

# Office Spaces for Lease in the Heart of St. Matthews

## 115 S Hubbards Ln, Louisville, KY 40207

Listing ID: 30805638  
Status: Active  
Property Type: Office For Lease  
(also listed as Retail-Commercial,  
Shopping Center)  
Office Type: Executive Suites, Governmental  
Contiguous Space: 4,060 - 9,460 SF  
Total Available: 9,460 SF  
Lease Rate: \$13.50 - 18.50 PSF (Annual)  
Base Monthly Rent: \$6,075 - 6,259  
Lease Type: NNN  
Ceiling: 9 ft.



### Overview/Comments

This beautifully constructed office building, favorably positioned in the heart of St. Matthews, would be the ideal headquarters for your business. This property benefits from excellent visibility and prime building and monument signage at the highly, trafficked crossroads of Shelbyville Road and South Hubbards Lane. Its strategic location offers convenience to surrounding, affluent neighborhoods, proximity to major interstates, and access to an abundance of restaurants, shopping centers, retailers, office buildings/business centers, and banks.

Individual suites may be leased on the first floor and/or the second floor.

The first-floor office/retail space (Suite 115) consists of ~4,060 rentable square feet. It's current buildout features: six (6) regular classrooms; one (1) large, oversized classroom; one (1) private office; one (1) large showroom with built-in check-out counter; two (2) sound booths; one (1) break room/kitchenette; one (1) storage room; one (1) storage closet; two (2) restrooms; one (1) mechanical room; two (2) hallways; one (1) covered entrance with roundabout drop-off; and one (1) rear/side door.

The second floor, professional office space (Suite 113) consists of ~5,400 rentable square feet. It's current buildout features: ten (10) private offices; one (1) large, open workspace; one (1) private reception area with an attached, large waiting room; one (1) common area foyer with a water fountain; two (2) multi-stalled restrooms; two (2) closets; one (1) janitorial closet with a mop sink; one (1) mechanical room; one (1) first floor entrance; and one (1) rear door.

These suites may be combined to accommodate a user requiring ~ 9,460 sq ft.

### General Information

Tax ID/APN: 052300080071  
Office Type: Executive Suites, Governmental, Institutional,  
Medical, Mixed Use, Office Building, Other  
Zoning: OR-3 - Office/Residential District  
Building Name: Eline Building

### More Information Online

<https://www.kcrea.com/listing/30805638>

### QR Code

Scan this image with your mobile device:



Agent Notes Call agent for showings. There is a variable rate commission on this transaction. Ask for details. 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:	113	Space Subcategory 2:	Medical
Suite Floor/Level:	Second	Space Type:	New
Space Available:	5,400 SF	Date Available:	08/01/2022
Minimum Divisible:	5,400 SF	Lease Rate:	\$13.50 PSF (Annual)
Maximum Contiguous:	9,460 SF	Lease Type:	NNN
Space Subcategory 1:	Office Building	CAM Expenses:	\$2.02 PSF (Annual)

**Space Description** This second floor, professional office space (Suite 113) consists of ~5,400 rentable square feet. It's current buildout features: ten (10) private offices; one (1) large, open workspace; one (1) private reception area with an attached, large waiting room; one (1) common area foyer with a water fountain; two (2) multi-stalled restrooms; two (2) closets; one (1) janitorial closet with a mop sink; one (1) mechanical room; one (1) first floor entrance; and one (1) rear door. May be combined with Suite 115 to accommodate a user requiring ~ 9,460 sq ft.

## Available Space

Suite/Unit Number:	115	Space Subcategory 2:	Office Showroom
Suite Floor/Level:	First	Space Type:	New
Space Available:	4,060 SF	Date Available:	08/01/2022
Minimum Divisible:	4,060 SF	Lease Rate:	\$18.50 PSF (Annual)
Maximum Contiguous:	9,460 SF	Lease Type:	NNN
Space Subcategory 1:	Office Building	CAM Expenses:	\$2.02 PSF (Annual)

**Space Description** This first-floor office/retail space (Suite 115) consists of ~4,060 rentable square feet. It's current buildout features: six (6) regular classrooms; one (1) large, oversized classroom; one (1) private office; one (1) large showroom with built-in check-out counter; two (2) sound booths; one (1) break room/kitchenette; one (1) storage room; one (1) storage closet; two (2) restrooms; one (1) mechanical room; two (2) hallways; one (1) covered entrance with roundabout drop-off; and one (1) rear/side door. May be combined with Suite 113 to accommodate a user requiring ~ 9,460 sq ft.

