

## OFFICE BUILDING FOR LEASE

# MULTI TENANT PROFESSIONAL OFFICE

165 Natchez Trace Ave, Bowling Green, KY 42103



### PROPERTY DESCRIPTION

165 Natchez Trace Ave is a two story, two building multi-tenant, medical and professional office building comprised of approximately 106,644 square feet. Current tenants include Western Kentucky Orthopedics and Neurosurgical Associates, Graves Gilbert Clinic, Lifeline Home Health Care, Interventional Pain Specialists, and KORT Physical Therapy.

Located among premier office and medical uses within the vibrant Lovers Lane overlay district, and offering convenient access to I-65 and Bowling Green.

### PROPERTY HIGHLIGHTS

- Modern, Professional Medical and Professional Offices
- Customizable Shell Space Options
- 1st and 2nd Floor Space Availability
- Easy Access to I-65, Exit 26

### OFFERING SUMMARY

Lease Rate:	\$22.00 - 29.50 SF/yr (NNN; MG)
Number of Units:	20
Available SF:	1,753 - 8,042 SF
Lot Size:	347,369 SF
Building Size:	105,987 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	303	534	1,818
Total Population	609	1,093	3,857
Average HH Income	\$106,036	\$107,700	\$111,552

### Debby Peeples

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## Neal Turner Realty

Commercial and Industrial Brokerage

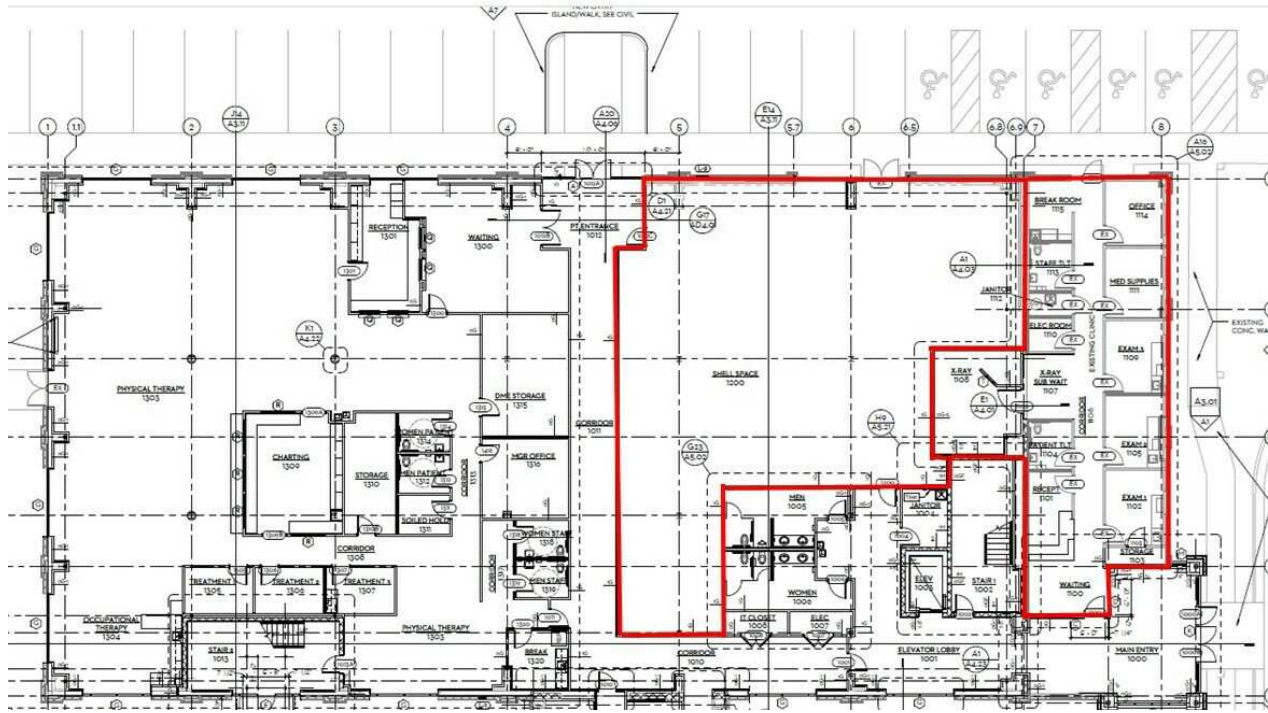
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### LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	1,753 - 8,042 SF	Lease Rate:	\$22.00 - \$29.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Existing Medical Office, First Floor, Building B	Available	2,478 SF	NNN	\$29.50 SF/yr	Suite 300 2,478+/- RSF existing medical office, lobby, receptionist office, 3 exam rooms, large x-ray room, two private offices, two restrooms and breakroom.
Shell Space, First Floor, Building B	Available	4,460 SF	NNN	Negotiable	4,460+/- RSF shell space, adjacent and could be added to 2,478+/- RSF medical office for a total of 6,938+/- RSF.

