

# 406 Blankenbaker Pkwy, STE J

DOUGLAS HILLS, KY 40203

**\$275,000** FOR SALE

**\$176.28** \$/SQFT

**Office Condo**  
2nd-Story

**10,309**  
ADT

**1,560sqft**  
Rentable SF

**10**  
Rooms

**2000**  
Year Built

**2024**  
Year Renovated

Rooms	Quantity
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Bathrooms	2
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Offices	6
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Conference Room	1
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Storage Room	1
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## RECENT RENOVATIONS

- Repairs to HVAC & Water Heater, but nearing end of life
- New Toilets
- New Floors
- New Paint



## FOR LEASE: BASE RENT + CAM

Base Rent/SF/Yr		Annual	Monthly
\$12		\$18,270	\$1,560
CAM Expense			
CAM/SF/Yr		Annual	Monthly
<b>Taxes (Actual)</b>	\$1.99	\$3,108	\$259
<b>COA Fees (Actual)</b>	\$1.86	\$2,902	\$241.83
<b>Utilities (Estimate***)</b>	\$0.42	\$655.20	\$54.60
<b>Insurance (Actual)</b>	\$0.33	\$514.80	\$42.90
<b>Total CAM (Estimate)</b>	<b>\$4.60</b>	<b>\$7,180</b>	<b>\$598.33</b>
Base Rent + Est. CAM /SF/Yr			
<b>\$16.60</b>		<b>\$25,896</b>	<b>\$2,158</b>

\*\*\* Estimates come from CoStar Office data for Louisville, KY (Plainview/Middletown Submarket). Utilities and Insurance are likely to fluctuate slightly depending on use/situation.

## LEASE TERMS

- NNN
- 3 Year Term or Longer
  - Shorter Terms are negotiable, but might impact the base rent rate.
- CAM includes: Taxes, COA Fees, Utilities, Insurance, cleaning, and others.
  - Insurance, COA Fees, and Taxes to be reimbursed to Lessor;
  - utilities to be transferred to Tenant and paid by tenant;
  - cleaning, repairs and maintenance, and other items associated with the office condo will be paid by tenant.

