



# Cedar Springs Office Center

9300 Cedar Center Way, Louisville, KY 40291



## Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	75,000 SF
Available SF:	5,000 - 15,500 SF
Lot Size:	6 Acres
Number of Units:	1
Year Built:	2006
Renovated:	2006
Zoning:	C-1 Commercial District
Submarket:	Suburban

## Property Overview

Shell office space ready for a tenant to design the suite to suit its needs. Second floor office space with elevator access.

## Property Highlights

- Cedar Springs Office Space is located on the 2nd floor of the Cedar Springs Shopping Center which is an established retail/office center located in the heart of Fern Creek adjacent to I-265 on Bardstown Rd.
- The anchor tenant of the center is Norton Healthcare which has an Immediate Care Center, Family Practice and a Diagnostics Center.
- Each unit has separately metered utilities and can be finished to suit the user's needs.
- The Landlord would prefer 5 year lease terms for general office space and 7-10 years for medical office space.

### EXCLUSIVELY MARKETING BY

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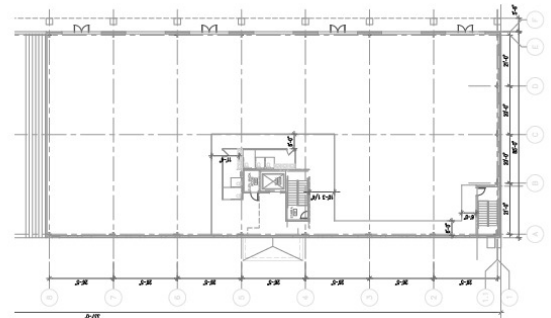
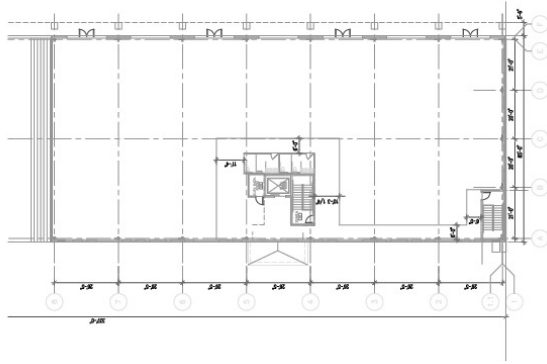
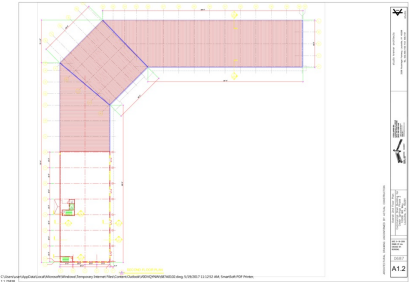


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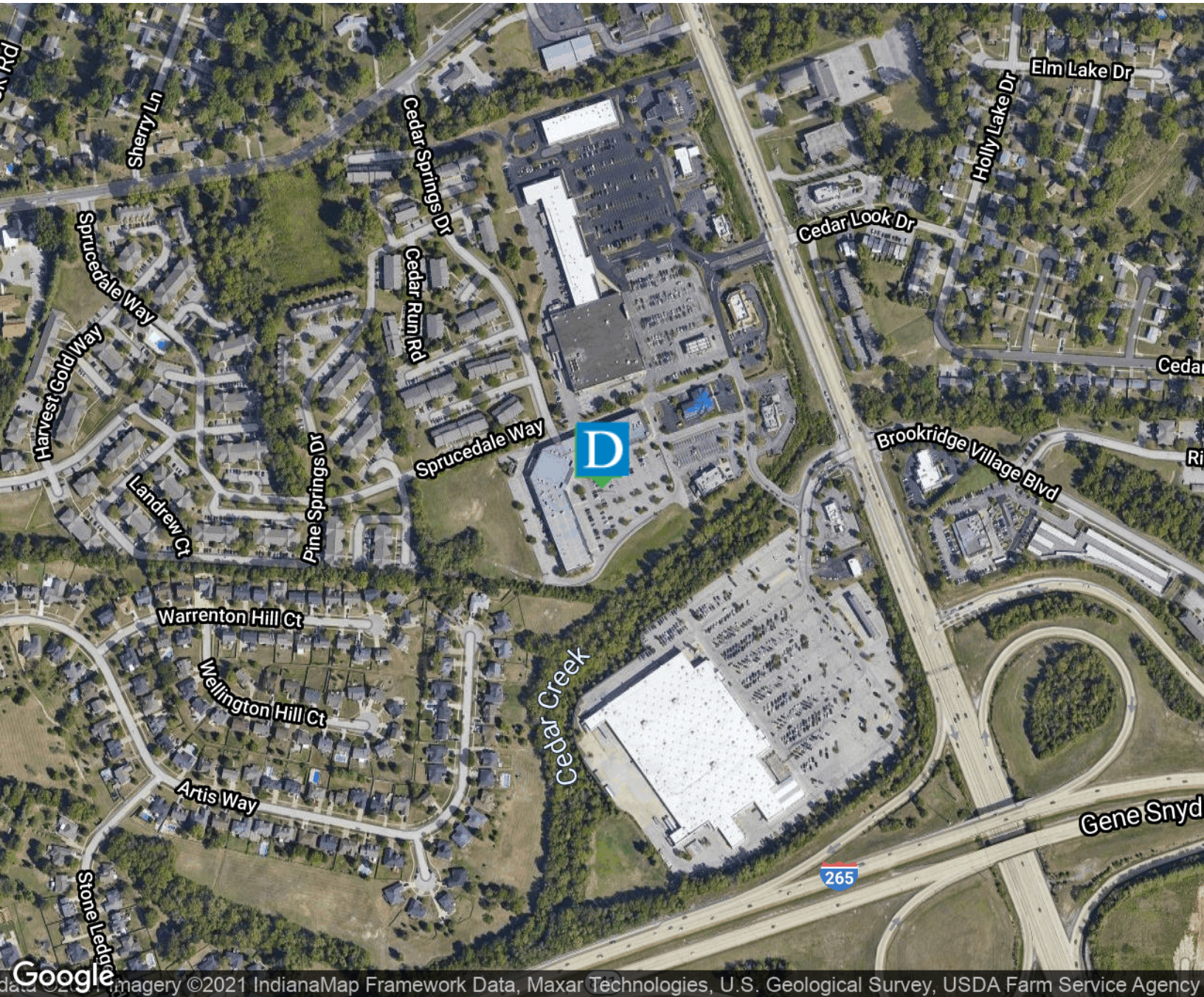


