

# 9901 LINN STATION

9901 Linn Station Rd, Louisville, KY 40223

80,876 RSF AVAILABLE





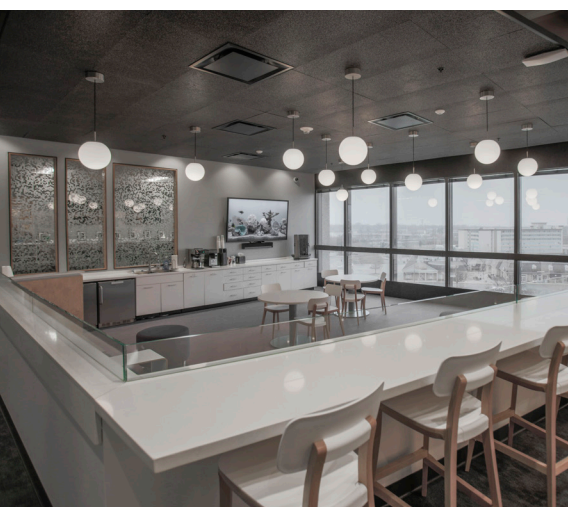
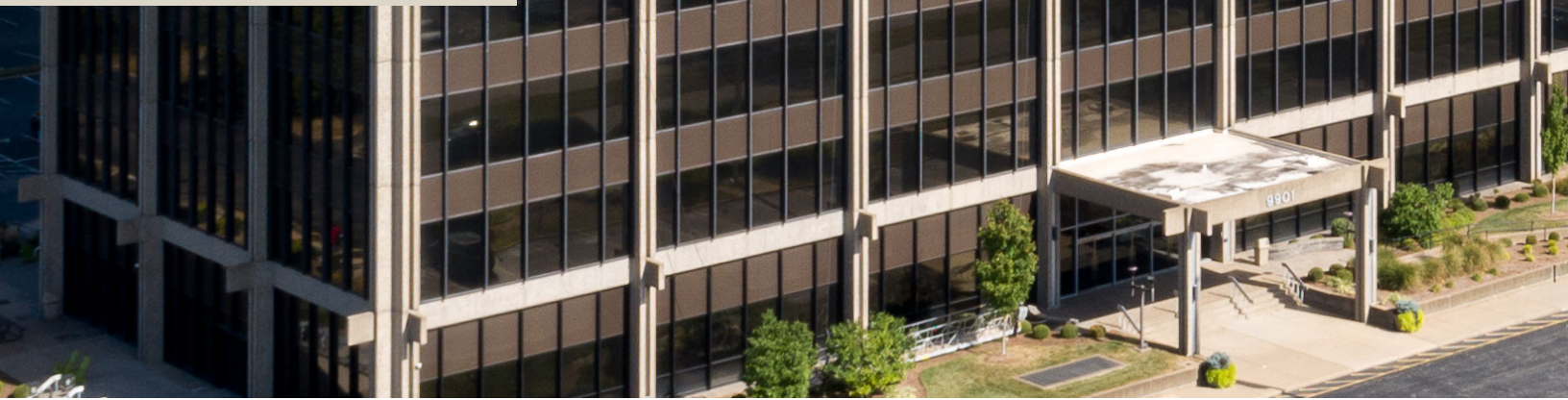


## Overview

9901 Linn Station Road is a fully amenitized office tower in Louisville's Hurstbourne Parkway submarket. The property offers a wide range of space options from ~44,000 RSF of contiguous headquarters space, to 7,000 RSF of ready-to-finish office.

The building also offers market-ready suites of 3,607 SF and 4,587 SF for tenants seeking immediately available office options.

