

## OFFICE SPACE FOR LEASE

10320 Bluegrass Pkwy | Louisville, KY 40299

- Location:** Located in the heart of the Bluegrass Industrial Park with easy access to and visibility from major highways, including I-64 and I-265.
- Functionality:** Flexible suite layouts featuring a variety of sizing, common area facilities, and on-site property management.
- Accessibility:** Located on a major thoroughfare, facilitating employee access. Convenient access to public transportation options.
- Zoning:** Zoned PEC (Planned Employment Center), supporting a mix of industrial, office, and commercial uses, fostering a diverse and dynamic business environment tailored for growth and innovation.
- Built For Flexibility:** These office spaces will easily support a growing or established business - with flexible layouts and consistent improvement of the property.

DALTON DREISBACH, SIOR  
SETH EDENS, SIOR  
JUSTIN BAKER, SIOR

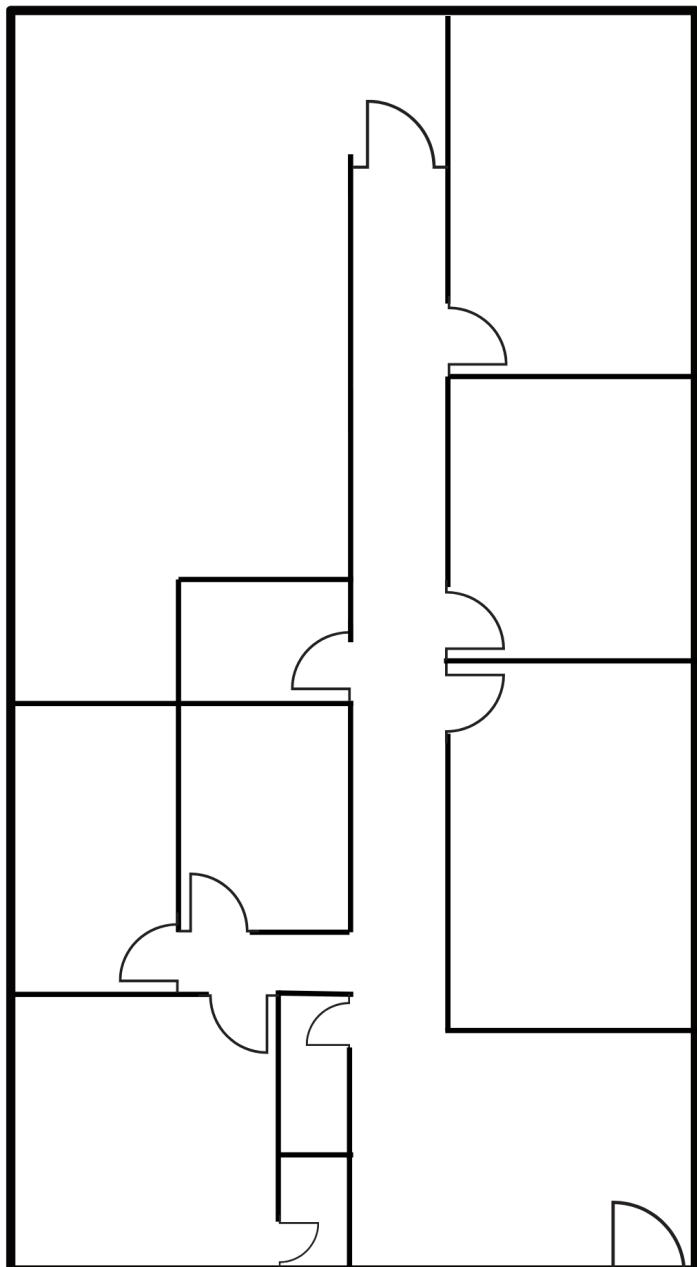
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# AVAILABLE SPACE

<b>SUITE</b>	<b>TOTAL SF</b>	<b>GROSS RENTAL RATE PER SF</b>
<b>10320</b>	<b>1,320 SF</b>	<b>\$12.95</b>



The information contained herein was obtained from sources believed reliable, however TRIO Commercial Property Group, LLC and its agents make no representation as to its accuracy. It is your responsibility to thoroughly investigate and confirm the accuracy of this information.

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