

FOR LEASE  
**4,200 SF AVAILABLE**



2451 CRITTENDEN DRIVE  
**LOUISVILLE, KY 40217**

OFFICE SPACE NEAR THE UNIVERSITY OF LOUISVILLE

# PROPERTY HIGHLIGHTS

- Easy access to I-65 and Eastern Parkway
- Proximity to the University of Louisville, the Kentucky Fair & Exposition Center, and Churchill Downs
- Great visibility along Crittenden Drive
- Ample parking

Building Size: 8,988 sf

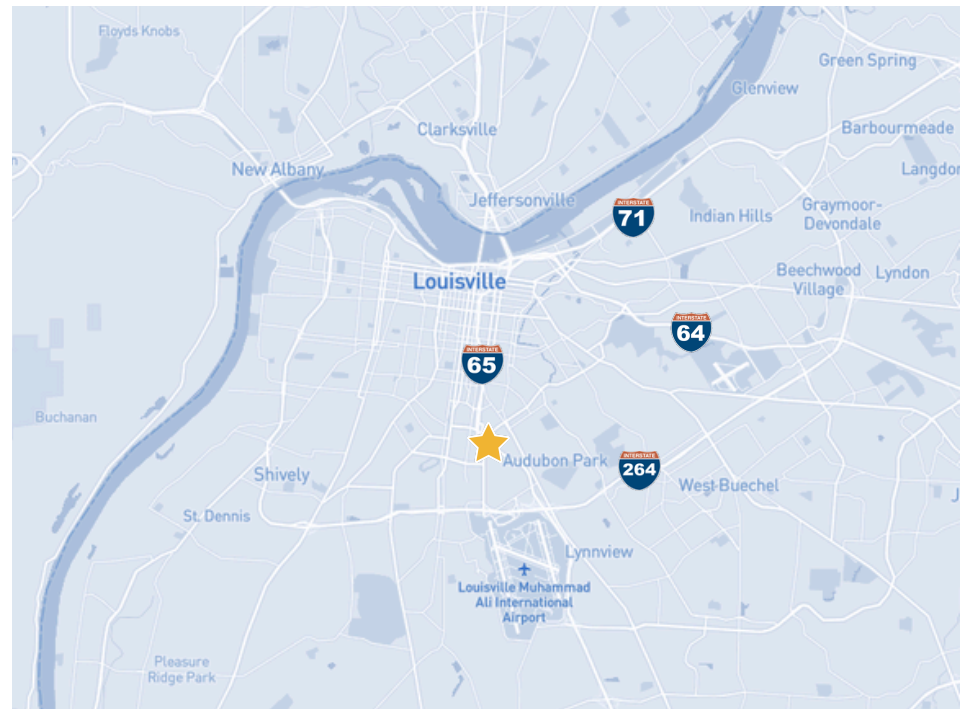
Space Available: 4,200 sf

Lease Rate: \$13.00/sf Modified Gross

Zoning: C-1 & R-6

Year Built: 1959

Class: Class B





**Restaurants**

- 1. El Molcajete
- 2. Wagner's Pharmacy
- 3. Subway
- 4. Starbucks
- 5. Papa Johns
- 6. McDonald's
- 7. Bandido Taqueria
- 8. Denny's
- 9. Derby City Pizza Co.
- 10. Burger King
- 11. Arby's

- 12. Cracker Barrel
- 13. El Nopal / Black Olive

**Hospitality**

- 1. Hollywood Suites
- 2. Staybridge
- 3. Holiday Inn
- 4. Home2
- 5. Super 8
- 6. Four Points
- 7. Comfort Inn
- 8. Hilton Garden Inn

**Retail/Other**

- 1. Dollar General
- 2. Planet Fitness
- 3. Kroger

**Attractions**

- 1. Churchill Downs
- 2. Jim Patterson Stadium
- 3. L&N Federal Credit Union Stadium
- 4. Lynn Soccer Stadium
- 5. Kentucky Fair & Expo Center

# AREA AMENITIES

# CONTACT INFORMATION

## **E.P. SCHERER**

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