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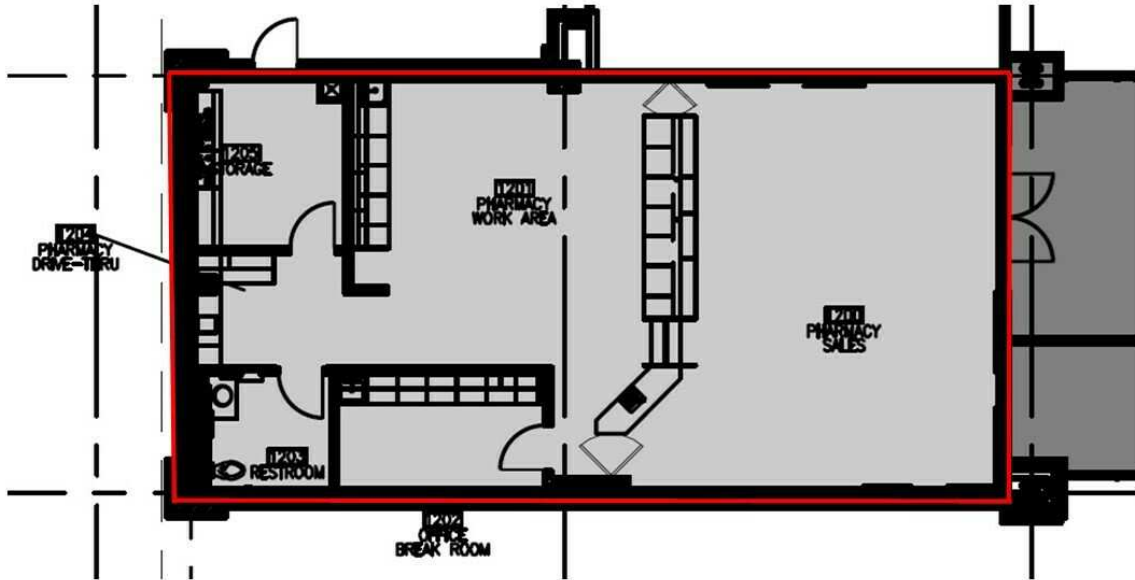
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Pharmacy, First Floor, Building A	Available	1,753 SF	Modified Gross	\$29.50 SF/yr	Suite 101 1,753+/- RSF former pharmacy with drive through window, sales floor, work areas, storage area and restroom.

