

TRIPLETT OFFICE

Centrally located office space

6-8 offices

Reception counter



OFFICE LEASING OPPORTUNITY

2008 Triplett St | Owensboro, KY 42303

**For Lease****\$14.00 SF/yr (NNN)****OFFERING SUMMARY**

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	2,156 SF
Available SF:	2,156 SF
Lot Size:	5,280 SF
Number of Units:	2
Year Built:	1975
Zoning:	B-4

PROPERTY OVERVIEW

Discover the possibilities within this 2,156-square-foot property with flexible leasing terms spanning three to five years with NNN. The upgraded roof and HVAC systems in 2016 ensure a contemporary work environment. Notably, this property could be subdivided and leased to two individual businesses, providing an added layer of flexibility. Additionally, a lighted marquee sign is available, offering excellent visibility and advertising opportunities for tenants.

LOCATION OVERVIEW

Centrally situated on Triplett Street, just 5 minutes from downtown Owensboro, Highway 54, and Frederica Street, this location is ideal for various businesses. Perfect for insurance offices, accounting firms, attorney offices, mortgage loan companies, and more.

PROPERTY HIGHLIGHTS

- Centrally located office space
- 6-8 offices
- Reception counter
- 4 Restrooms



TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

2008 Triplett St | Owensboro, KY 42303



For Lease

| **\$14.00 SF/yr (NNN)**



TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

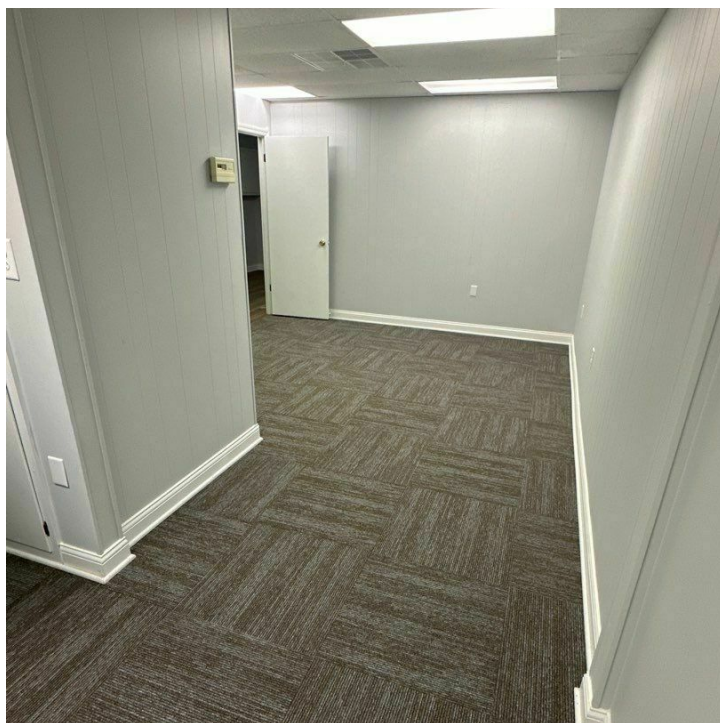
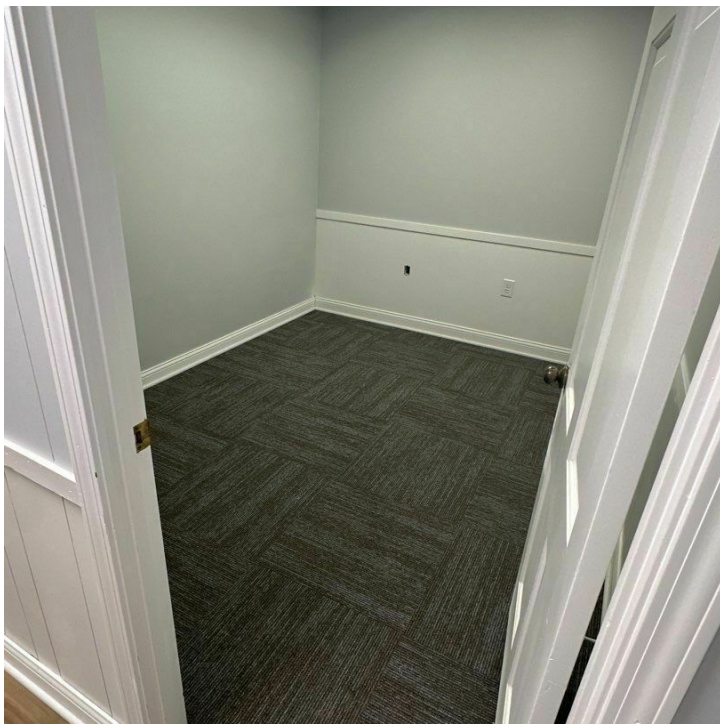
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

