

Six Corporate Center

9780 ORMSBY STATION ROAD | LOUISVILLE, KY 40223

FOR SALE OR LEASE



Executive Summary

Property Overview

ADDRESS	9780 Ormsby Station Road Louisville, KY 40223
SUBMARKET	Hurstbourne/Eastpoint
PVA ID	286201500000
BUILDING SF	37,107 RSF
AVAILABLE SF	18,509 SF
YEAR BUILT	2000
ZONING	PRO (Planned Research/Office)
PARKING RATIO	4.0/1,000 SF

Cushman & Wakefield | Commercial Kentucky is pleased to offer **Six Corporate Center** for sale or lease in suburban east Louisville.

The available first floor of this Class A office building provides an attractive opportunity for occupiers looking for premium office property. The property's location in Hurstbourne Green Office Park provides a strong demographic profile and great amenities.

PROPERTY HIGHLIGHTS

- 1** Full ground floor available for sale or lease in Hurstbourne Green
- 2** Highly desirable east Louisville location
- 3** Proximity to great amenities such as the YMCA and library

Property Overview

Six Corporate Center, located at 9780 Ormsby Station Road, is a Class A office building on situated on 3 acres in suburban east Louisville. As part of Corporate Campus in the prestigious office community of Hurstbourne Green, this building benefits from the area's many amenities, including the Northeast Family YMCA and Northeast Regional Library. The property possesses 148 parking spaces, offering tenants an excellent parking ratio of 4.0/1,000 SF. The full first floor totaling 18,509 square feet is available for purchase or for lease.



Location Amenities

Google Earth



Residential

- 1. The Gentry at Hurstbourne
- 4. Hurstbourne Grand
- 5. Rialto Hurstbourne
- 7. District at Hurstbourne
- 29. Creekside Assisted Living
- 30. The Ashton on Dorsey Assisted Living
- 32. Hurstbourne Estates
- 33. Slate Run
- 34. Springs at La Grange

Office Buildings

- 6. Hurstbourne Park & Place
- 14. Forum Office Park
- 15. ShelbyHurst Office Park
- 18. Plaza Office Park
- 21. Corporate Campus Office Park
- 26. 9721 Ormsby Station Rd
- 27. Forest Green Office Park
- 28. UPS Air Group

Hospitality

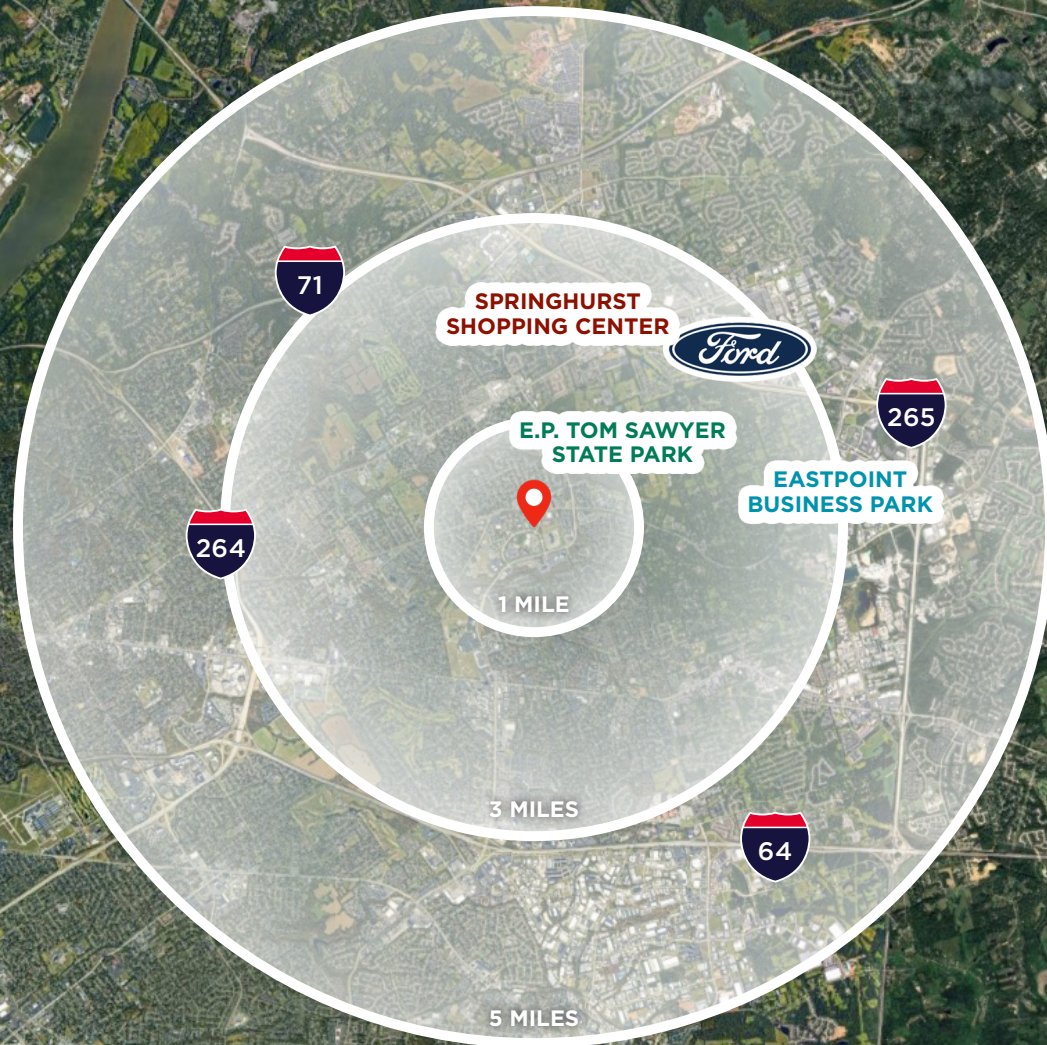
- 3. Hyatt House
- 9. Residence Inn
- 12. Homewood Suites
- 17. Hampton Inn
- 22. Embassy Suites
- 23. SpringHill Suites

