

Two & Three Corporate Center

9900 & 9920 CORPORATE CAMPUS DRIVE | LOUISVILLE, KY 40223

OFFERING MEMORANDUM



**CUSHMAN &
WAKEFIELD**

Commercial Kentucky

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01

Executive Summary

Executive Summary

Property Overview		
	Two Corporate Center	Three Corporate Center
ADDRESS	9900 Corporate Campus Dr Louisville, KY 40223	9920 Corporate Campus Dr Louisville, KY 40223
SUBMARKET	Hurstbourne/Eastpoint	Hurstbourne/Eastpoint
PVA ID	260601410000	260601420000
SQUARE FOOTAGE	70,099 SF	70,417 SF
LAND AREA	5.62 acres	5.46 acres
YEAR BUILT	1998	1998
STORIES	3	3
ZONING	PRO (Planned Research/Office)	PRO (Planned Research/Office)

Cushman & Wakefield | Commercial Kentucky is pleased to offer **Two & Three Corporate Center** for sale in suburban East Louisville. This tremendous investment opportunity is ideally situated in the prestigious Hurstbourne Green Office Park.

INVESTMENT HIGHLIGHTS

- 1** Over 140,000 SF in Louisville's top performing office submarket
- 2** Extremely well-maintained facilities and newly updated landscaping
- 3** Both buildings are presently undergoing renovations





02

Property Overview

Property Overview

Two and Three Corporate Center, located at 9900 Corporate Campus Drive and 9920 Corporate Campus Drive respectively, comprise over 140,000 square feet of suburban office space on 11 acres in Louisville's highly sought after Hurstbourne/Eastpoint submarket. The property possesses 550 parking spaces, offering tenants an excellent parking ratio of 4.0/1,000 SF.

These two Class A office buildings are a part of the Corporate Campus in the prestigious office community of Hurstbourne Green. Two Corporate Center is 67% leased, with the full 23,336-square-foot first floor available. Three Corporate Center is 100% leased.

The property is currently undergoing renovations. The landscaping has been completed replaced, the parking lot is freshly sealed, exterior painting is underway, and there are plans in place to redesign the lobbies of both buildings.



