



Offering Memorandum

# For sale

Office building for sale

2843 Brownsboro Road  
Louisville, KY 40206

# The offering

2843 Brownsboro Road in Louisville, KY, presents an excellent opportunity for buyers seeking an office/investment property in a strategic location. Built in 1969, the two-story building offers a total of 20,598 gross square feet. The ~14,000 square feet of leasable space is 95% occupied by 17 tenants of varying sizes. The building has historically stayed full because it offers a quiet, professional, and comfortable work environment in an excellent location.

Strategically located on lower Brownsboro Road, the property offers easy access to major transportation routes, ensuring excellent connectivity to other parts of Louisville and beyond. It is in the heart of the Brownsboro Road / Clifton / Crescent Hill corridor, just minutes from downtown and minutes from I-71 or St. Matthews. Additionally, the building is close to a range of amenities, including restaurants, retail establishments, and recreational facilities.

Current ownership has made significant, capital improvements, replacing the roof in 2018 and the building's chiller in 2018. Both have remaining warranty. The parking lot was also re-sealed and striped in the last year.

The property is zoned OR2, allowing a variety of office and related uses.



## *Property summary*

|                      |  |
|----------------------|--|
| Location             | 2843 Brownsboro Road<br>Louisville, KY 40206 |
| Offering price       | \$1,870,000                                  |
| Year built           | 1969   |
| Type                 | Office                                       |
| Class                | B  |
| Stories              | 2  |
| Size                 | 20,598 total SF<br>17,794 AG<br>2,804 BG     |
| Parking              | Surface                                      |
| Zoning               | OR2  |
| Capital improvements | New roof 2018<br>New chiller 2018            |
| Elevator             | The building is elevator - served            |

# Offering highlights



Located in the Brownsboro Rd / Clifton / Crescent Hill area



20,598 total SF



Multiple tenants



OR2 zoning



95% leased



\$2,250,000 offering price

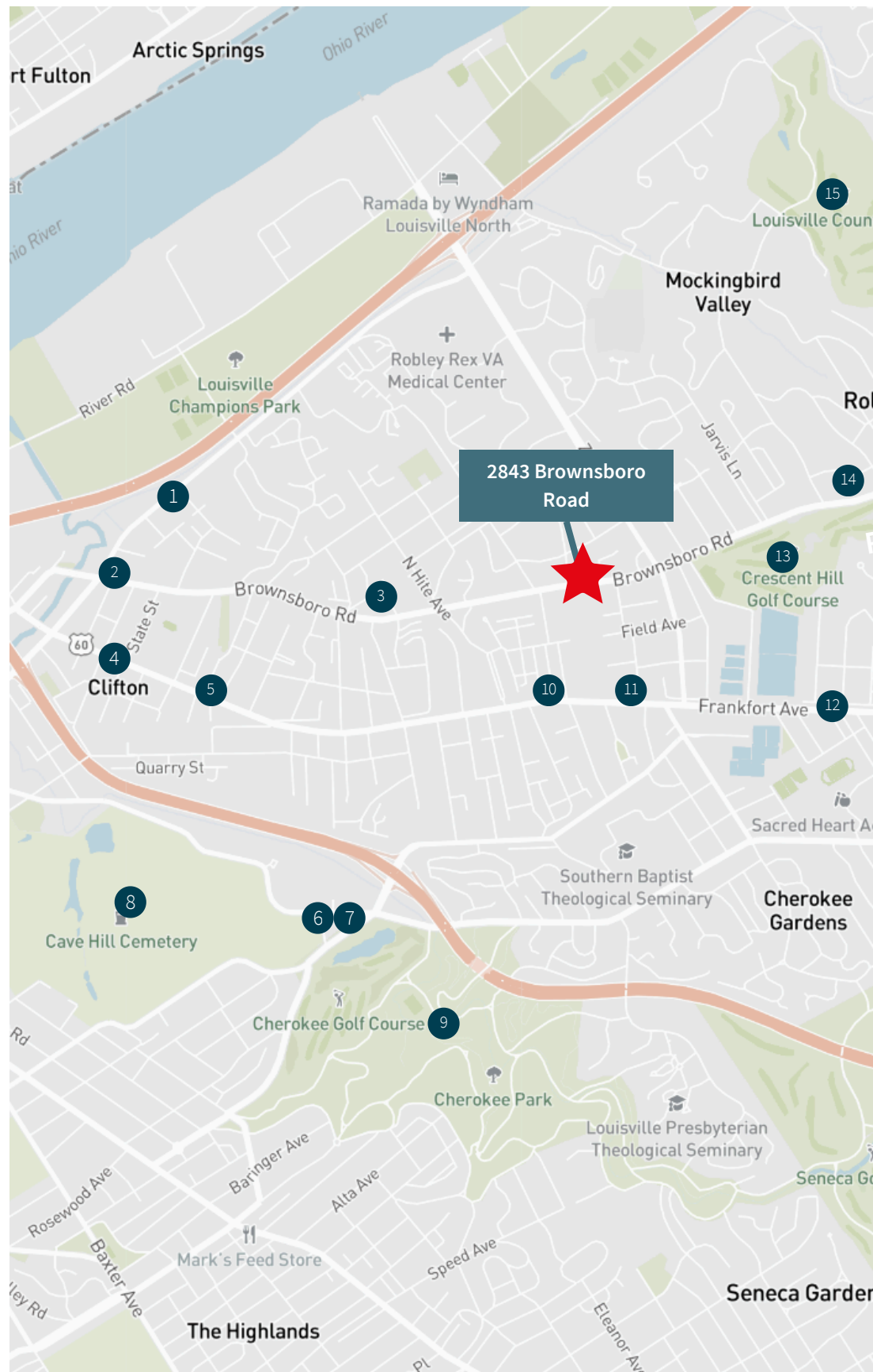
# Superior location

*Conveniently located between downtown Louisville and the Saint Matthews retail corridor*