2008 Triplett St | Owensboro, KY 42303



For Lease

| **\$14.00 SF/yr (NNN)**



TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

2008 Triplett St | Owensboro, KY 42303



For Lease

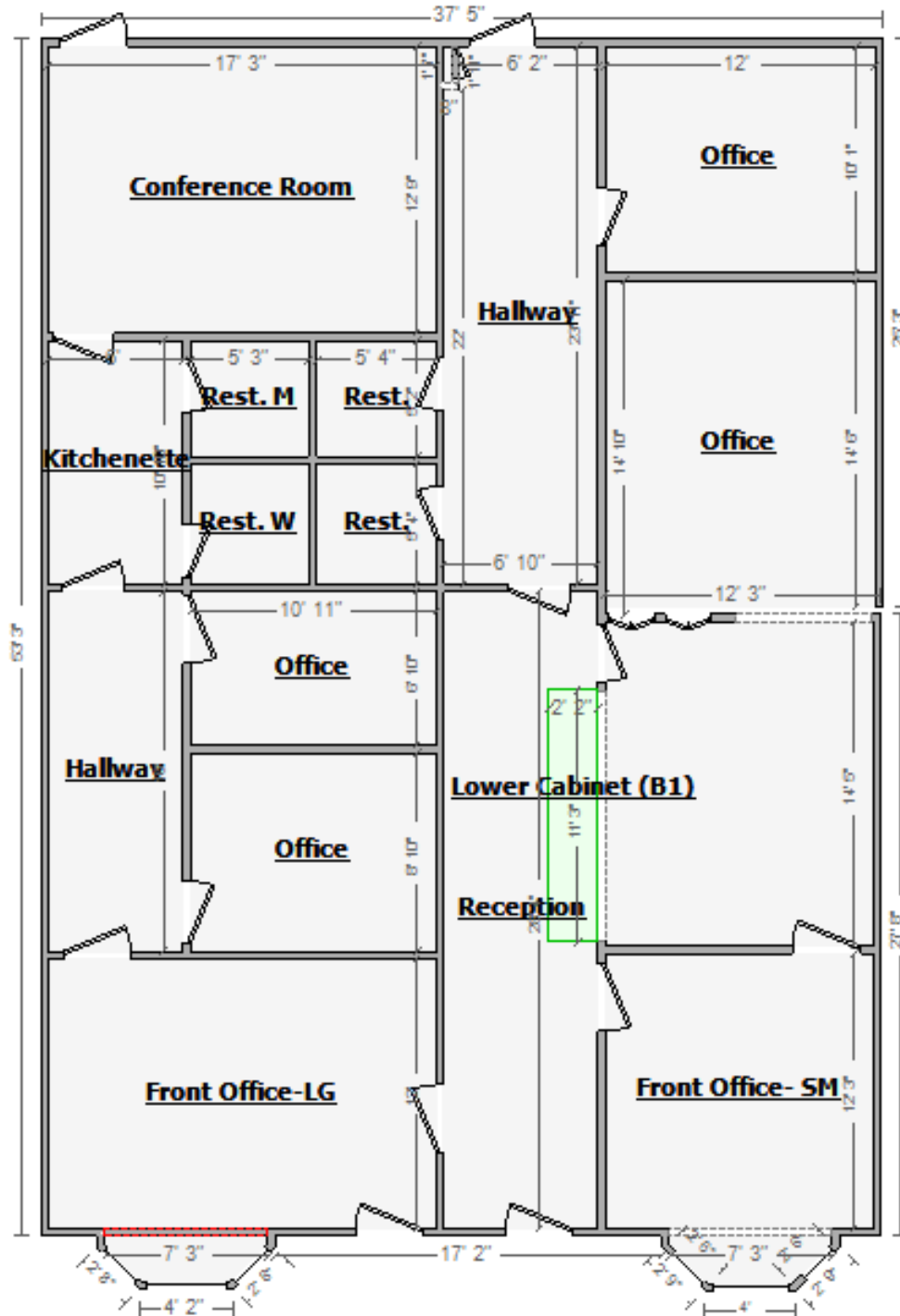
| **\$14.00 SF/yr (NNN)**



TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

2008 Triplett St | Owensboro, KY 42303

**For Lease****\$14.00 SF/yr (NNN)**

TODD HUMPHREYS Advisor
 todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

BO BARRON, CCIM Managing Director
 bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

2008 Triplett St | Owensboro, KY 42303

**For Lease**| **\$14.00 SF/yr (NNN)****LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,156 