BUILDING SIZE	240,300 SF
CLASS	B
FLOOR SIZE	22,032 SF
PARKING	SURFACE



## Amenities



Fitness room  
with showers  
and lockers



Building  
conference  
room



Outdoor  
seating



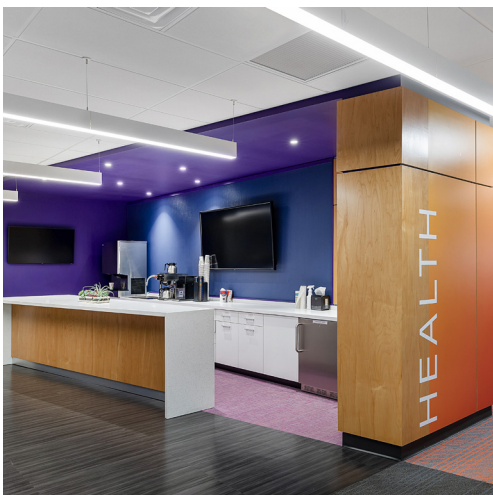
Floor to ceil-  
ing windows



# Building Specifications



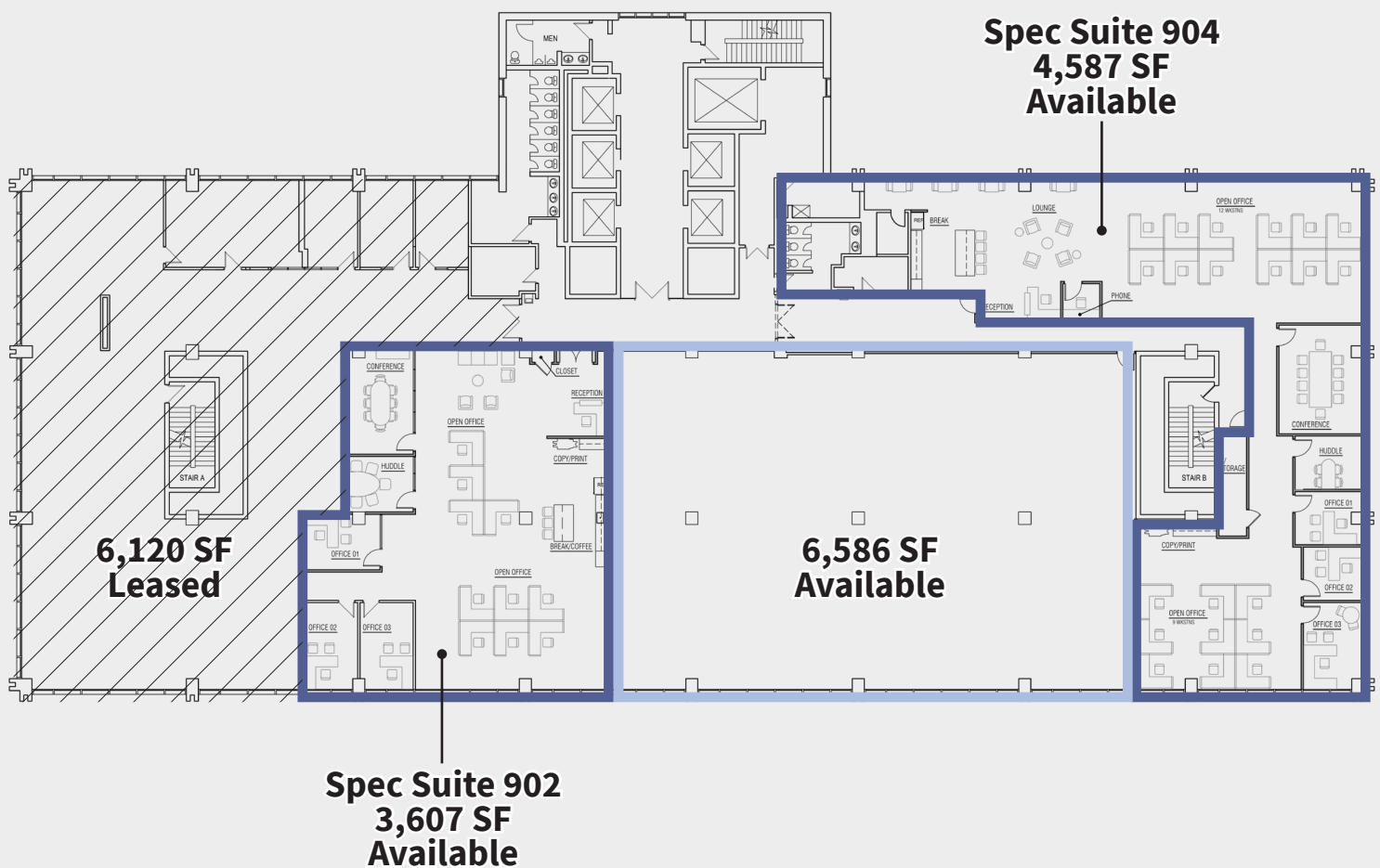
- Large, efficient floor plates of 22,032 RSF
- Floor to ceiling windows, allowing abundant natural light
- Recently renovated lobby
- Fitness Center with showers and lockers
- Common conference/training room
- Outdoor seating
- Lower level storage
- Rapid access to I-64 off Hurstbourne Parkway
- Walking distance to dining, shopping and daycare
- Building under new ownership
- On-site property management





