

Free-Standing Dental Office for Lease on Outer Loop

4516 Outer Loop, Louisville, KY 40219

Listing ID: 30808245
Status: Active
Property Type: Office For Lease
Office Type: Medical, Office Building
Contiguous Space: 2,417 SF
Total Available: 2,417 SF
Lease Rate: \$12.50 PSF (Annual)
Base Monthly Rent: \$2,517
Lease Type: NNN
Ceiling: 20.5 ft.



Overview/Comments

This high exposure, free-standing medical office building won't be available for long! Situated on 0.2845 acres at the intersection of Outer Loop and Lambert Road (+/-, 28,100 AADT), this property consists of ~ 2,417 Sq. Ft. Its strategic location offers ample exposure, as well as convenience to surrounding neighborhoods, proximity to major interstates, and access to an abundance of office buildings, grocery stores, retailers and restaurants.

Currently occupied by White, Greer & Maggard Orthodontics, this site has been home to a successful orthodontics office for over 30 years.

Its current buildout features: one (1) large waiting room with an attached reception & check-in/check-out area; two (2) private offices; one (1) open treatment area, featuring six (6) ortho bays; one (1) tooth brushing station; one (1) consultation/private treatment room; one (1) pan-ceph/x-ray machine area; one (1) laboratory with sterilization area & ceramics laboratory; one (1) supply room; one (1) kitchenette/break room; one (1) file storage room; two (2) restrooms; two (2) utility/mechanical closets; one (1) IT/security room; one (1) vestibule main entrance with double doors; one (1) side; rear door; and one (1) patio/exterior seating area.

Please contact the listing agents for further details.

More Information Online

<https://www.kcrea.com/listing/30808245>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	064301510000	Class of Space:	Class B
Office Type:	Medical, Office Building, Other	Building/Unit Size (RSF):	2,417 SF
Zoning:	OR-1 - Office/Residential District	Land Area:	0.28 Acres

Agent Notes Call agent for showings. Information in this listing was obtained from sources deemed to be reliable. Broker does not warrant or represent any information provided.

Available Space

Suite/Unit Number:	4516	Space Type:	Relet
Space Available:	2,417 SF	Date Available:	10/01/2022
Minimum Divisible:	2,417 SF	Lease Rate:	\$12.50 PSF (Annual)
Maximum Contiguous:	2,417 SF	Lease Type:	NNN
Space Subcategory 1:	Medical	Parking Spaces:	28
Space Subcategory 2:	Office Building		

Space Description Currently occupied by White, Greer & Maggard Orthodontics, this site has been home to a successful orthodontics office for over 30 years. Its current buildout features: one (1) large waiting room with an attached reception & check-in/check-out area; two (2) private offices; one (1) open treatment area, featuring six (6) ortho bays; one (1) tooth brushing station; one (1) consultation/private treatment room; one (1) pan-ceph/x-ray machine area; one (1) laboratory with sterilization area &

ceramics laboratory; one (1) supply room; one (1) kitchenette/break room; one (1) file storage room; two (2) restrooms; two (2) utility/mechanical closets; one (1) IT/security room; one (1) vestibule main entrance with double doors; one (1) side, rear door; and one (1) patio/exterior seating area.

Area & Location

Property Located Between:	Outer Loop and Lambert Road	Highway Access:	I-65
Property Visibility:	Excellent	Airports:	SDF

Building Related

Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	3	Total Parking Spaces:	28
Year Built:	1965	Ceiling Height:	20.50
Year Renovated:	2014	Passenger Elevators:	0
Construction/Siding:	Brick/Vinyl Siding	Freight Elevators:	0

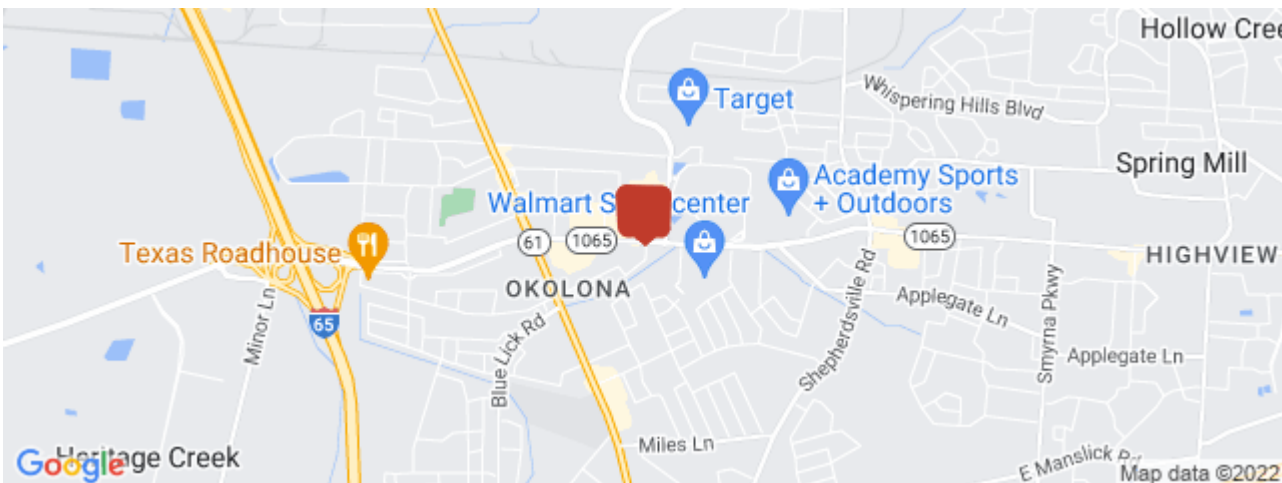
Parking Description Reciprocal Access & Common Parking with 4514 Outer Loop (22 shared parking spaces + 6 private parking spaces in Lambert Road Driveway)

Land Related

Zoning Description:	OR-1	Lot Depth:	140
Lot Frontage:	85	Easements Description:	Reciprocal Access & Common Parking with 4514 Outer Loop

Location

Address:	4516 Outer Loop, Louisville, KY 40219
County:	Jefferson
MSA:	Louisville/Jefferson County



Property Images



4516 Outer Loop- Exterior 3



4516 Outer Loop- Exterior 2



1st Floor & Lower Level- Floor Plan- 4516 Outer Loop

Property Contacts



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