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lipscomb Office	Available	2,156 SF	NNN	\$14.00 SF/yr	Positioned strategically, this location guarantees stability and convenience for your business, presenting an ideal option for those seeking a modern, adaptable workspace in a central setting. Explore the possibilities, tailor this space to perfectly suit your business vision, operational needs, and consider the added benefit that the property could be subdivided and leased to two individual businesses.



TODD HUMPHREYS Advisor
 todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

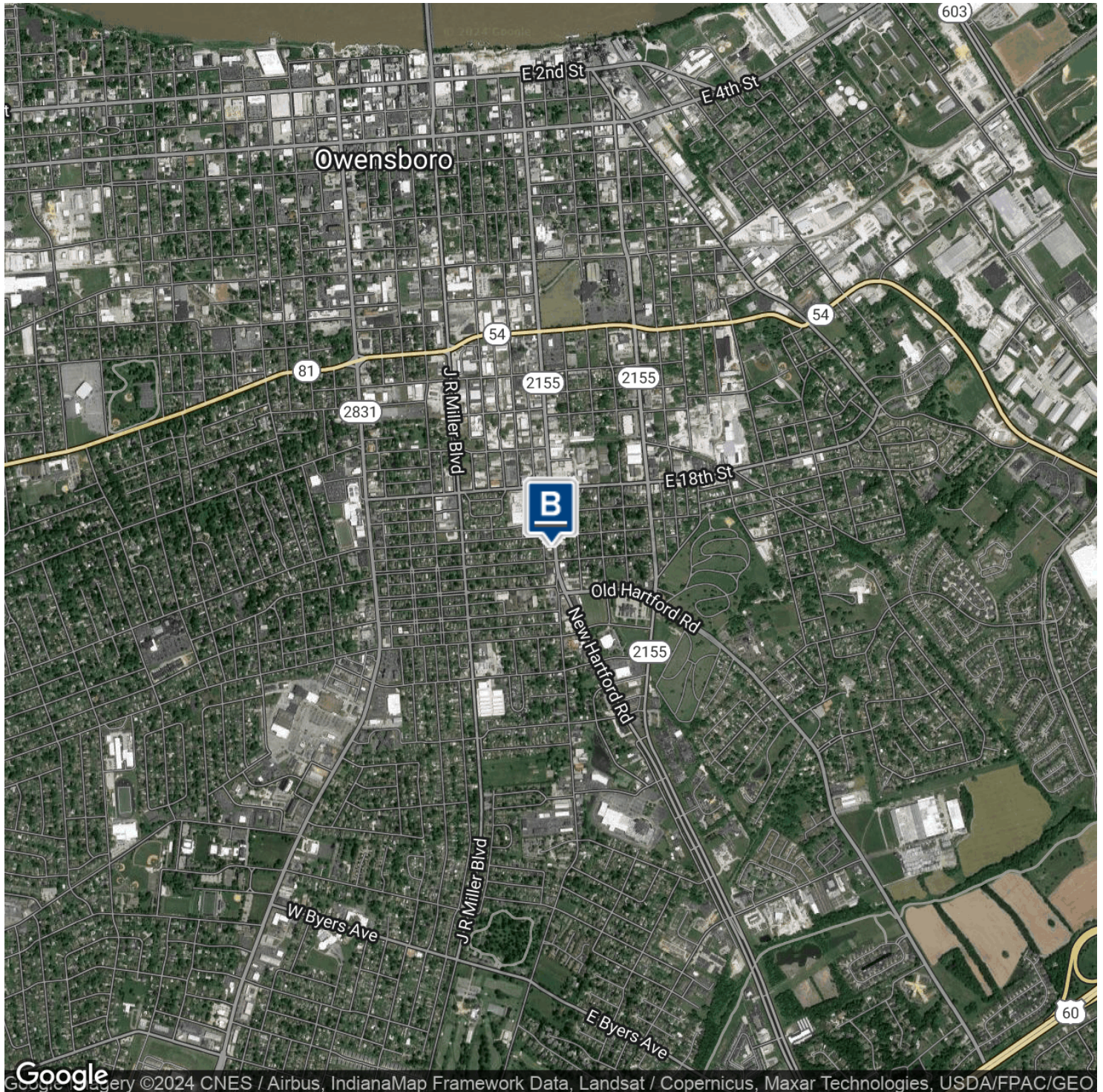
BO BARRON, CCIM Managing Director
 bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

