

*US WORLDMEDS BUILDING - FIRST FLOOR SUITE*  
12,848 SF OF CLASS "A" OFFICE SPACE AVAILABLE

# US WorldMeds Building - First Floor Suite

4441 SPRINGDALE ROAD LOUISVILLE, KY 40241



**12,848 sf of Class "A" Office Space**

## PROPERTY DESCRIPTION

Class "A" First Floor Office Suite

## PROPERTY HIGHLIGHTS

- Conveniently located near the Paddocks Shopping Center
- Restaurants and great access to the expressways
- Class "A" Office Furniture to remain for the Lease term
- Secure Access with key cards



**HOAGLAND**  
COMMERCIAL REALTORS  
A company of Sun Properties

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4010 Dupont Circle Suite 700, Louisville, KY 40207

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## LOCATION INFORMATION

Building Name	US WorldMeds Building - First Floor Suite
Street Address	4441 Springdale Road
City, State, Zip	Louisville, KY 40241
County	Jefferson
Signal Intersection	No

## BUILDING INFORMATION

Building Class	A
Occupancy %	100.0%
Tenancy	Single User for First Floor
Floor Size	12,848 SF
Year Completed	December 2015
Condition	Excellent
Free Standing	No

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## OFFERING SUMMARY

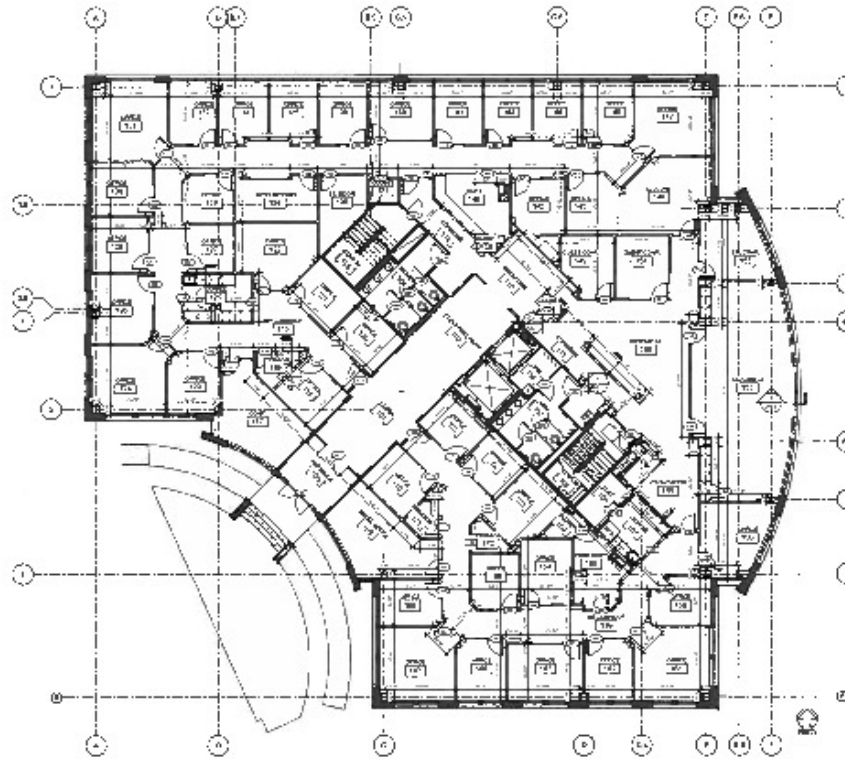
Lease Rate:	\$25.00 SF/yr (Gross)
Building Size:	51,392 SF
Available SF:	12,848 SF
Year Completed:	December 2015
Zoning:	OR3

## PROPERTY OVERVIEW

Class "A" first-floor suite located in the US WorldMeds Corporate Headquarters, in Louisville, KY. This space is conveniently located just North of the Paddocks Shopping Center. Nearby amenities include a wide variety of restaurants, shopping, parks, and other attractions. The well-inspired property is very attractive and has a very warm inviting feeling as you move through the Grand Entrance and into the Suite. The reception desk greets your guests into the space with a seamless transition towards the waiting area adjacent to the conference rooms. The Class "A" furnishings in the space are sure to turn heads for your use during your lease term. Other onsite amenities include three covered parking spots, surface parking, and a fitness center for the executive staff use.

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① 1ST FLOOR - DIMENSION PLAN  
1/8" = 1'-0"

**GENERAL NOTES**

1. ALL DIMENSIONS ARE SHOWN ON THIS FLOOR PLAN AND SHALL BE CONSIDERED AS SUCH UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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**DIMENSION NOTE**

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**KEY LEGEND**

- DOOR SWING
- DOOR SWING
- DOOR SWING
- DOOR SWING
- DOOR SWING

TENANT FIT OUT - CONSTRUCTION SET

**US WorldMeds**  
4441 SPRINGDALE ROAD,  
LOUISVILLE, KY 40241

DATE: 06.02.15

Author

FIRST FLOOR PLAN DIM

**A1.5**

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# US WorldMeds Building - First Floor Suite

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,467	53,753	120,427
Average age	40.9	40.0	40.1
Average age (Male)	39.6	38.3	38.5
Average age (Female)	41.9	41.6	41.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,590	21,169	49,063
# of persons per HH	2.5	2.5	2.5
Average HH income	\$111,562	\$100,527	\$97,205
Average house value	\$326,909	\$299,198	\$272,695

\* Demographic data derived from 2010 US Census