Two Corporate Center





Three Corporate Center



03

Location Overview

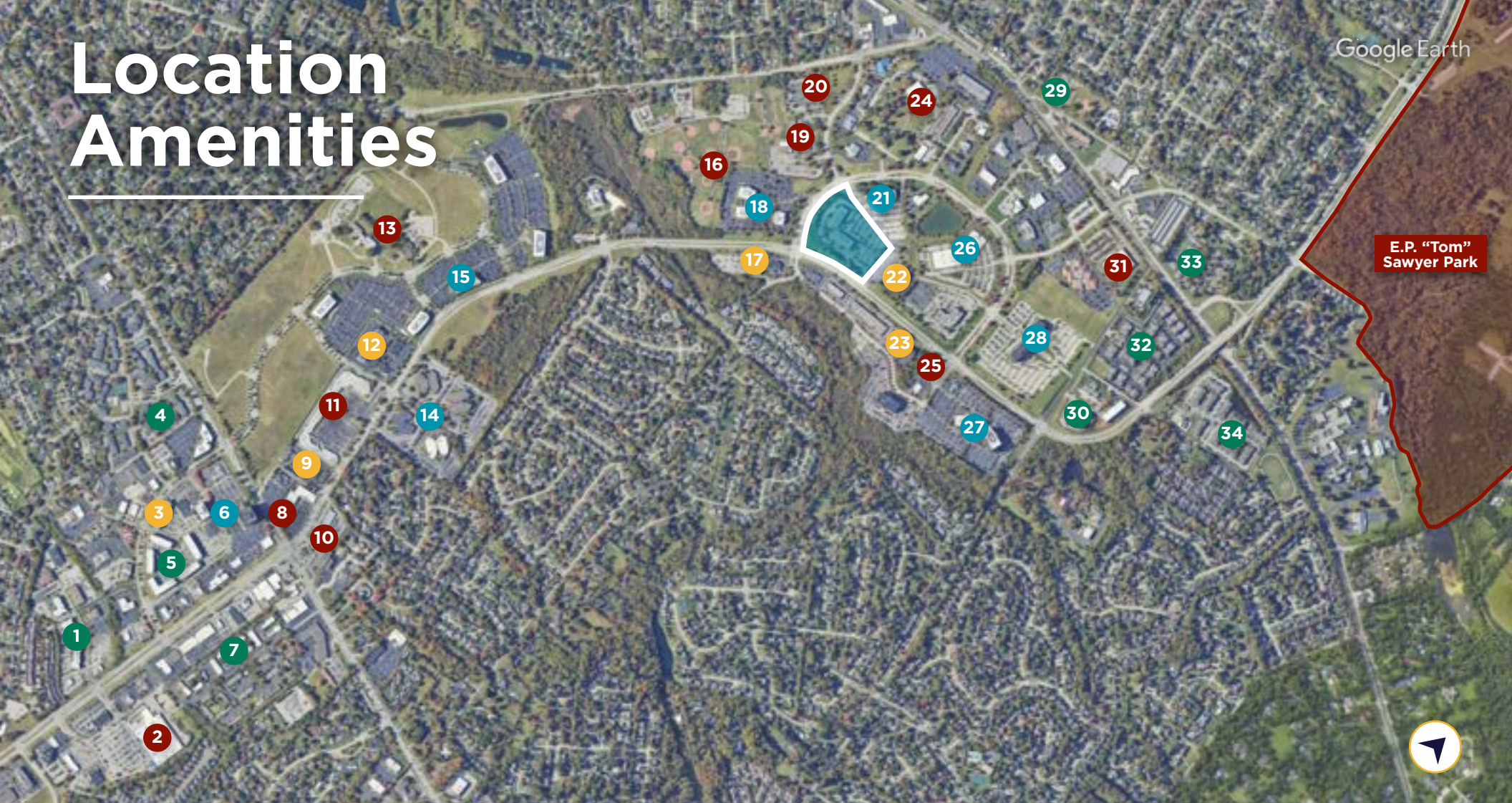


Location Overview

The property sits along the major traffic artery of North Hurstbourne Parkway in Hurstbourne Green Office Park. This ideal location is surrounded by a plethora of other Class A office buildings and hotels, and conveniently across the street from the Northeast Family YMCA. Just 1.5 miles south is the busy intersection of Hurstbourne Parkway and Shelbyville Road. This intersection is a major retail hub anchored by Lowe's, providing no shortage of excellent restaurants, and building an ever-growing number of residential and hospitality properties. To the northeast of property is the 550-acre Tom Sawyer Park, home to hiking trails, sports facilities and fields, a BMX track, and the largest public swimming pool in Louisville.

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	10,526	70,276	190,080
Households	4,522	31,373	83,164
Average Household Income	\$131,472	\$119,213	\$122,224
Population Growth Forecast	2.44%	2.42%	2.43%





04

Market Overview

Market Overview

With a high quality-of-life and low cost-of-business, Louisville is an excellent city to grow a business. The Louisville MSA's labor force has increased by approximately 50,000 workers in the last 5 years, and the number is only expected to grow.

Well known as the home of Churchill Downs and the Kentucky Derby, Louisville offers a vibrant, internationally linked business community and nationally ranked healthcare industry. The city is the corporate base of Humana Inc., ScionHealth, and YUM! Brands Inc. (parent of KFC, Pizza Hut and Taco Bell), all Fortune 500 companies.

The best prospects for growth are in finance, where insurers will benefit from nationwide healthcare trends, and logistics. Low-cost infrastructure and favorable population trends will help the metro area keep pace with the nation longer term.

Louisville is one of the nation's most important manufacturing and logistics hubs, with jobs in these sectors representing about 35% of jobs in the Louisville-Jefferson County MSA, according to the Bureau of Labor Statistics. Centrally located to 70% of the U.S. market and home to the UPS Worldport, it's no secret why companies continue to flock to the Louisville-Jefferson County area.

