

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

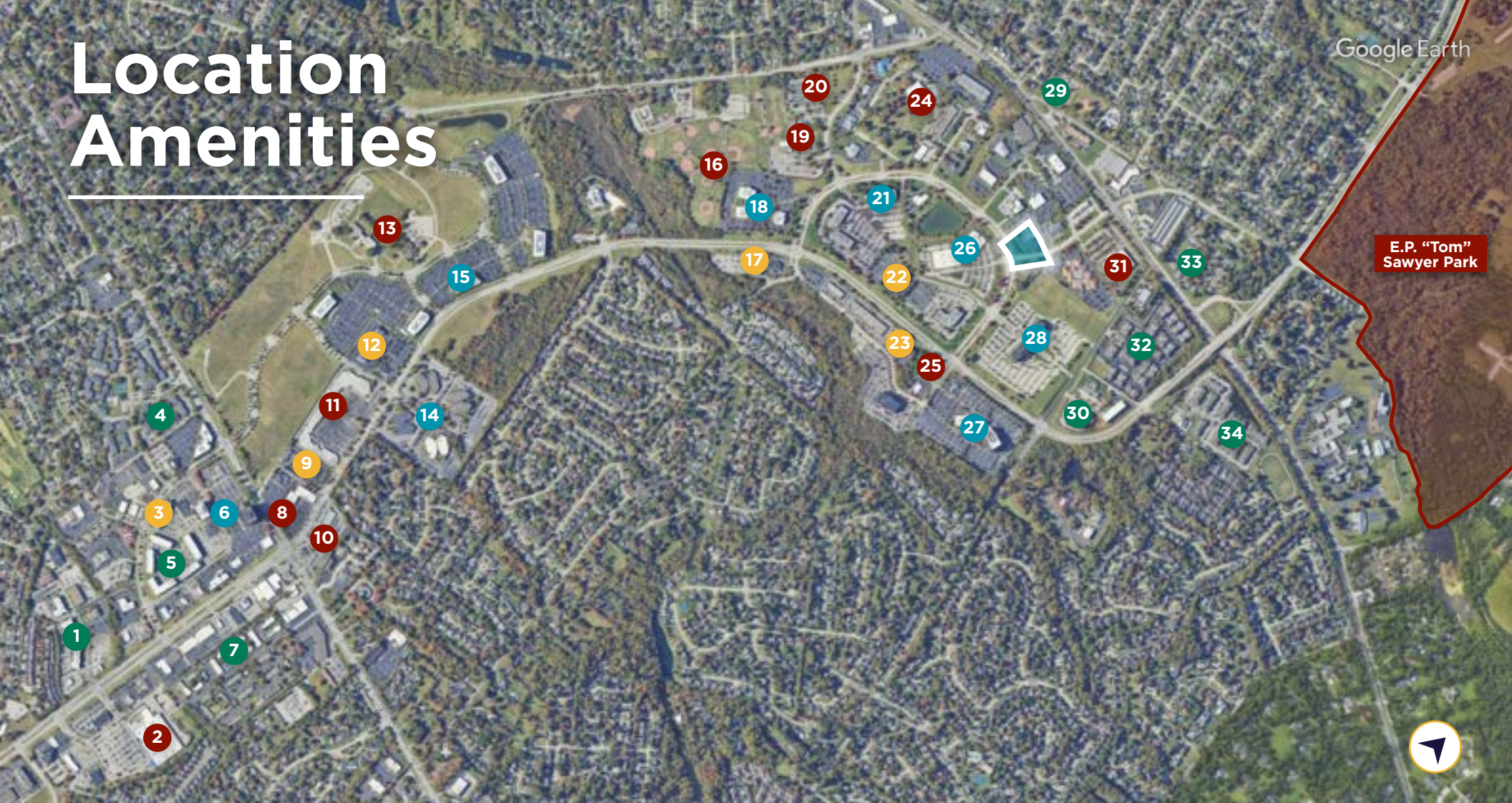
Property Overview

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

