# **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 Class of Space: Class B 65,000 SF Office Type: High-Tech, Office Building Gross Building Area: EZ-1 - Enterprise Zone District Building/Unit Size (RSF): 60,000 SF Zoning: **Building Name:** Breckinridge Technology Center Core Factor: 5%

#### **Available Space**

Suite/Unit Number: 100 Space Subcategory 2: High-Tech Suite Floor/Level: 1st Space Type: New Space Available: 3,600 SF Date Available: 02/01/2017 Minimum Divisible: 3.600 SF Lease Rate: \$6 - 12 PSF (Annual) Maximum Contiguous: 3.600 SF Lease Type: Net Lease Space Subcategory 1: Office Building

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
Road Type:	Paved		the fringe of the Central Business Distruct
Transportation:	Bus, Rail, Highway, Airport, Taxi	Area Description:	Subject is located on the Roy Wilkins Pkwy which
Highway Access:	Easy access to I-64 just 2 miles North of Subject		is the gateway to the City's CBD.

#### **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 faceade welcomes guests from	Interior Description:	Sophisticated, high tech interiors provide a
·	the generous paved parking lot.	·	professional ambiance for guests and building
Parking Ratio:	4 (per 1000 SF)		occupants.
Parking Type:	Surface		•

#### Location

Address: 908 S. 8th Street, Louisville, KY 40202

County: Jefferson

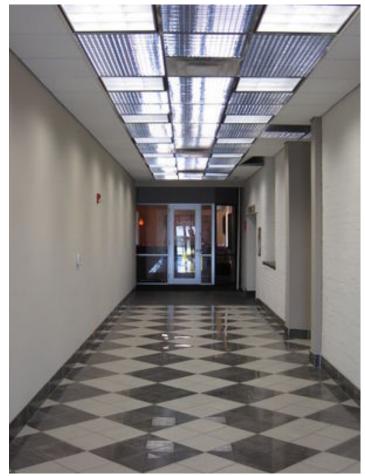
MSA: Louisville/Jefferson County



### **Property Images**



IMG\_0651



IMG\_0652



IMG\_0676



IMG\_0672



IMG\_0669



IMG\_0679



IMG\_0674







IMG\_0677



IMG\_0666



IMG\_0686



IMG\_0656



IMG\_0659



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## **Property Contacts**



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