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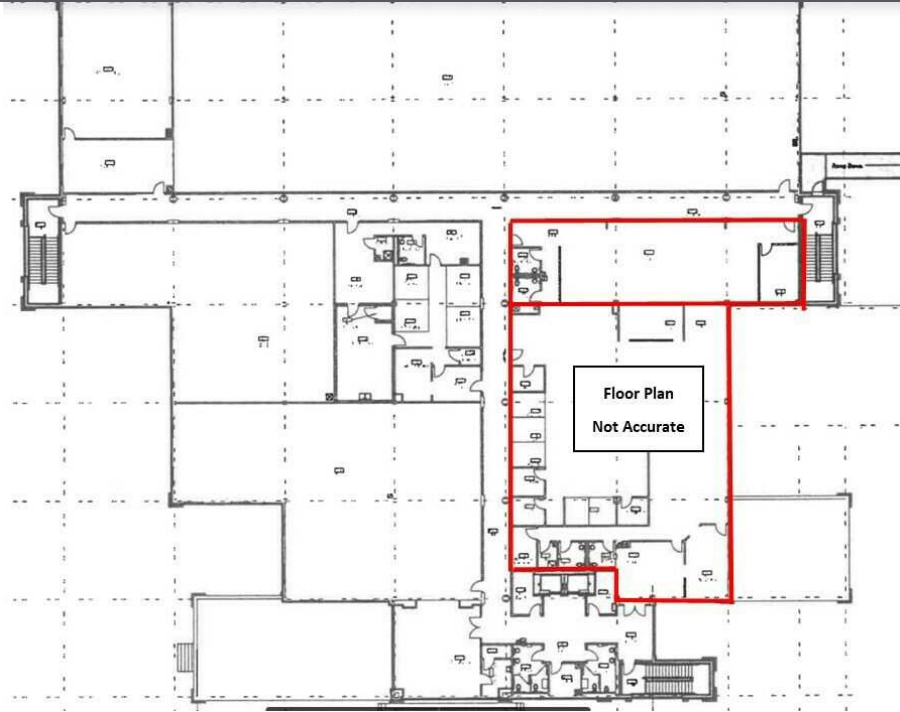
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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Physical Therapy, Second Floor, Building A	Available	5,609 SF	NNN	\$22.00 SF/yr	5,609+/- RSF former physical therapy office, lobby, receptionist office, three private rooms, large open areas, charting office, lab area, storage room, and two restrooms.

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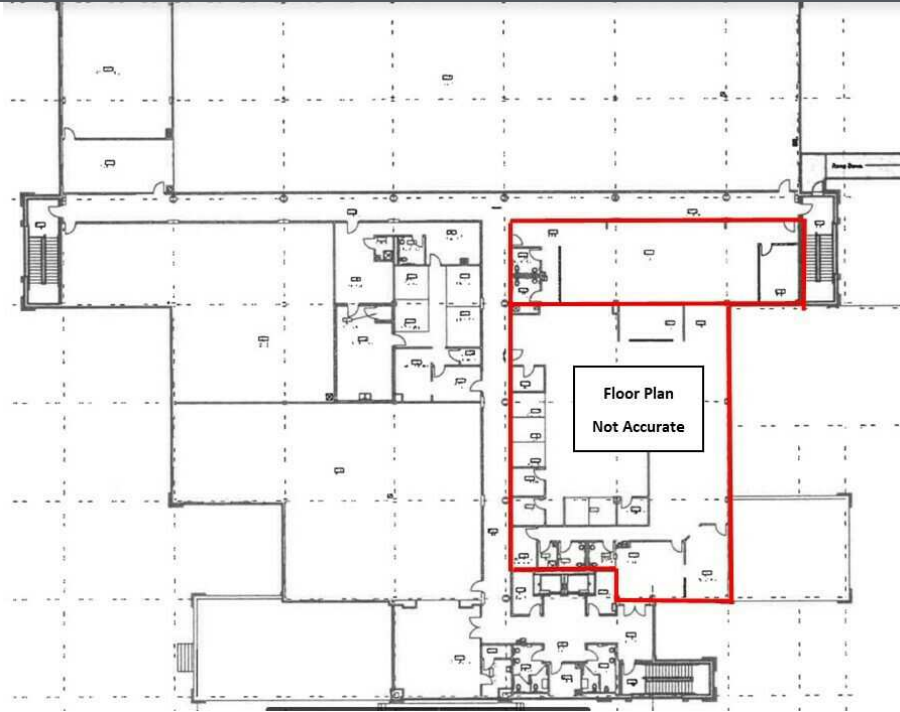
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### SUITE

### TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Adjacent to Physical Therapy, Second Floor, Building A	Available	2,162 SF	NNN	\$25.00 SF/yr	2,162+/- RSF, open space, two restrooms and office. Adjacent and can be added to 5,609+/- RSF for a total of 7,771+/- RSF.