2008 Triplett St | Owensboro, KY 42303



For Lease

| \$14.00 SF/yr (NNN)



Google

©2024 CNES / Airbus, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

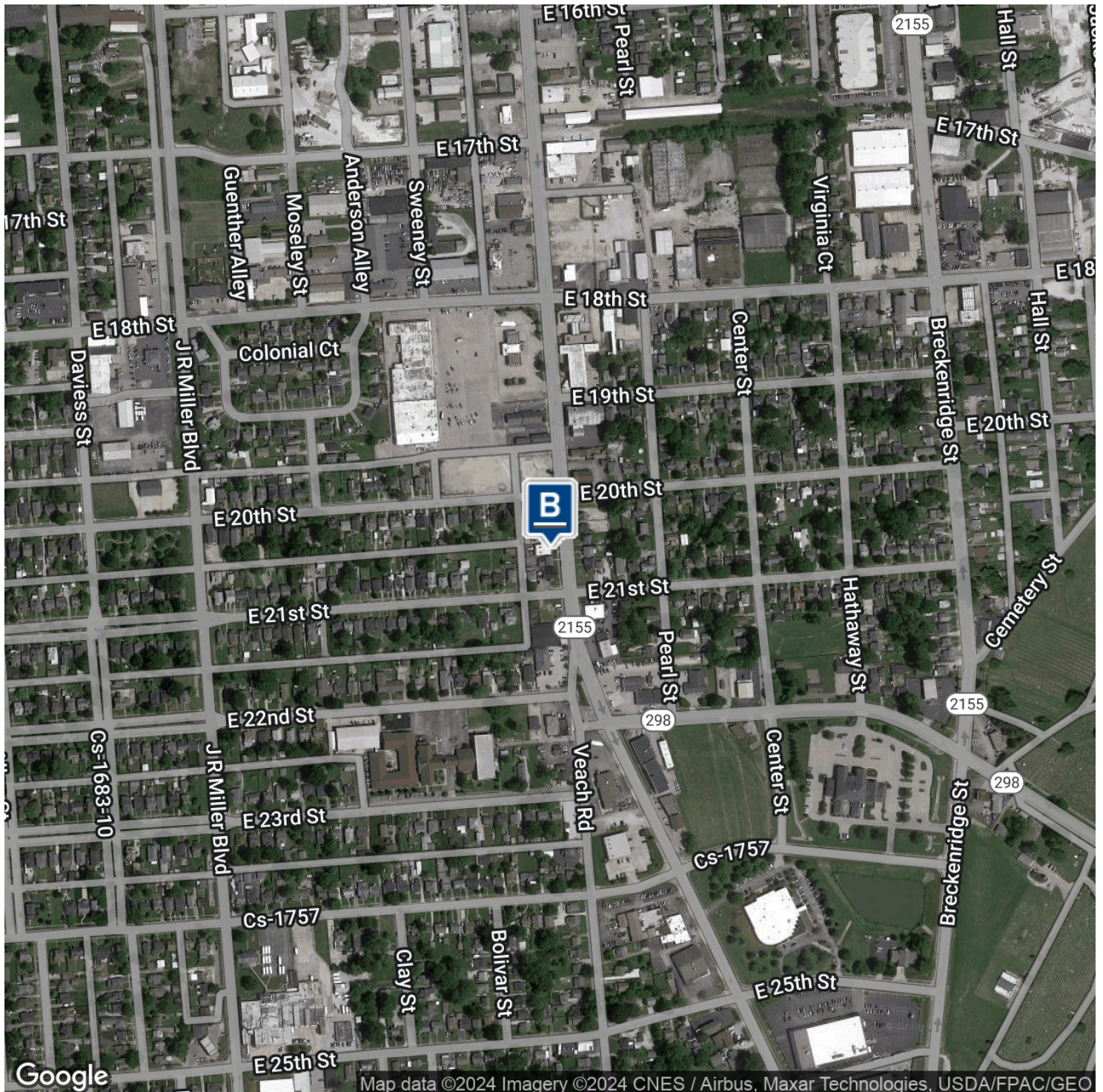
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

