

# Breckinridge Technology Center

## 908 S. 8th Street, Louisville, KY 40202



Listing ID: 29732710  
Status: Active  
Property Type: Office For Lease  
Office Type: High-Tech, Office Building  
Contiguous Space: 3,600 SF  
Total Available: 3,600 SF  
Lease Rate: \$6 - 12 PSF (Annual)  
Base Monthly Rent: \$1,800 - 3,600  
Lease Type: Net Lease  
Loading: 1 Dock, 1 Door  
Ceiling: 9 ft.



### Overview/Comments

Outstanding historic building with a very sophisticated and advanced interior.

Landlord has acquired additional parking, making this an outstanding opportunity for a large employer seeking abundant parking. The finished space is amazing with soaring ceilings, exposed brick and 4 walls of new windows. Layout consists of a lobby/reception area, several private offices, several multi-share offices, break room and unfinished space for storage or custom build-out. Previously used by a tech company. Just 2 blocks from downtown, this opportunity can't be missed.

### More Information Online

<http://ganthill.catylist.com/listing/29732710>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN: 029E01110000  
Office Type: High-Tech, Office Building  
Zoning: EZ-1 - Enterprise Zone District  
Building Name: Breckinridge Technology Center

Class of Space: Class B  
Gross Building Area: 65,000 SF  
Building/Unit Size (RSF): 60,000 SF  
Core Factor: 5%

### Available Space

Suite/Unit Number: 100  
Suite Floor/Level: 1st  
Space Available: 3,600 SF  
Minimum Divisible: 3,600 SF  
Maximum Contiguous: 3,600 SF  
Space Subcategory 1: Office Building

Space Subcategory 2: High-Tech  
Space Type: New  
Date Available: 02/01/2017  
Lease Rate: \$6 - 12 PSF (Annual)  
Lease Type: Net Lease

**Space Description** Combination of private offices, conference room, reception area and warehouse space. Space can be revised to accommodate tenant needs. Floor plans available upon request.

**Area & Location**

Market Type:	Medium	Airports:	Louisville International
Side of Street:	West	Site Description:	Flat lot sithe paved surface parking, Subject is on the fringe of the Central Business Distruct
Road Type:	Paved	Area Description:	Subject is located on the Roy Wilkins Pkwy which is the gateway to the City's CBD.
Transportation:	Bus, Rail, Highway, Airport, Taxi		
Highway Access:	Easy access to I-64 just 2 miles North of Subject		

**Building Related**

Total Number of Buildings:	1	Ceiling Height:	9
Number of Stories:	5	Loading Doors:	1
Year Built:	1900	Loading Docks:	1
Year Renovated:	2007	Heat Source:	Central
Roof Type:	Flat	Air Conditioning:	Package Unit
Construction/Siding:	Brick	Internet Access:	Cable, DSL, T1/T3
Exterior Description:	The Historic Brick facade welcomes guests from the generous paved parking lot.	Interior Description:	Sophisticated, high tech interiors provide a professional ambiance for guests and building occupants.
Parking Ratio:	4 (per 1000 SF)		
Parking Type:	Surface		

**Location**

Address:	908 S. 8th Street, Louisville, KY 40202
County:	Jefferson
MSA:	Louisville/Jefferson County



## Property Images



IMG\_0651



IMG\_0676



IMG\_0652



IMG\_0672



IMG\_0669



IMG\_0679



IMG\_0674



IMG\_0683



IMG\_0666



IMG\_0677



IMG\_0686



IMG\_0656



IMG\_0684



IMG\_0659



IMG\_0664



IMG\_0685

## Property Contacts

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### **Jim Harbolt**

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