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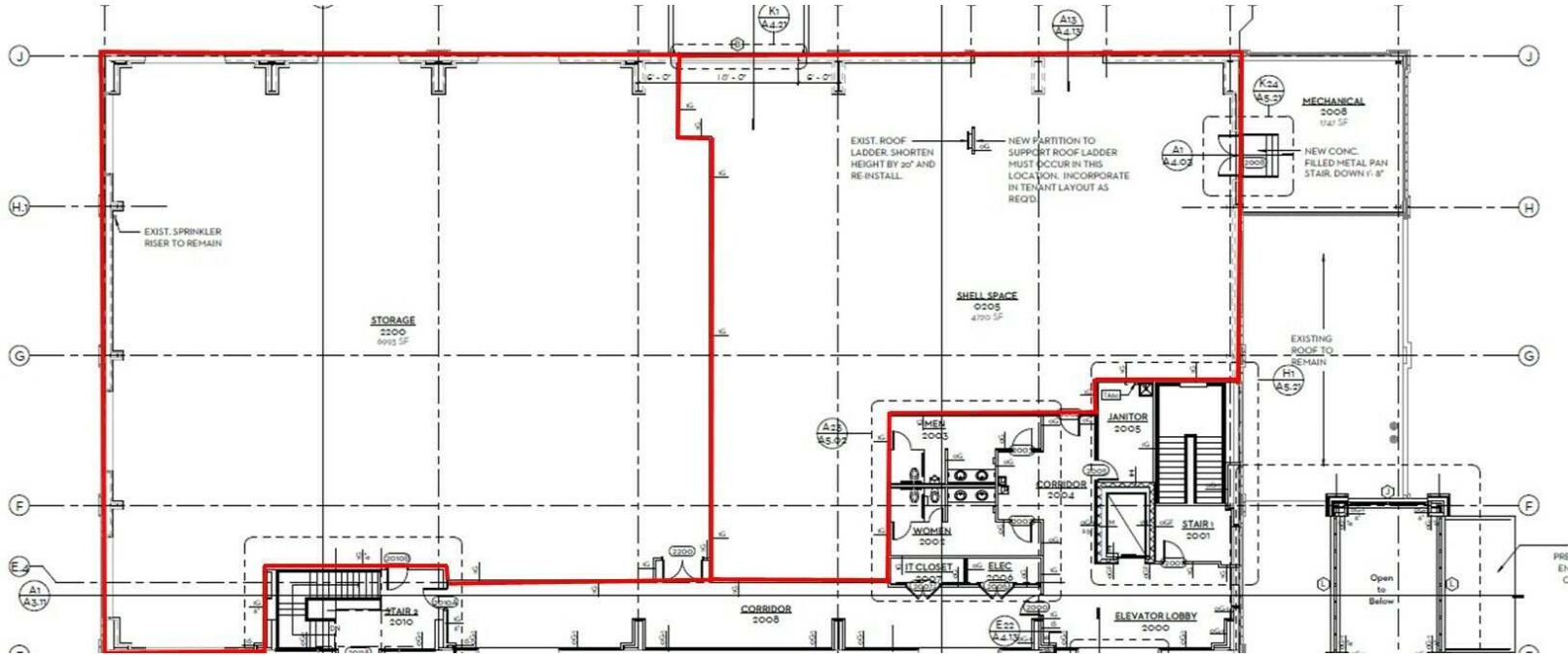
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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Shell Space, Second Floor, Building B	Available	5,428 SF	NNN	Negotiable	5,428+/- RSF shell space. Adjacent and could be added to 8,042+/- RSF for a total of 13,470+/- RSF.
Shell Space, Second Floor, Building B	Available	8,042 SF	NNN	Negotiable	8,042+/- RSF shell space. Adjacent and could be added to 5,428+/- RSF for a total of 13,470+/- RSF.