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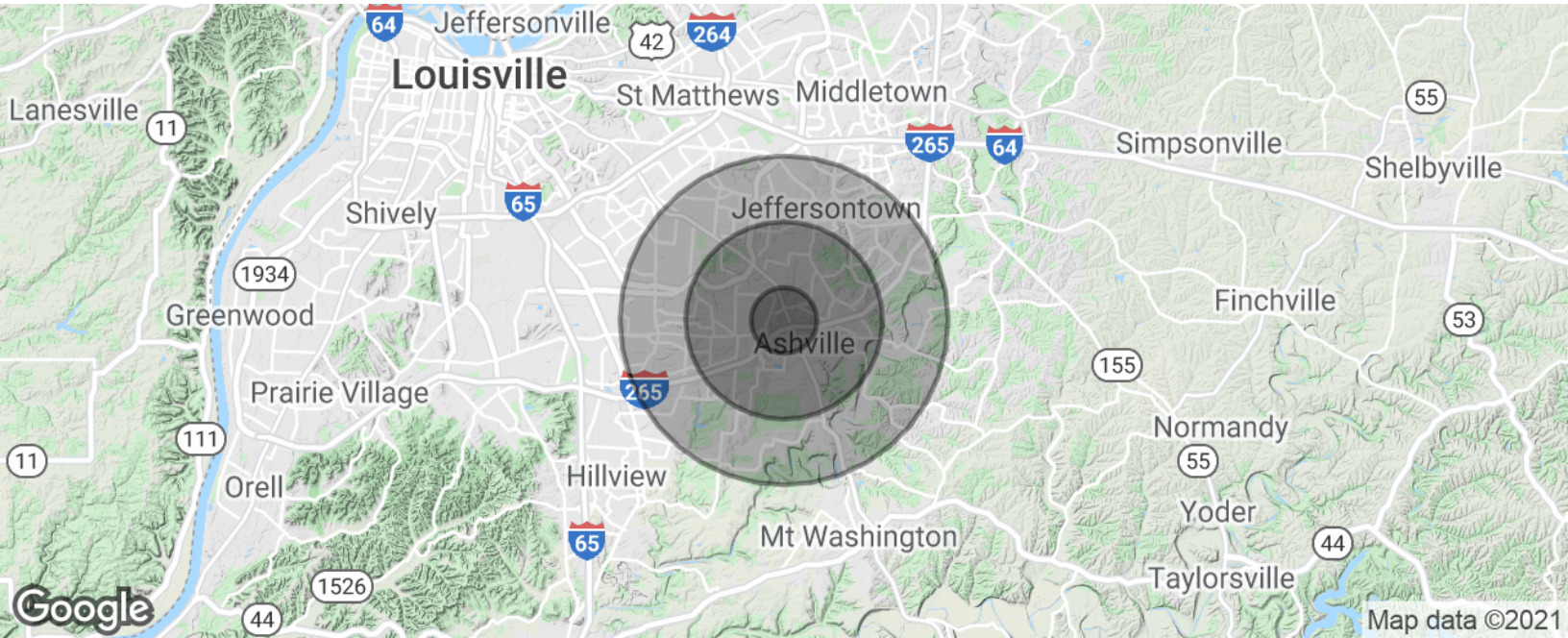


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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	8,106	58,026	140,974
Average age	35.2	35.8	37.0
Average age (Male)	35.3	35.2	36.2
Average age (Female)	36.4	37.0	38.1

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	3,213	22,706	55,265
# of persons per HH	2.5	2.6	2.6
Average HH income	\$66,373	\$66,476	\$66,948
Average house value	\$152,479	\$168,308	\$173,372

\* Demographic data derived from 2010 US Census

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