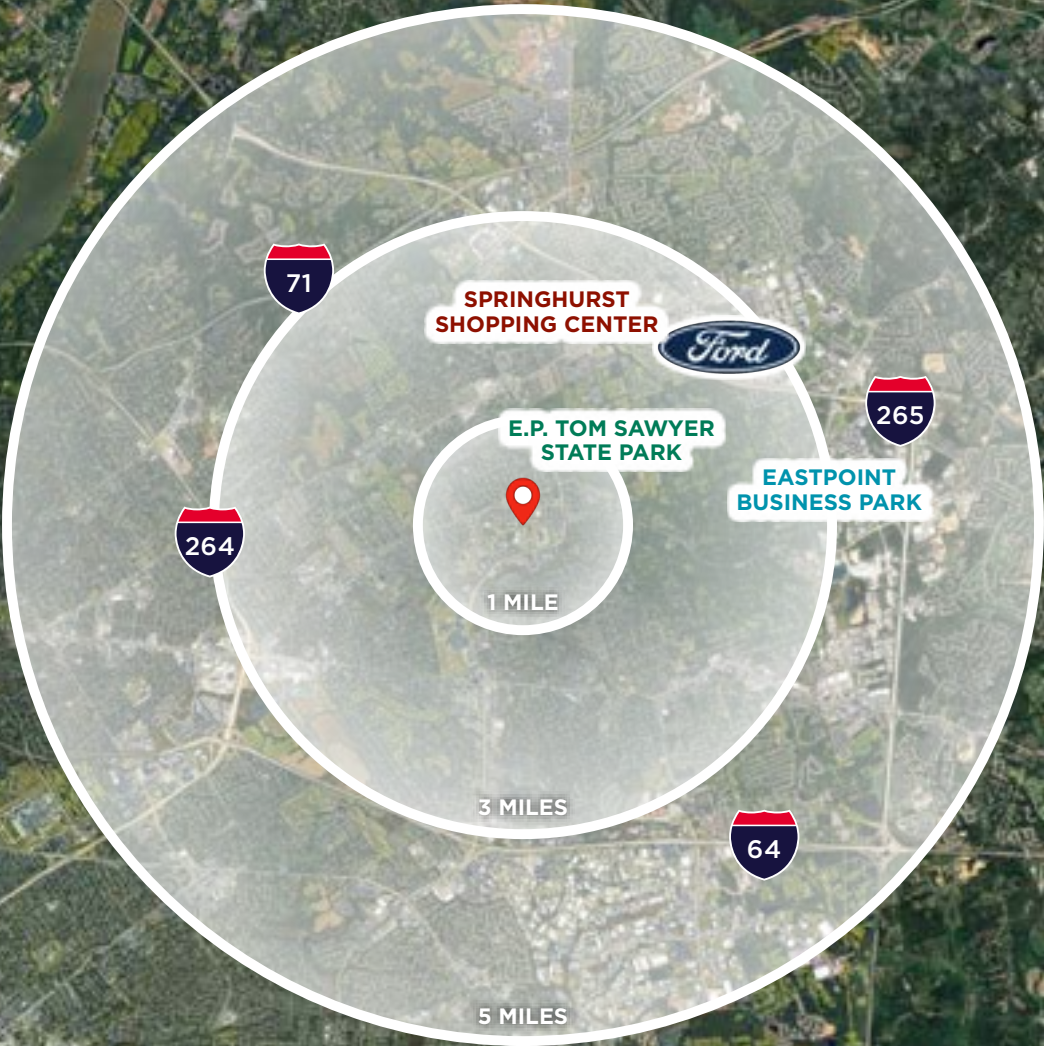
3. Hyatt House
9. Residence Inn
12. Homewood Suites
17. Hampton Inn
22. Embassy Suites
23. SpringHill Suites