2008 Triplett St | Owensboro, KY 42303



For Lease

| \$14.00 SF/yr (NNN)



TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

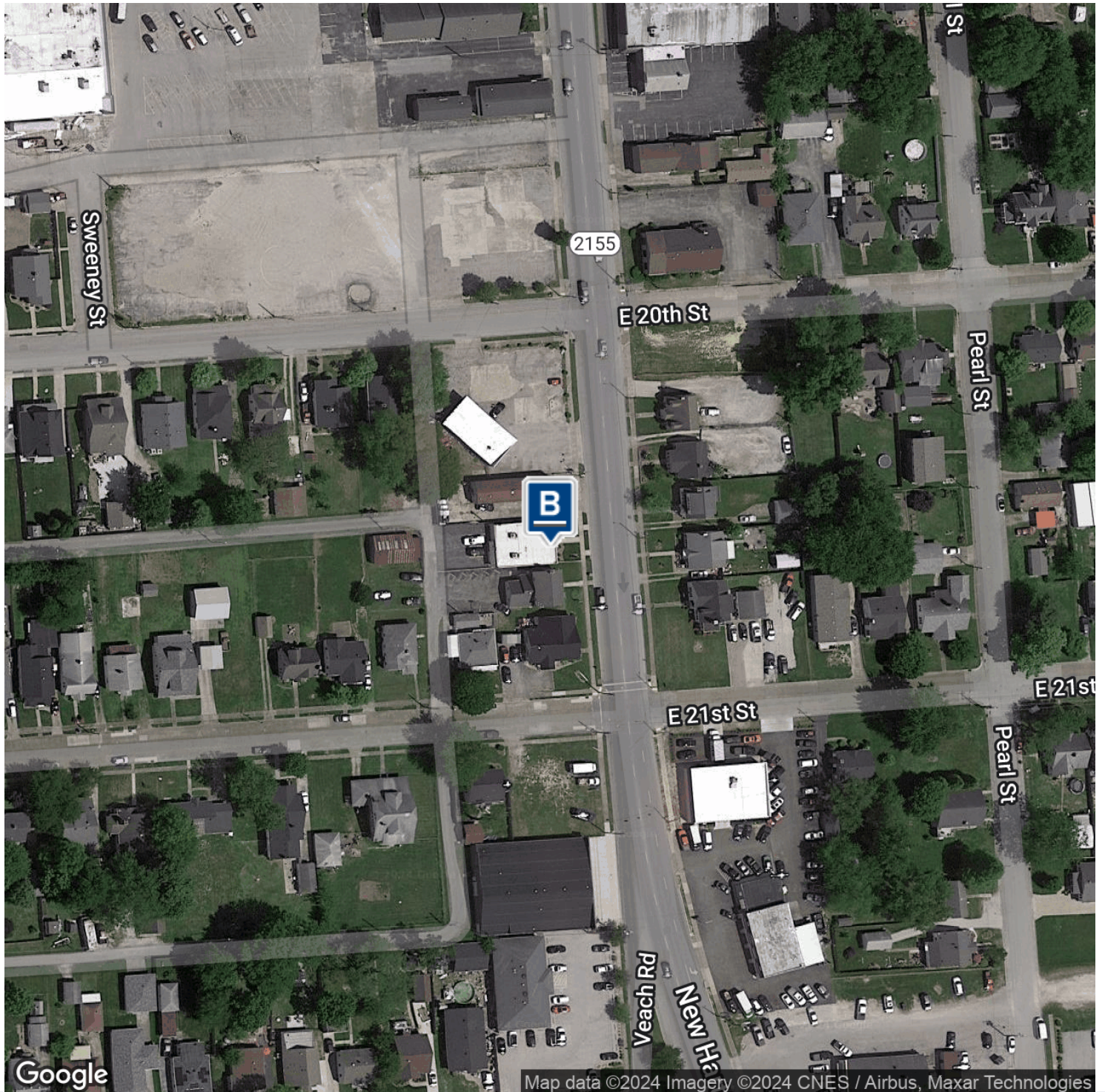
BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