#1

Metro for Economic
Development in the Ohio
River Corridor
- *Site Selection Magazine 2025*

#4

Most Beautiful &
Affordable City to
Live in the U.S.
- *Travel + Leisure 2023*

Top 10

Metro in the U.S. for
Mortgage Affordability
- *New York Times 2025*

#9

Best Food City
in the U.S.
- *Travel + Leisure 2026*

Notable Industries

Louisville's dynamic economy is propelled by five major sectors: Healthcare & Aging Innovation, Logistics, Food & Beverage, Advanced Manufacturing, and Business Services.

HEALTHCARE & AGING INNOVATION

Dubbed “America's Aging Care Capital” by Forbes, Louisville is home to the largest concentration of aging care headquarters in the country. This has attracted companies like ScionHealth to the city. The opportunities for growth in this sector are significant when considering UPS Worldport's strong medical logistics capabilities, with 3 million square feet of temperature-controlled space.

The city has a growing health innovation startup scene that supports businesses of all sizes. Organizations like Aging2.0, The Hive, the University of Louisville Trager Institute, and The Thrive Center are working to accelerate and showcase solutions in health and aging technology.

The Louisville Healthcare CEO Council is a group of CEOs from major companies that collectively impact over 100 million people, generate \$150 billion in revenue, and employ 450,000 people. This group helps create economic opportunities for smaller companies and supports a culture of innovation driven by startups.

LOGISTICS

Optimally situated on the Banks of the Ohio River and less than a day's drive away from two thirds of the US population, Louisville is America's prime logistics center. With access to three major interstates, four rail operators, the Ohio River with two public ports and 41 private terminals, and a top five world's busiest cargo operation in Louisville Muhammad Ali International Airport, the city is exceptionally serviced by each road, rail, river, and air. Louisville's logistics sector is more than twice as large as the US average and is expected to grow up to 30% in the next ten years.

UPS's Worldport is revolutionizing the logistics industry, and subsequently the industries that rely on it. Pharmaceutical companies are using its temperature-controlled spaces to expedite lab testing, and car parts be manufactured and shipped for just-in-time delivery. Worldport processes more than 400,000 packages per hour in the world's largest sorting facility.



FOOD & BEVERAGE

Louisville is a central hub for food and beverage companies of all sizes, employing over 15,000 people in headquartered operations, with over 125 companies in the city. Every aspect of the industry is supported, including headquarters, marketing, production, manufacturing, beverage development, distribution, and growth or acquisition support. A start-up or mid-sized company can develop a beverage concept at Flavorman, work with food color innovation at D.D. Williamson, source ingredients locally, test product safety at Eurofins, purchase equipment from Winston Industries, and design packaging at Premier Packaging – all within the city. No other city offers this level of resources and talent in such a concentrated area.

The city's signature industry within this sector is bourbon. 95% of the world's bourbon is made in Kentucky, so it's no wonder how bourbon distilleries brought in 2.5 million visitors to the state in 2023. Kentucky's bourbon industry has bloomed to \$9 billion, generating over 20,000 jobs.

ADVANCED MANUFACTURING

Named a “Top City for Manufacturing” by Forbes, Louisville hosts over 1,500 manufacturers employing over 78,000 people. Notable companies include industry giants Ford Motor Company, whose Kentucky Truck Plant employs over 9,000 people, and GE Appliances, which is proudly headquartered in Louisville.

Louisville has a long-standing presence in manufacturing, which serves as the foundation for our leadership in the new era of flexible, advanced manufacturing. The city's strong manufacturing environment makes it easier for new companies to establish themselves with the support of a skilled workforce. With our road, river, and global air logistics, businesses can make products here and ship them anywhere. Additionally, the University of Louisville offers local companies access to their state-of-the-art R&D facilities that support innovation in manufacturing.

BUSINESS SERVICES

This industry, which includes technical, legal, financial, human resources, marketing, and real estate firms, employs 30,000 people in the region. It has been growing consistently in Greater Louisville and is projected to expand by another 20 percent over the next 10 years. With technology enabling work from almost anywhere, Louisville offers businesses and workers a competitive edge. The city combines a high quality of life with a cost-effective structure, making it an ideal location for both.



