

FOR LEASE  
**4,200 SF AVAILABLE**



2451 CRITTENDEN DRIVE  
**LOUISVILLE, KY 40217**

*OFFICE SPACE NEAR THE UNIVERSITY OF LOUISVILLE*

2451 CRITTENDEN DRIVE | LOUISVILLE, KY 40217

# 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: 8,100 sf

Space Available: 4,200 sf

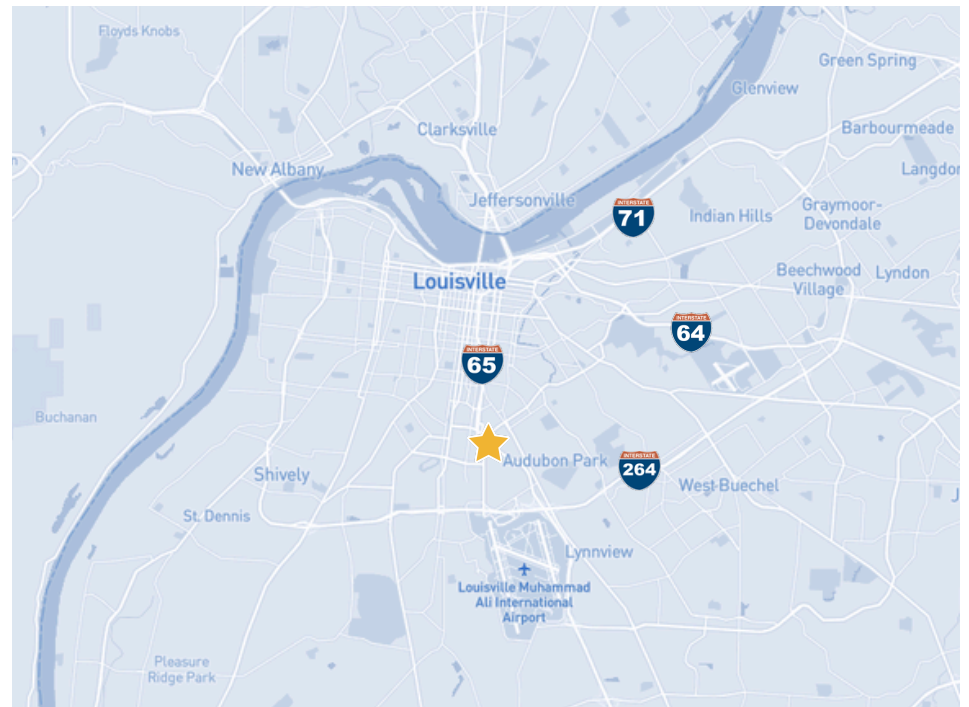
Lease Rate: \$13.00/sf Modified Gross

Date Available: 1/1/2025

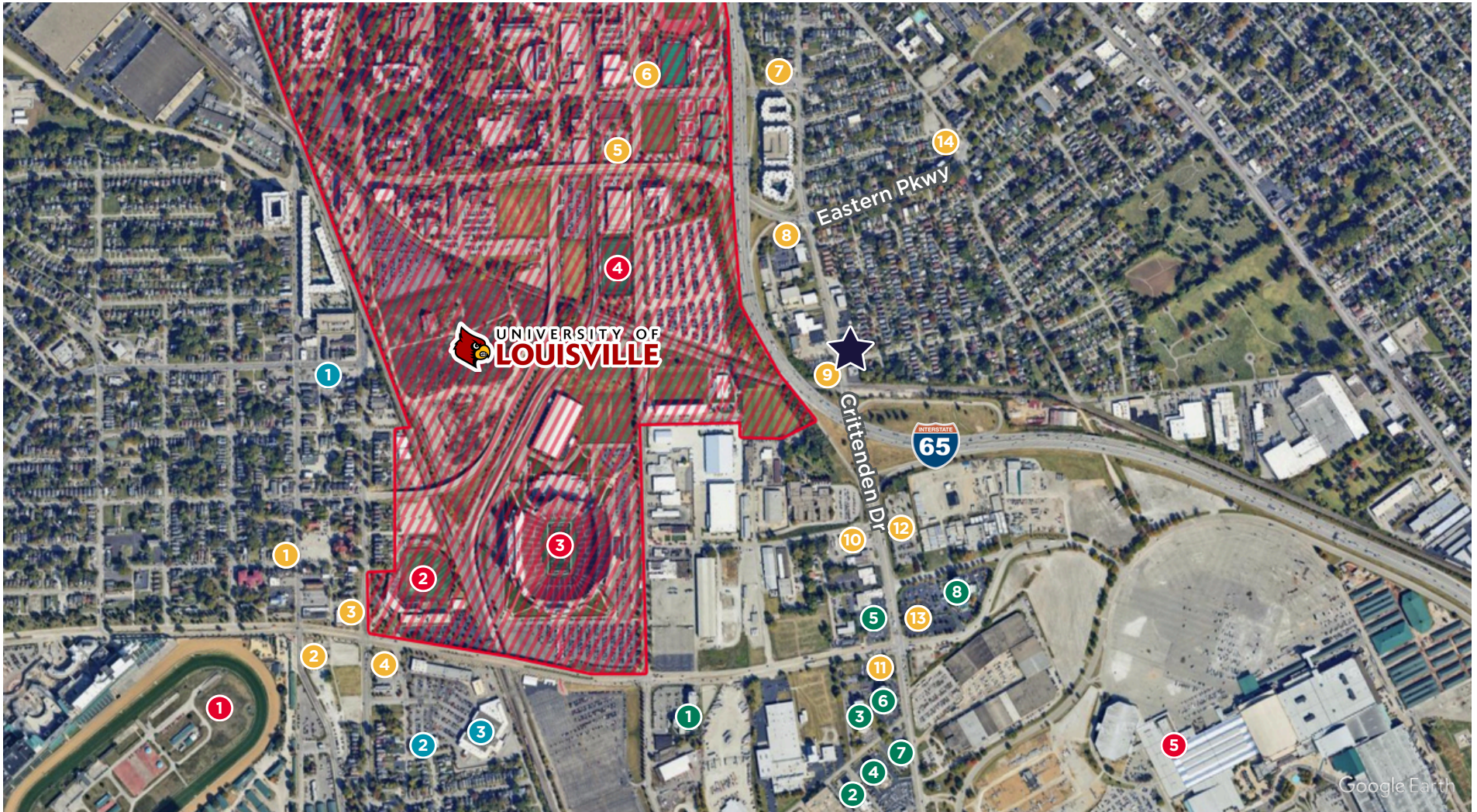
Zoning: C-1 & R-6

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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