2008 Triplett St | Owensboro, KY 42303



For Lease

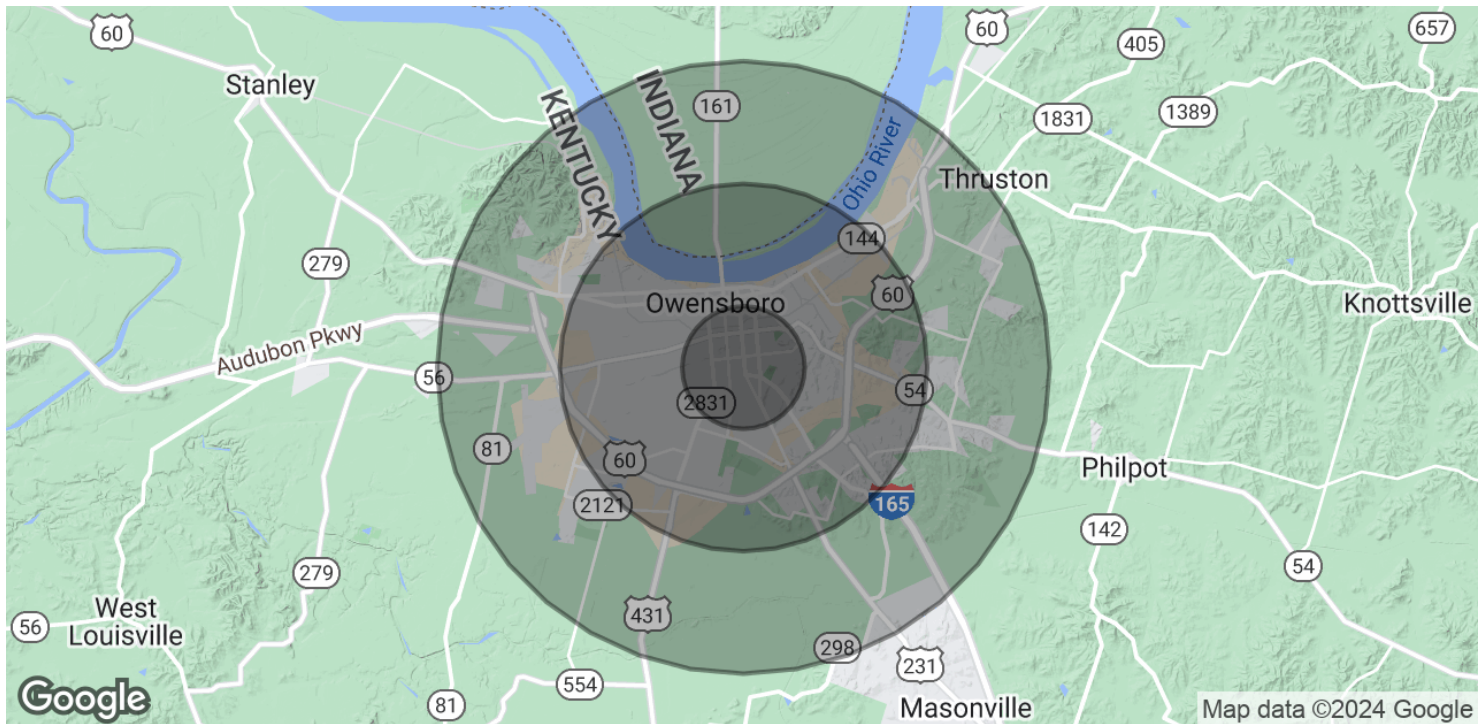
| \$14.00 SF/yr (NNN)



TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

2008 Triplett St | Owensboro, KY 42303

**For Lease****\$14.00 SF/yr (NNN)****POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	12,355	55,643	72,953
Average Age	40.3	40.3	39.8
Average Age (Male)	37.7	38.0	37.5
Average Age (Female)	41.8	42.3	41.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,833	25,632	32,806
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$52,278	\$60,897	\$64,396
Average House Value	\$114,080	\$130,152	\$137,679

* Demographic data derived from 2020 ACS - US Census



TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

2008 Triplett St | Owensboro, KY 42303

**For Lease****\$14.00 SF/yr (NNN)****TODD HUMPHREYS****Advisor**

todd@wgbarron.com

Direct: **270.926.1101 x120** | Cell: **270.929.1236**

KY #222972

PROFESSIONAL BACKGROUND

Todd began his career in 1986 as a retail sales manager for Kinney Shoe Corporation. He moved over to finance after 5 years in retail sales management to work for ITT Financial as a Branch Manager.

Moving from a finance company to a bank after 2 years, Todd performed many positions at three different banks over a 20 year period. He was a branch manager, mortgage loan officer, Business Banking Officer overseeing 10 branches to finally a Vice President of Commercial Lending his last 5 years of his banking career.

Then, in 2009, Todd entered real estate development and property management with Gateway Commercial Properties. Gateway developed 7 acres adjacent to Walmart on highway 54 in Owensboro, KY building two retail strip centers that Todd fully leased. He still manages the properties today as president of Gateway Property Management and Leasing. Gateway Commercial also sold land to Goodwill Industries as well as sold land and built offices for Kentucky Farm Bureau and Davita Dialysis.

In 2020, Todd joined forces with Owensboro's only dedicated Commercial Real Estate brokerage firm, Barron Commercial Group. Barron has deep roots in Owensboro with over a 50 year history in commercial real estate sales and leasing, development, and property management as well as tenant representation. Barron has developed a network of commercial real estate relationships extending to every major market in the United States. Whether the need is local or national, we have the experience and expertise, the tools, and the people to get the job done.

EDUCATION

Studied Business at Western Kentucky University.

MEMBERSHIPS

Kids Football League, Co-founder & Past President, Coach (2013-2018)

ODCYFL Football Coach (1992-2002, 2009-2012)

Daviess County Middle School Football Coach (2016)

EDC Little League Baseball Coach (2012-2016)

Southern Little League Baseball Coach (1994-1999)

Highland Playground Softball Coach (2000-2003)

Meadowlands Playground Baseball Coach (2008-2011)

Junior Achievement, Instructor (1997-2014)

Boulevard Center, Fundraising Committee (2006-2007)

Habitat for Humanity Owensboro, Fundraising Chairman (1998-2001)

Community Coordinator for Daviess County High School Football (2018-present)

**TODD HUMPHREYS** Advisor

todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

BO BARRON, CCIM Managing Director

bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444