Notable Employers



UPS (UNITED PARCEL SERVICE)

UPS's 5.2M SF Worldport at Louisville International Airport is the largest fully automated package handling facility in the world. It employs 25,000 directly and supports at least 35,000 indirect jobs in the area, making it the largest Louisville employer by far. More than 200 companies have relocated to Louisville for its proximity to UPS.



GE APPLIANCES

Appliance Park, the 750-acre global headquarters of GE Consumer & Industrial in south central Louisville, is so large it has its own zip code. In June 2025, GE announced a \$490M investment into the site which will see washer and dryer production move from China to Louisville. This is the largest investment in the company's history and will create 800 new full-time jobs.



FORD MOTOR COMPANY

Ford operates two plants in Louisville that collectively employ 11,481 workers. In 2025, the company announced it is investing \$2B in transforming their Louisville Assembly Plant to allow for electric vehicle production. Additionally, Ford has begun production of automotive batteries at their 1,500-acre megasite in Glendale, Kentucky, just an hour from downtown Louisville. The battery plant is a nearly \$6B investment and is expected to create an additional 5,000 jobs.



TEXAS ROADHOUSE

Since being founded in 1993, Texas Roadhouse has proudly called Louisville home. In August 2025, the company announced it was purchasing the buildings where it has been operating its corporate headquarters for \$25M, further cementing its commitment to the city. Across its family of brands, Texas Roadhouse runs 800 restaurants globally.



NORTON HEALTHCARE

With 22,247 employees, Norton Healthcare is Louisville's second-largest employer. In November 2024, Norton opened its new \$90M hospital in west Louisville as part of Goodwill Industries' 20-acre "opportunity campus." The site also includes Goodwill's headquarters and offices for other local social service agencies.

The two-story, over 86,500-square-foot facility provides service for 24/7 EMS, inpatient treatment, operating rooms, laboratory services, imaging including X-ray, ultrasound, CT and MRI, and retail pharmacy. The hospital employs specialists in cardiology, endocrinology, orthopedics, pulmonology, surgery, women's care, oncology/hematology, neurology, and neurosurgery.

LARGEST EMPLOYERS

Company	Jobs
United Parcel Service	25,000
Norton Healthcare	22,247
Jefferson County Public Schools	18,867
UofL Health	14,314
Baptist Healthcare	11,761
Ford Motor Company	11,481
Humana	10,000
University of Louisville	8,374
GE Appliances/HAIER	8,000
Louisville-Jefferson County Metro Gov.	5,783
The Kroger Company	5,000
Bullitt County Public Schools	2,822
Archdiocese of Louisville	2,783
Oldham County Public Schools	2,644
Churchill Downs, Inc.	2,146
Texas Roadhouse, Inc.	2,030

Source: Louisville Business First, Discover the largest employers in Louisville: July 2026





