

# Old Bardstown

**PROFESSIONAL PARK**

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Fern Creek Area

## Office Condo's for Sale or Lease



**Grisanti Group**  
COMMERCIAL REAL ESTATE

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[www.GrisantiGroup.com](http://www.GrisantiGroup.com)

# Old Bardstown

## Professional Park

New Office Condo Park

**\$145.00 PSF purchase\***

**\$14.00 PSF lease\***

8913 Old Bardstown Road  
Louisville, KY 40291

Located on Old Bardstown Rd  
with frontage on Bardstown Rd.

- "...Approx. 1 million sq. ft. of commercial development has either been approved or proposed in the area" — Courier Journal, 1/12/09
- Great Traffic Counts
- Offices from 1282 – 3838 sq. ft
- Designed for each unit to be owner occupied or leased
- Build to Suit – All new construction
- Lawn care and grounds keeping
- \* based on standard build-out, base pricing for base units



**Grisanti Group**  
COMMERCIAL REAL ESTATE

Lisa A. Perkins  
Agent/Owner  
Crestwood Crossing  
Pleasants-Mason Group, LLC

6001 Claymont Village Dr. Suite 7  
Crestwood, KY 40014

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## Executive Summary

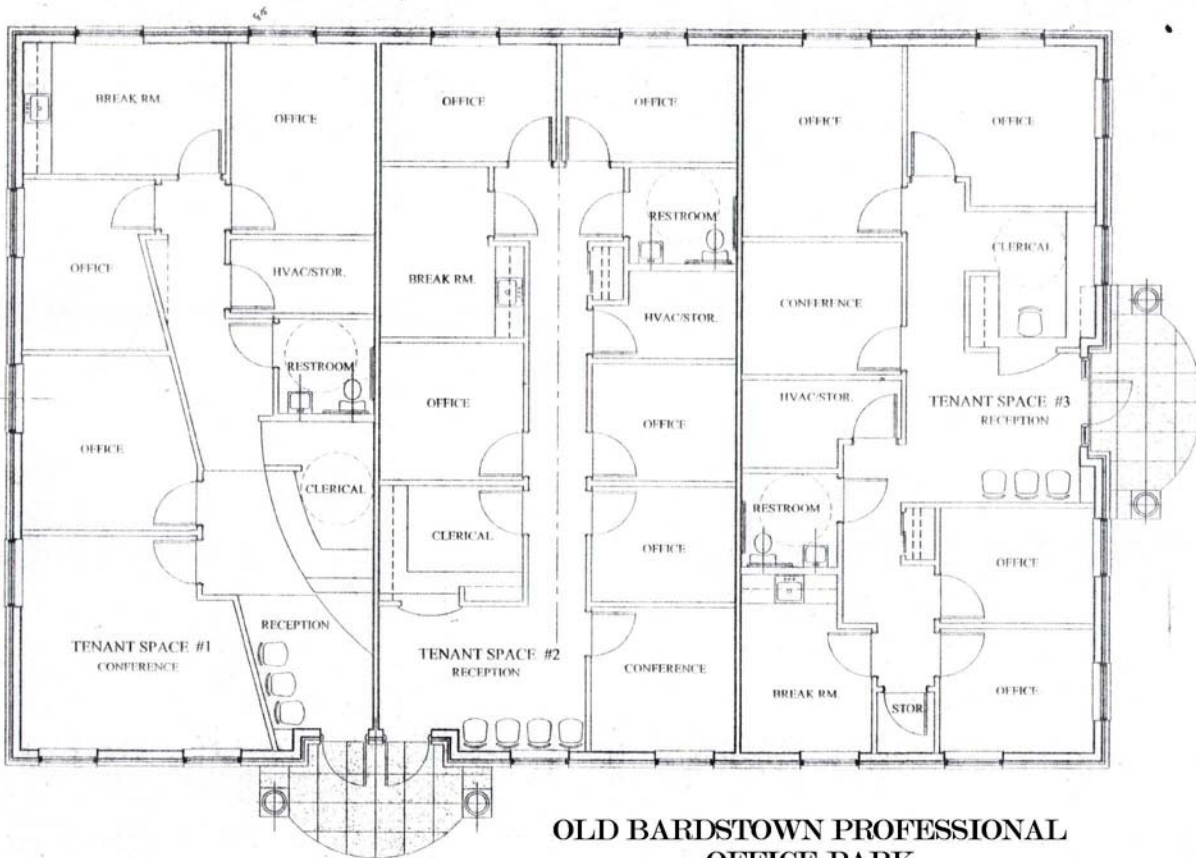
Old Bardstown Professional Park	
8913 Old Bardstown Road, Louisville, KY 40291	
Purchase Price	\$145.00 – 160.00 psf per office
Purchase Price	\$384,300 - \$594,000 per building
Lease Price	\$14.00
Lease Rate/Type	Per Sq ft per yr
Largest Contiguous Space	3838 sq ft (building)
Parking	151 spaces in professional park
Total Available Space	45,455 sq. ft.
Minimum Divisible	1280 sq. ft.
CAM	\$0.85