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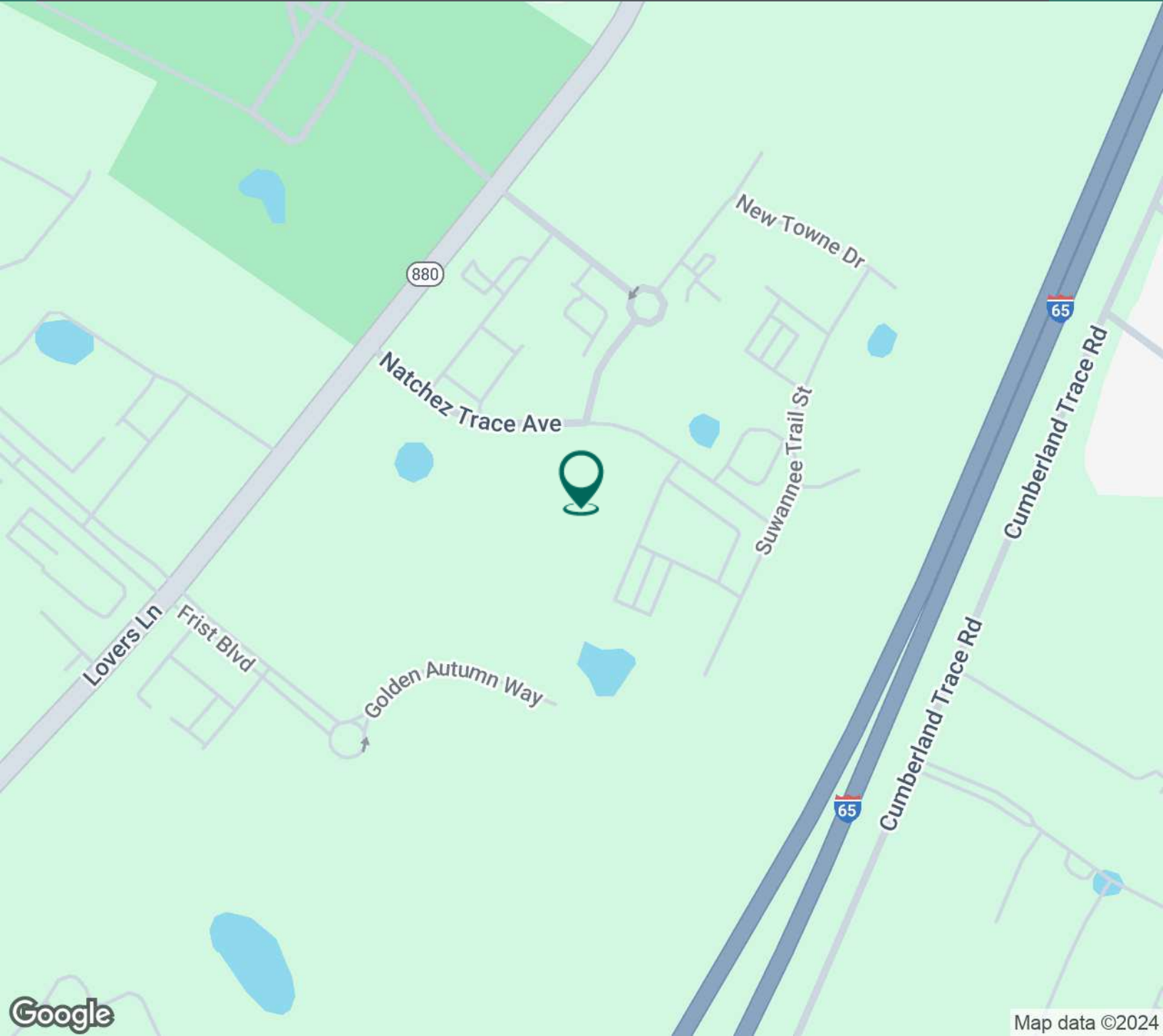
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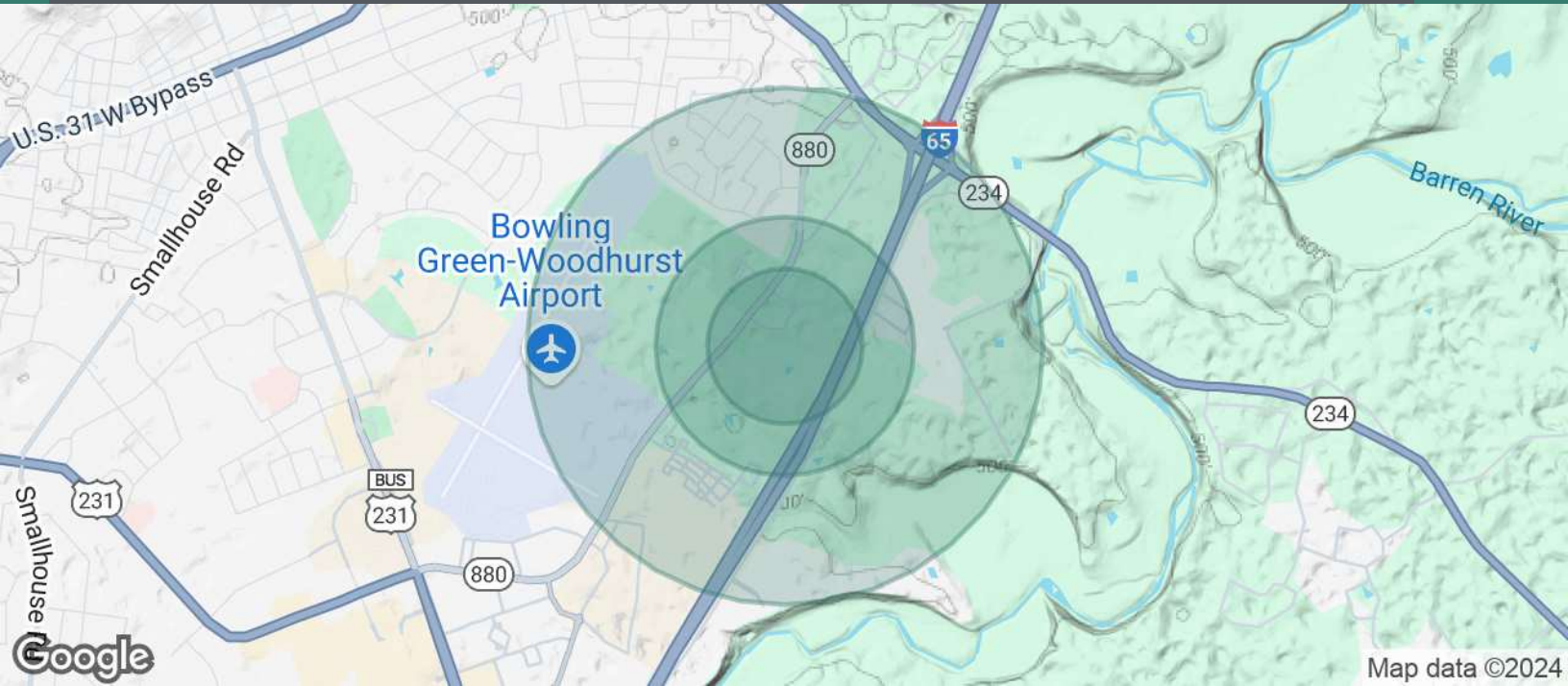
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	609	1,093	3,857
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	41

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	303	534	1,818
# of Persons per HH	2	2	2.1
Average HH Income	\$106,036	\$107,700	\$111,552
Average House Value	\$456,795	\$457,854	\$459,732

Demographics data derived from AlphaMap

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