LOUISVILLE AT A GLANCE



1,396,762

MSA Population



694,568

MSA Labor Force



4.2%

Unemployment Rate



\$74,305

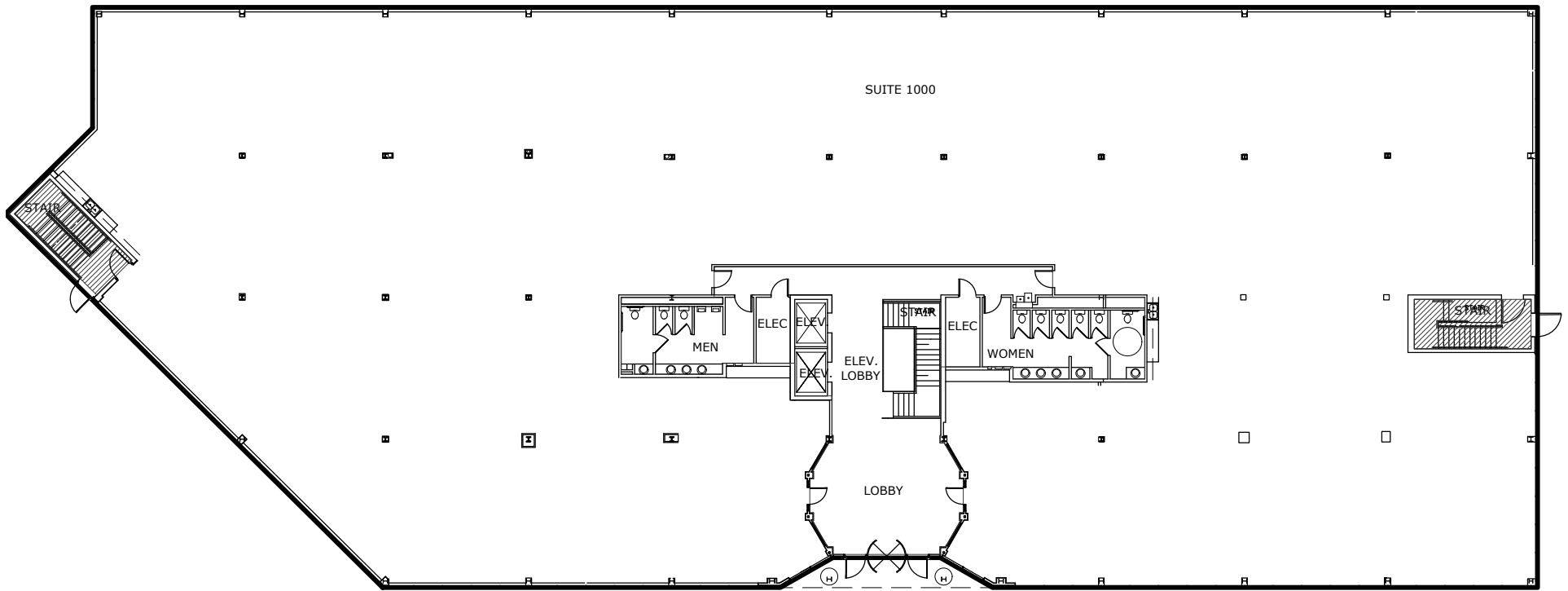
Median Household Income



05

Floor Plans

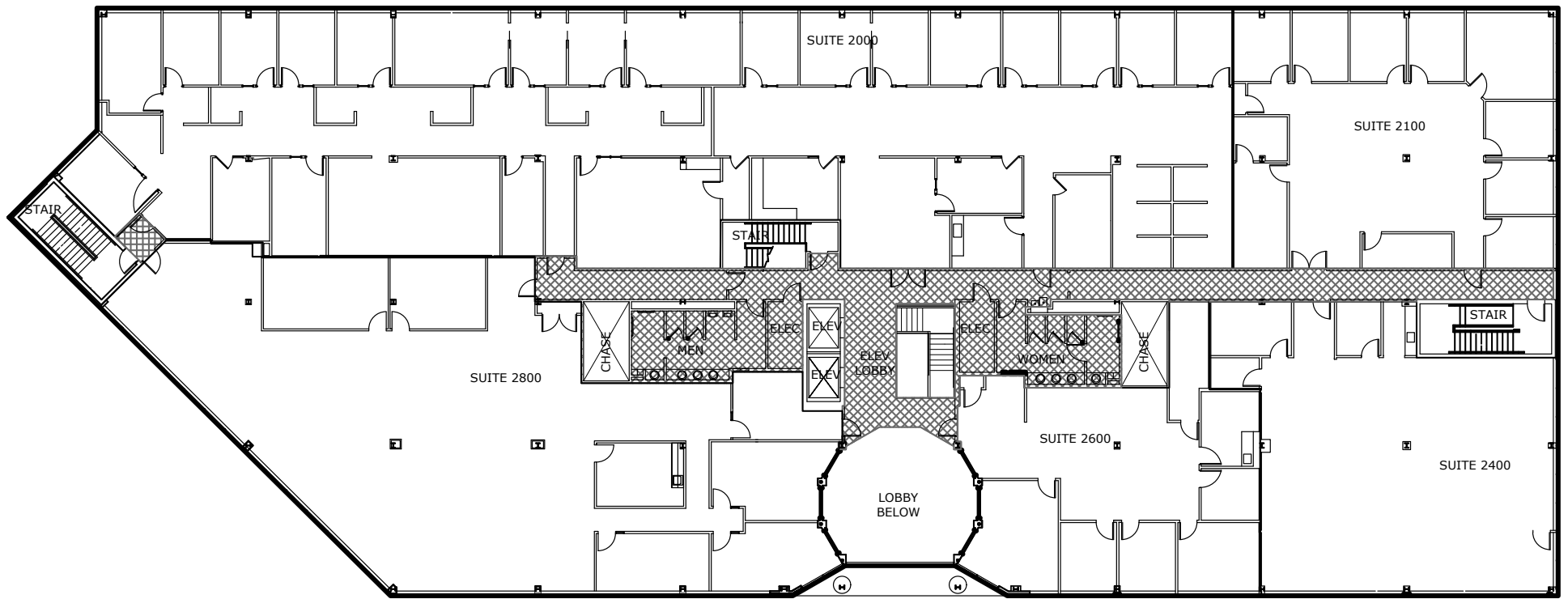
Two Corporate Center



1ST FLOOR

23,336 SF (AVAILABLE)