## Area & Location

Property Located Between:	Shelbyville Road & South Hubbards Lane	Highway Access:	Watterson Expressway (I-264)
Property Visibility:	Excellent	Airports:	SDF

## Building Related

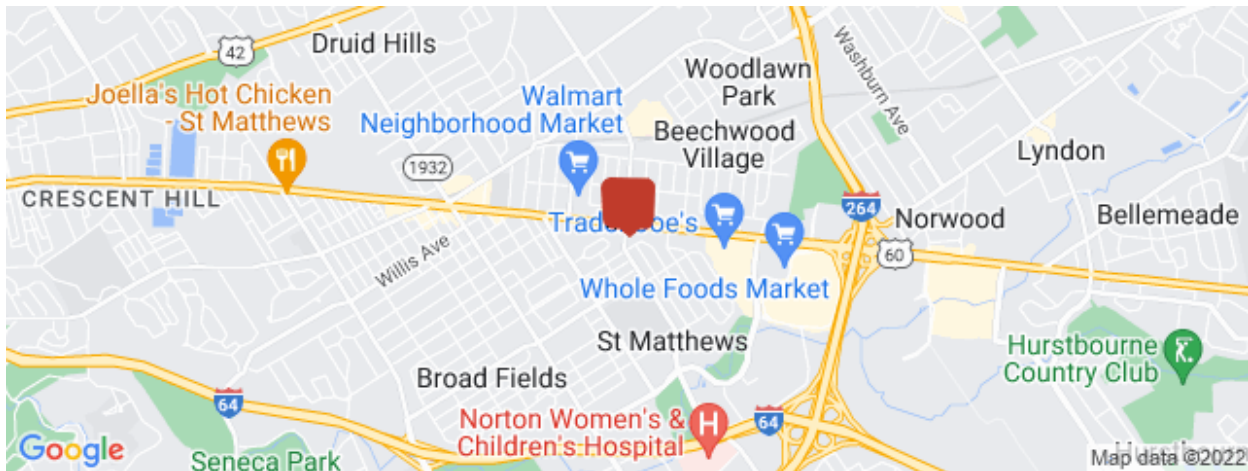
Total Number of Buildings:	1	Ceiling Height:	9
Number of Stories:	2	Passenger Elevators:	0
Year Built:	1960	Freight Elevators:	0
Total Parking Spaces:	57		

## Land Related

Zoning Description:	OR-3
---------------------	------

## Location

Address:	115 S Hubbards Ln, Louisville, KY 40207	MSA:	Louisville/Jefferson County
County:	Jefferson	Submarket:	03 - Brownsboro Road / Crescent Hills / Saint Matthews



## Property Images



Exterior 2



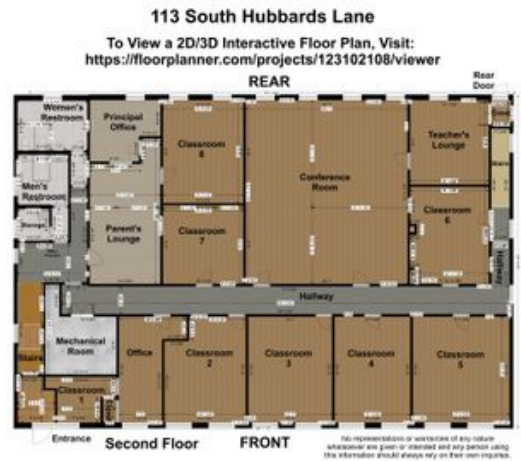
Monument Signage



First Floor- 3D Floor Plan- 115 S Hubbards Ln



Second Floor- 3D Floor Plan- 113 S Hubbards Ln



Second Floor- 2D Floor Plan- 113 S Hubbards Ln



First Floor- 2D Floor Plan- 115 S Hubbards Ln

## Property Contacts



### Charlotte Hollkamp

Nexus Commercial Advisors  
502-724-7325 [M]  
502-724-7325 [O]  
charlotte.hollkamp@me.com



### Mark B Helm

Nexus Commercial Advisors  
502-553-7241 [M]  
502-553-7241 [O]  
mark@helmproperties.com