# Available Spec Suites

## 9th Floor



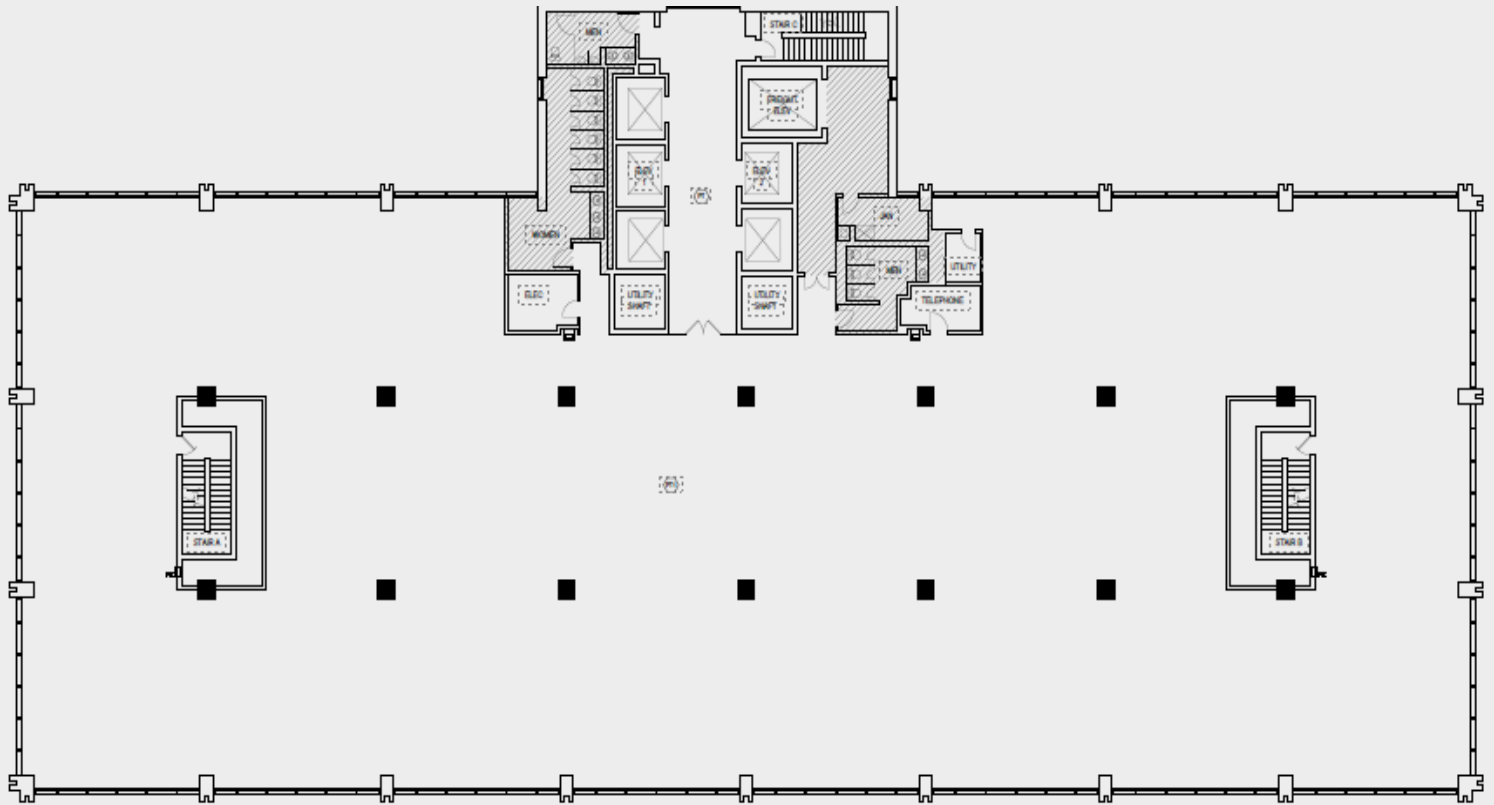
**Suite 902** offers work space for 12 – 15 people with open area for work stations as well as three hard-walled offices, small and large conference rooms, and an open-air break/collaboration area.

**Suite 904** offers work space for 20 – 25 people with open area for work stations, three hard-walled offices, small and large conference rooms, a lounge/collaboration area, and an open break area.



# Full and Partial Floor Availabilities in Warm-Shell Condition

9901 Linn Station offers both full floor and partial floors in warm-shell condition with new ceilings and new lights, affording tenants a blank slate in which to create their ideal office space.





# Current Availabilities





# 9901 LINN STATION



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