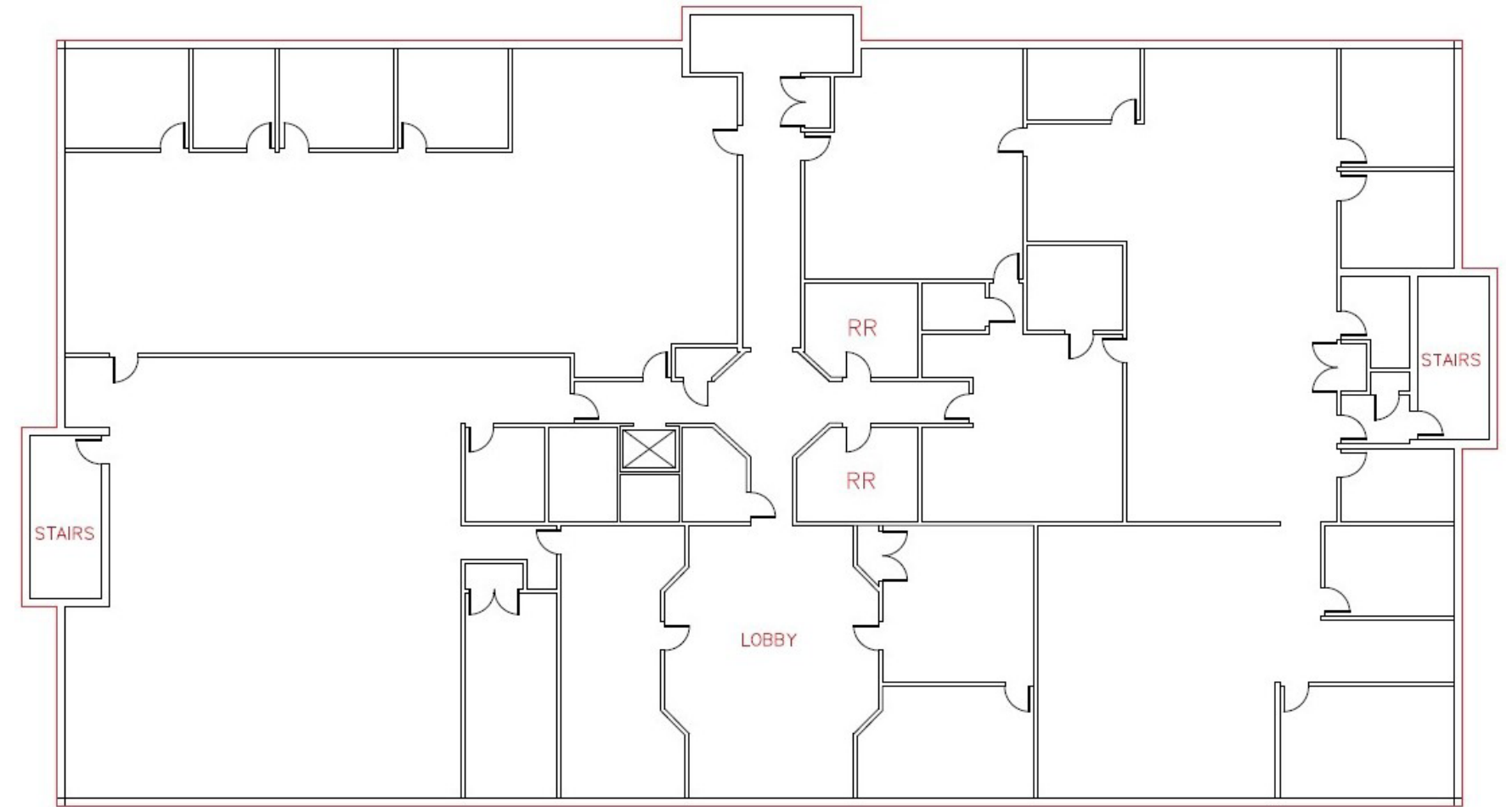


13,197  
**TOTAL EMPLOYEES**  
*Within 1 Mile*

72,398  
**POPULATION**  
*Within 3 Miles*

\$119,820  
**AVG. INCOME**  
*Within 3 Miles*

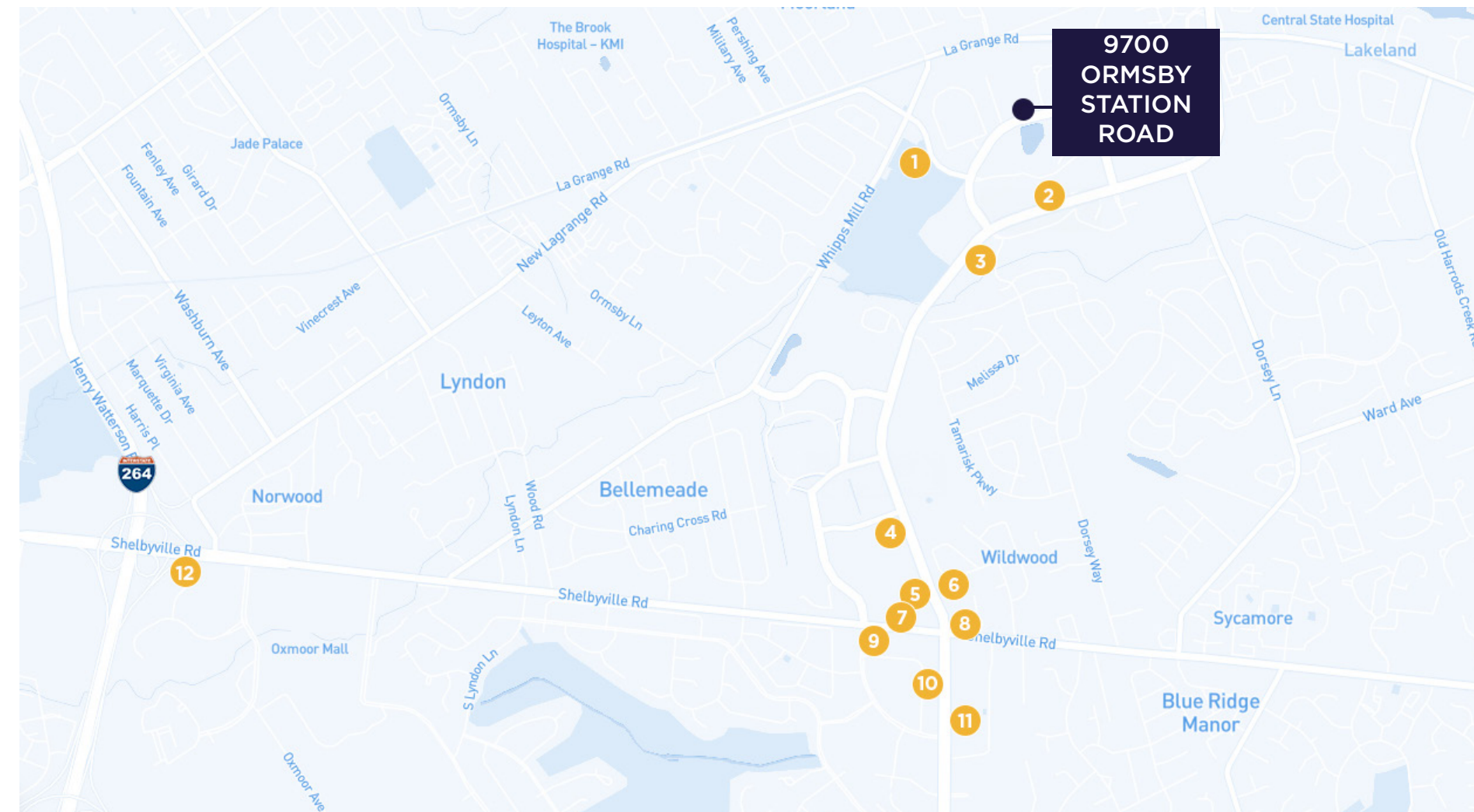
60,976  
**TOTAL EMPLOYEES**  
*Within 3 Miles*



## 1ST FLOOR FLOOR PLAN



9700 ORMSBY STATION ROAD | LOUISVILLE, KY



- |                         |                               |                     |
|-------------------------|-------------------------------|---------------------|
| 1. Northeast YMCA       | 5. Smashburger                | 9. P. F. Chang's    |
| 2. Embassy Suites       | 6. Shiraz Mediterranean Grill | 10. CoreLife Eatery |
| 3. Hampton Inn          | 7. Walgreens                  | 11. First Watch     |
| 4. Bristol Bar & Grille | 8. Starbucks                  | 12. Oxmoor Mall     |

# AREA AMENITIES

# CONTACT INFORMATION

## **CRAIG COLLINS**

ccollins@commercialkentucky.com  
+1 502 719 3221

## **AUSTIN ENGLISH, MBA**

aenglish@commercialkentucky.com  
+1 502 719 3258



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Independently Owned & Operated / A Member of the Cushman & Wakefield Alliance