## Location overview

1. Mellwood Art Center
2. Chik'n & Mi restaurant
3. Pat's Steakhouse
4. Morning Fork restaurant
5. Quill's Coffee
6. Game restaurant
7. Le Moo restaurant
8. Cave Hill Cemetery
9. Cherokee Park & Golf Course
10. Porcini restaurant
11. Blue Dog Bakery
12. Joella's Hot Chicken
13. Crescent Hill Golf Course
14. Mesh restaurant
15. Louisville Country Club



# Updated tenant interiors

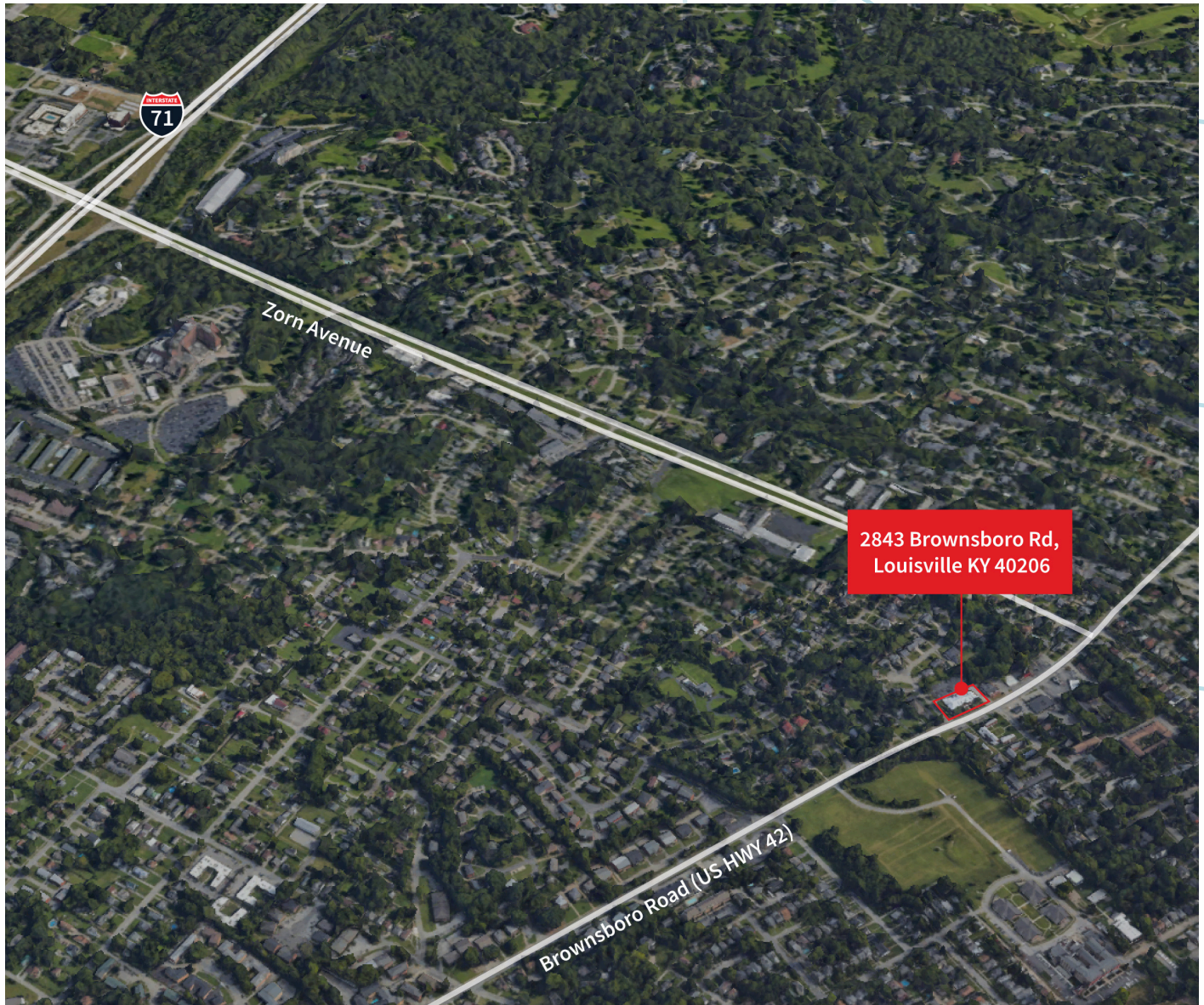




# Contact



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