PROPERTY DESCRIPTION	
Property	Exciting New Office Condo Development unique to Louisville in Fern Creek area Zoned OR-1 on 5.31 Acres offering a total of 14 Proposed Office Buildings (under construction) with 45,000+/- SF available. 6 Buildings with 3005 SF, 5 with 3838 SF, 3 with 2745 SF. Individual units from 1,280 sf to 3,838. Prices range from \$145 p/s/f to \$160 p/s/f. Property situated with 533' of frontage on Old Bardstown Road and 485' of frontage on Bardstown Road. Great for User Investor, designed for each building to be owner occupied and lease remaining space. All buildings are ground level, designed for customers to park right in front of your building. Great for Doctors, Attorneys, CPA's and other professional use. See price list for purchase price details. Directions: I-265 to Bardstown Road (Hwy 31) south of Fairmount Drive to Old Bardstown Road on the Right.
Construction	New construction with Tenant Build out assistance available for purchase or lease.
Area	This is one of the fastest growing areas in Louisville with "...Approx. 1 million sq. ft. of commercial development has either been approved or proposed in the area" – Courier Journal, 1/12/09 Located directly across from Glenmary. Traffic count on Bardstown Road - 34,600 (from Gene Snyder ramp to Thixton Lane). Demographics show an average household income of \$66,891. Located across from Cambridge Commons Patio Homes Development and adjoining Neighborhood Development with Single Family Homes. This is one of the fastest growing corridors in Louisville.
Demographics	5 miles: Population 81,578; Median Age 35; Number of Households 31,209 Average Household Income \$59,216

## Old Bardstown Professional Park

Building	Building Size	Units	Unit Prices	Building Prices
A	3005	2 – 1503sf	\$217,953	\$435,725
B	3005	2 – 1503sf	\$217,953	\$435,725
C	2745	2 – 1373sf	\$199,085	\$398,025
D	2745	2 – 1373sf	\$199,085	\$398,025
E	3005	2 – 1503sf	\$217,953	\$435,725
F	2745	2 – 1373sf	\$199,085	\$398,025
G	3005	2 – 1503sf	\$217,953	\$435,725
H	3005	2 – 1503sf	\$232,965	\$465,775
I	3838	3 – 1280sf	\$198,400	\$594,890
J (Model)	3838	3 – 1280sf	\$198,400	\$594,890
K	3005	2 – 1503sf	\$232,965	\$465,775
L	3838	3 – 1280sf	\$192,000	\$575,700
M	3838	3 – 1280sf	\$192,000	\$575,700
N	3838	3 – 1280sf	\$204,800	\$614,080

SOLD



**OLD BARDSTOWN PROFESSIONAL  
OFFICE PARK**

FLOOR PLAN  
SCALE: 1/8" = 1'-0"