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

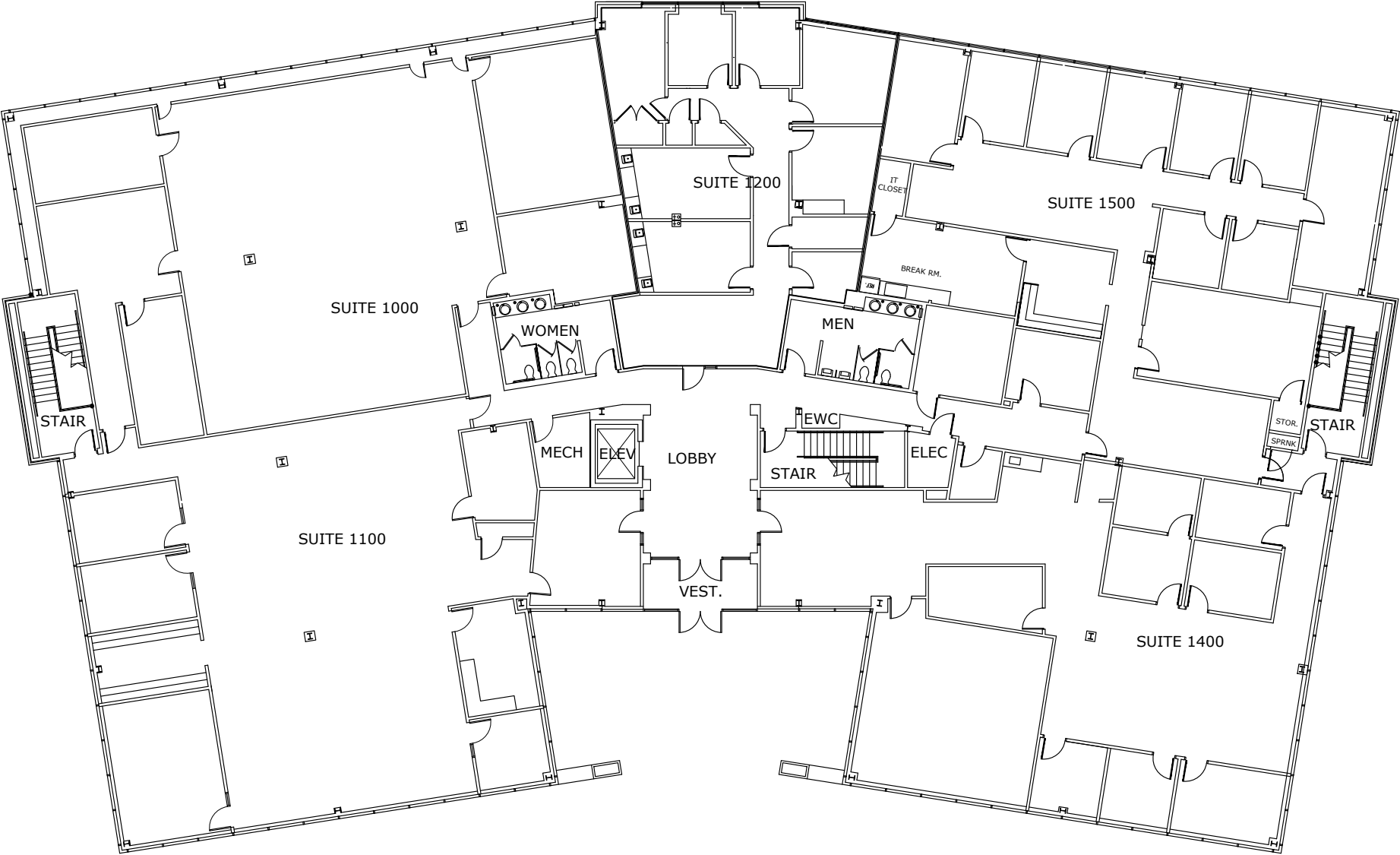
Location Demographics

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:

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