Retail/Other

- 2. Lowe's
- 8. Walgreens
- 10. Havertys
- 11. Forum Shopping Center
- 13. UofL Shelby Campus
- 16. AB Sawyer Park
- 19. YMCA
- 20. Calypso Cove Water Park
- 24. Northeast Library
- 25. McDonald's
- 31. Iceland Sports Complex

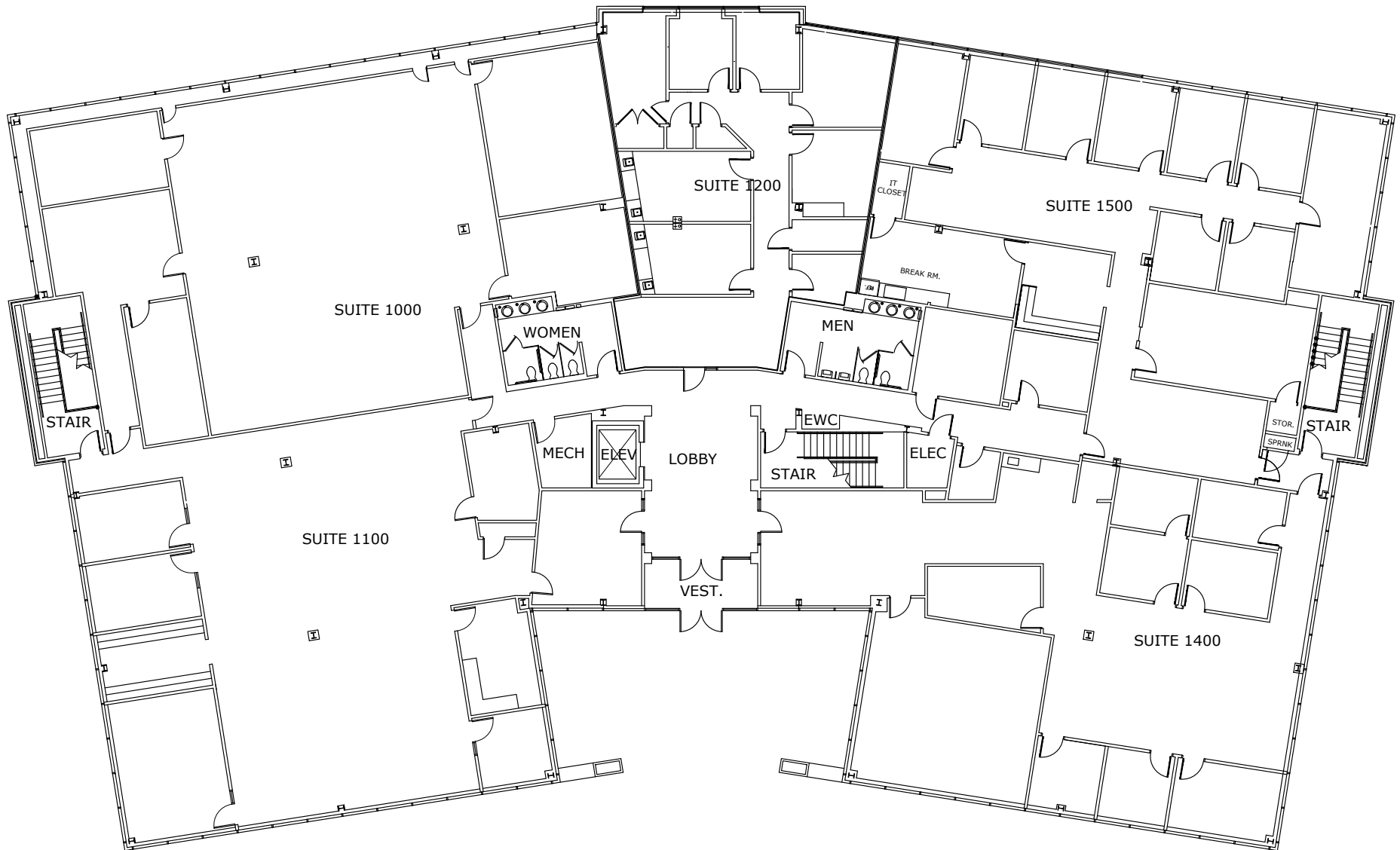
Location Demographics

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	8,342	75,156	182,782
Households	3,498	33,202	79,600
Average Household Income	\$129,162	\$117,362	\$124,951
Population Growth Forecast	2.43%	2.42%	2.46%





Floor Plan



1ST FLOOR

18,509 SF



CONTACTS:

E.P. Scherer
Executive Managing Director
+1 502 719 3234
epscherer@commercialkentucky.com

Brent Dolen, SIOR, CCIM
Executive Managing Director
+1 502 719 3262
bdolen@commercialkentucky.com

Sam Gray, CCIM
Director
+1 502 719 3240
samgray@commercialkentucky.com

