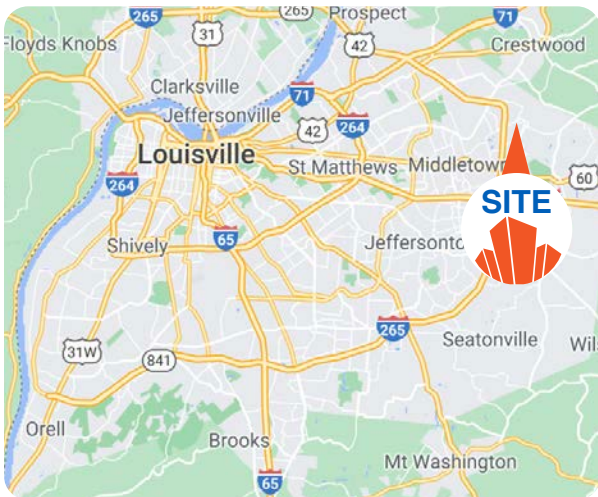




OFFICE FOR LEASE

2120 High Wickham Pl | Louisville, KY 40245



LEASE RATE: \$25/SF FULL SERVICE
12,000 SF± AVAILABLE

- Old Henry Crossings Building 1
- Class A Office Park
- Join Cerity, Semonin Realtors, Guidance Capital, Thornton's Corporate Offices, and Schulte Hospitality, NPAS
- Built in 2009
- Near restaurants, shopping, and easy access to I-265 & Old Henry Rd.
- Landscaped courtyard, outdoor seating, monument and building signage available
- Close to Publix, Mercedes Benz and Harley Davidson

JUSTIN BAKER, SIOR
PHIL RADCLIFF

JBAKER@TRIOCPG.COM
PRADCLIFF@TRIOCPG.COM

(502) 454-0911
(502) 386-5446



PROPERTY OVERVIEW

Space Available: 12,000 SF

Building Size: 24,000 SF

Property: Class A finishes with marble floors in common areas and outdoor seating

Zoning: Commercial

Lease Rate: \$25 SF Full Service with Gross Base Year

Tenant Improvement: Landlord is offering competitive TI packages for long term deals

Current Businesses in Development: Cerity, Guidance Capital and Schulte Hospitality, Semonin Realtors, NPAS

Parking: The development is cross parked to create a 4:1 ratio for all the buildings



AERIAL

LIMESTONE BANK

The IVY APARTMENT HOMES

GALEN COLLEGE OF NURSING

INTERSTATE 265

Digenis PLASTIC SURGERY INSTITUTE

ADT 88K

BLUEGRASS HARLEY DAVIDSON

GLAIBORNE CROSSING 242 UNITS

Anthem

BAPTIST HEALTH Louisville

StockYards Bank & Trust

chargepoint

THORNTONS STORE SUPPORT CENTER



LAKE FOREST SUBDIVISION

1,700 HOMES
AVG HOME PRICE: \$592,400

Mercedes-Benz of Louisville

VANGUARD SURGICAL UL Health

publix

LAQUINTA INNS & SUITES

Old Henry Crossing Office Park

ADT 21K

combs family DENTISTRY

LOUISVILLE PAVING AND CONSTRUCTION

Nuffman Automotive Group

Kentucky Humane Society

SITE PLAN



Publix.