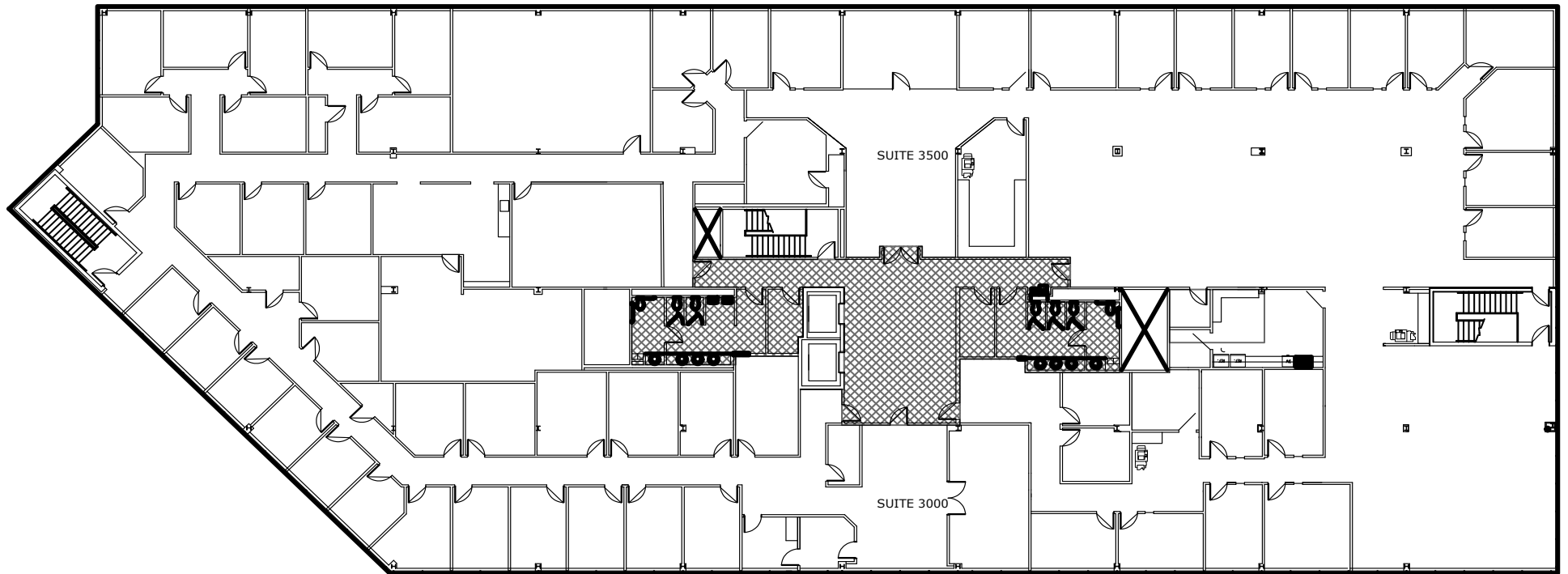
Two Corporate Center



2ND FLOOR

23,336 SF

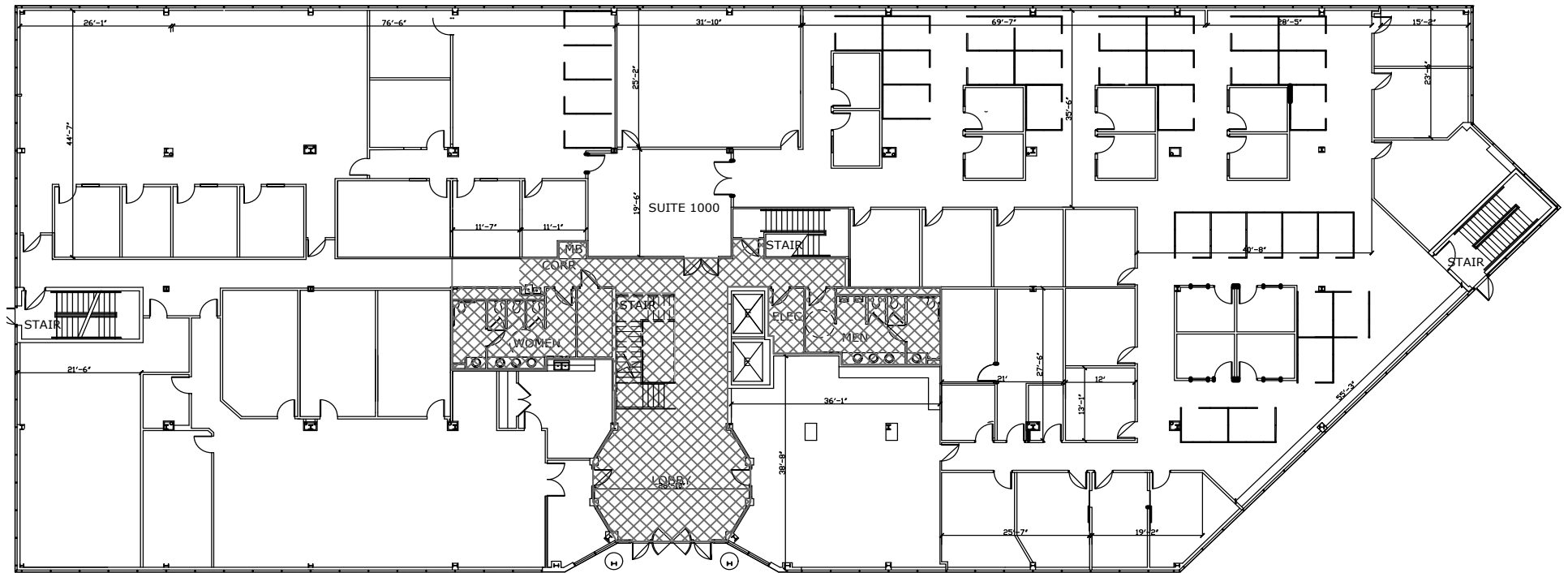
Two Corporate Center



3RD FLOOR

23,336 SF

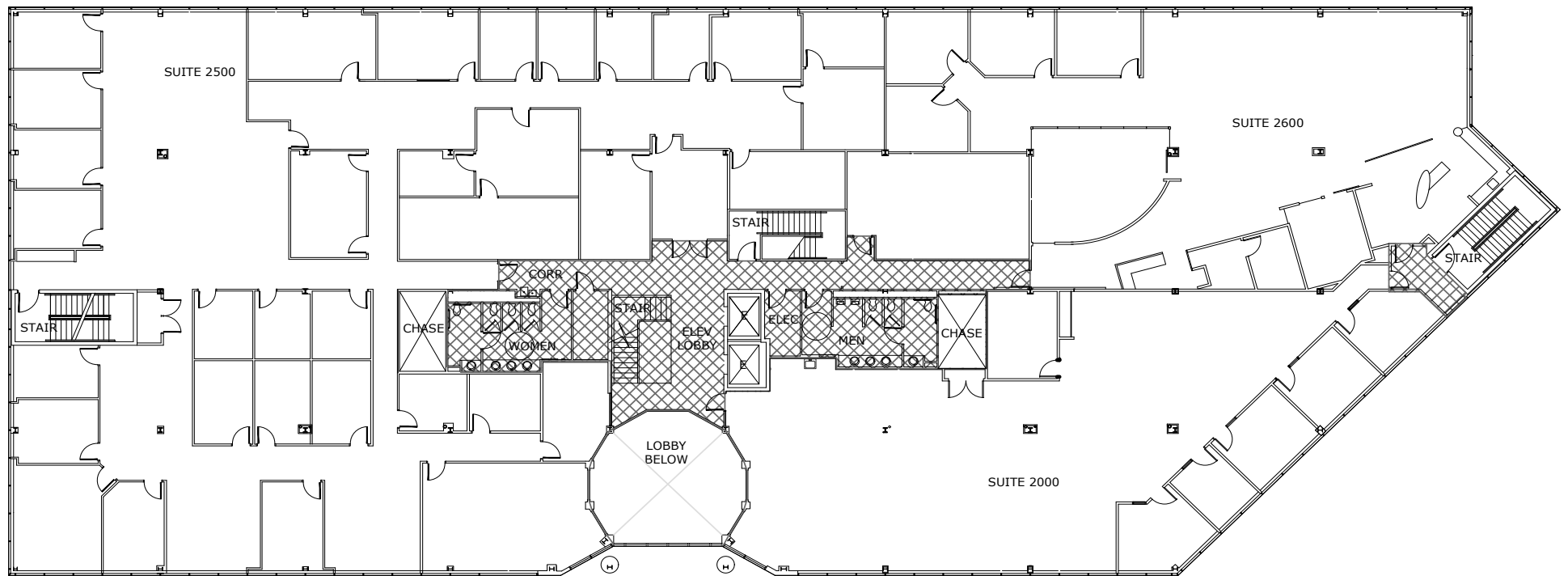
Three Corporate Center



1ST FLOOR

23,472 SF

Three Corporate Center



2ND FLOOR

23,472 SF

23,472 SF

Bid Process & Requirements

Cushman & Wakefield | Commercial Kentucky is pleased to offer for sale Two & Three Corporate Center located at 9900 & 9920 Corporate Campus Drive in Louisville, Kentucky.

The prospective Purchaser will be selected by the Seller in its sole discretion based on a variety of factors including but not limited to:

- Offering Price
- Absence of contingencies
- Due Diligence and closing time
- Financial strength and track record
- Proof of funds for a financial all cash transaction
- Earnest money deposit(s) and timing to become non-refundable

PROPERTY INQUIRIES AND TOURS

All Property inquiries shall be directed to Cushman & Wakefield | Commercial Kentucky. All Property tours are by appointment only and are to be scheduled through Cushman & Wakefield | Commercial Kentucky.

PROSPECTIVE PURCHASERS

Ownership will be selling the properties on an “As is, Where is” condition. Offers will be responded to on a “First Come, First Served” basis. No formal call for offers date is currently contemplated; however, this is subject to change based on ownership’s discretion.

Offers should be addressed to:

Fenley Real Estate
c/o E.P. Scherer, Brent Dolen
Cushman & Wakefield | Commercial Kentucky, Inc
333 E. Main Street, Suite 510
Louisville, KY 40202

And sent to the attention of:

E.P. Scherer | epscherer@commercialkentucky.com | 502.589.5150
Brent Dolen, SIOR, CCIM | bdolen@commercialkentucky.com | 502.589.5150



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