



Commercial Kentucky

305 N. HURSTBOURNE PARKWAY

Louisville, KY 40222

OFFICE SPACE FOR LEASE 18,542 – 74,168 SF AVAILABLE

FORUM

PROPERTY HIGHLIGHTS

- Class A office building for lease
- · Ideal location for corporate headquarters
- Large, open floorplans across two floors
- Parking ratio of 4/1,000
- · Easy access to I-64 and I-264
- Can be combined with adjacent Forum I building to assemble approximately 148,000 sf
- Abundant area retail, restaurant and hospitality amenities

BRENT BOLAND, CCIM

Senior Director 502 384 4494 ext. 134 bboland@commercialkentucky.com

BRENT DOLEN, SIOR, CCIM

Senior Director 502 589 5150 ext 262 bdolen@commercialkentucky.com

33 E. Main Street | Louisville, KY 40202 Phone +1 502 589 5150 www.CommercialKentucky.com

@2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdraw- al without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



305 N. HURSTBOURNE PKWY

Louisville, KY 40222

OFFICE SPACE FOR LEASE 18,542 – 74,168 SF AVAILABLE

FIRST FLOOR PLAN



BRENT BOLAND, CCIM Senior Director 502 384 4494 ext. 134 bboland@commercialkentucky.com

BRENT DOLEN, SIOR, CCIM

Senior Director 502 589 5150 ext 262 bdolen@commercialkentucky.com 333 E. Main Street, Suite 510 Louisville, KY 40202 Phone: +1 502 589 5150 www.CommercialKentucky.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the

information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdraw- al without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



305 N. HURSTBOURNE PKWY

Louisville, KY 40222

OFFICE SPACE FOR LEASE 18,542 – 74,168 SF AVAILABLE

SECOND FLOOR PLAN



BRENT BOLAND, CCIM Senior Director 502 384 4494 ext. 134 bboland@commercialkentucky.com

BRENT DOLEN, SIOR, CCIM

Senior Director 502 589 5150 ext 262 bdolen@commercialkentucky.com 333 E. Main Street, Suite 510 Louisville, KY 40202 Phone: +1 502 589 5150 www.CommercialKentucky.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the

information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdraw- al without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



305 N. HURSTBOURNE PKWY

Louisville, KY 40222

OFFICE SPACE FOR LEASE 18,542 – 74,168 SF AVAILABLE



Demographics

	1 Mile	3 Mile	5 Mile
Population	8,471	76,724	209,291
AVG. HH Income	\$129,903	\$109,625	\$114,418
Daytime Population	19,096	102,203	267,868

Traffic Counts

Hurstbourne Parkway	22,300 ADT
Shelbyville Road	34,500 ADT

BRENT BOLAND, CCIM

Senior Director 502 384 4494 ext. 134 bboland@commercialkentucky.com

BRENT DOLEN, SIOR, CCIM

Senior Director 502 589 5150 ext 262 bdolen@commercialkentucky.com 333 E. Main Street, Suite 510 Louisville, KY 40202 Phone: +1 502 589 5150 www.CommercialKentucky.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the

information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdraw- al without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.