THORNTONS
CORPORATE
OFFICES
22 ACRES

KentuckyOne Health
Jewish Hospital



INTERSTATE
265



SUBWAY



SITE
xerox
Ruoff
MORTGAGE
12,000 SF±
AVAILABLE

GROUND LEASE
50,000-
60,000 SF±
AVAILABLE

BUILDING #2
THE SALVATION ARMY

GROUND LEASE
3.2 ACRES

BUILDING #3
Guidance
Capital Management Group

LEASED

BUILDING #4
COBANK
SCHULTE
hospitality group
6,691 SF±
AVAILABLE

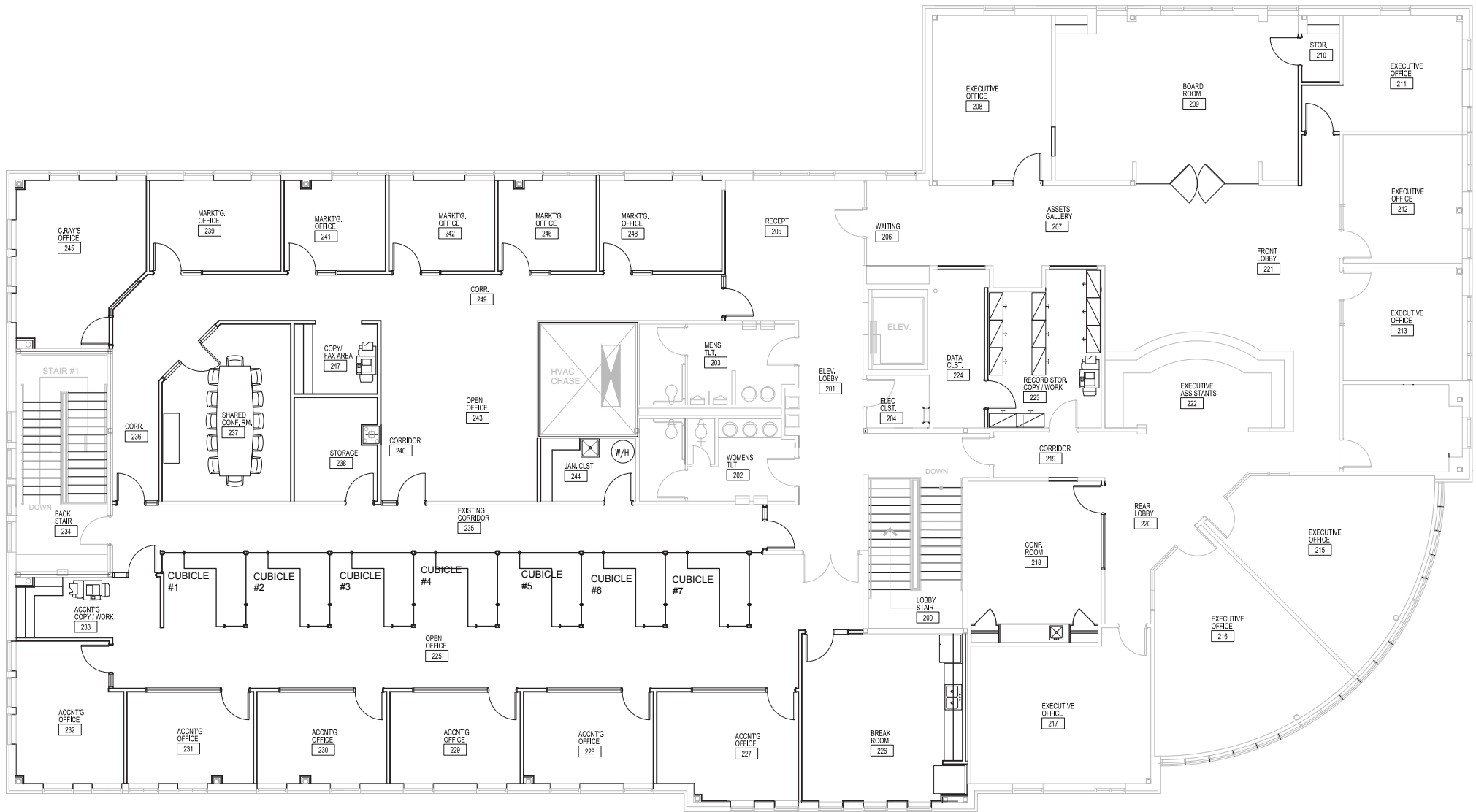
BUILDING #5
35,000 SF±
AVAILABLE

BUILDING #6
CERITY PARTNERS

BUILDING #7
PARALLON
Semonin
REALTORS
5,000 SF±
AVAILABLE



SECOND FLOOR



SECOND FLOOR

EXTERIOR PHOTOS



INTERIOR PHOTOS

