

Professional Office Condominium for Lease In J-Town

10608 Watterson Center Ct, Louisville, KY 40299

Listing ID: 30860558
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Office Building
Contiguous Space: 1,206 SF
Total Available: 1,206 SF
Lease Rate: \$10 PSF (Annual)
Base Monthly Rent: \$1,005
Lease Type: Modified Gross

Overview/Comments

Presenting an opportunity to lease a beautifully constructed office condominium, strategically located just minutes away from I-64 and conveniently situated in the heart of Jeffersontown in east Louisville.

Positioned to deliver unparalleled convenience, the occupants of the Watterson Trail Center Condominiums enjoy close proximity to major interstates and numerous retailers, restaurants, and service amenities. This remarkable location provides seamless accessibility for both clientele and employees. It also features monument signage along Watterson Trail, enhancing its visibility and prominence.

This thoughtfully designed office condominium consists of ~ 1,206 rentable square feet. It presents a functional layout comprised of five private offices (including one office with a built-in workstation), a kitchenette/break room, a storage room, a reception area/waiting room, a built-in workstation along the hallway, a restroom, a closet, and a mechanical closet.

Access to the unit is facilitated through a first-floor common area.

This suite is part of a condominium association, with a monthly fee of \$136.80. This fee is inclusive of water, sewer, and dumpster services.



More Information Online

<https://www.kcrea.com/listing/30860558>

QR Code

Scan this image with your mobile device:

To View the Property's Website:

<https://buildout.com/website/10608WattersonCenterCt>

To View a 2D/3D Interactive Floor Plan:

<https://floorplanner.com/projects/150039819/viewer>

General Information

Tax ID/APN:	003900550000	Building Name:	Watterson Trail Center Condominiums
Office Type:	Business Park, Office Building	Class of Space:	Class B
Zoning:	PEC - Planned Employment Center District	Land Area:	4.33 Acres

Agent Notes Contact agent for showings and showing instructions. 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:	200	Space Subcategory 2:	Business Park
Suite Floor/Level:	Second Floor	Space Type:	Relet
Space Available:	1,206 SF	Date Available:	03/01/2024
Minimum Divisible:	1,206 SF	Lease Rate:	\$10 PSF (Annual)
Maximum Contiguous:	1,206 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Office Building		

Space Description This thoughtfully designed office condominium consists of ~ 1,206 rentable square feet. It presents a functional layout comprised of five private offices (including one office with a built-in workstation), a kitchenette/break room, a storage room, a reception area/waiting room, a built-in workstation along the hallway, a restroom, a closet, and a mechanical closet. Access to the unit is facilitated through a first-floor common area. This suite is part of a condominium association, with a monthly fee of \$136.80. This fee is inclusive of water, sewer, and dumpster services.

Area & Location

Property Located Between: Watterson Trail & Watterson Center Court
Highway Access: I-64: South Blankenbaker Parkway & Hurstbourne Parkway. I-265: Taylorsville Road
Airports: SDF

Building Related

Total Number of Buildings:	5	Parking Type:	Surface
Number of Stories:	2	Passenger Elevators:	0
Year Built:	2013	Freight Elevators:	0
Construction/Siding:	Brick		

Land Related

Zoning Description: PEC

Location

Address: 10608 Watterson Center Ct, Louisville, KY 40299
County: Jefferson
MSA: Louisville/Jefferson County



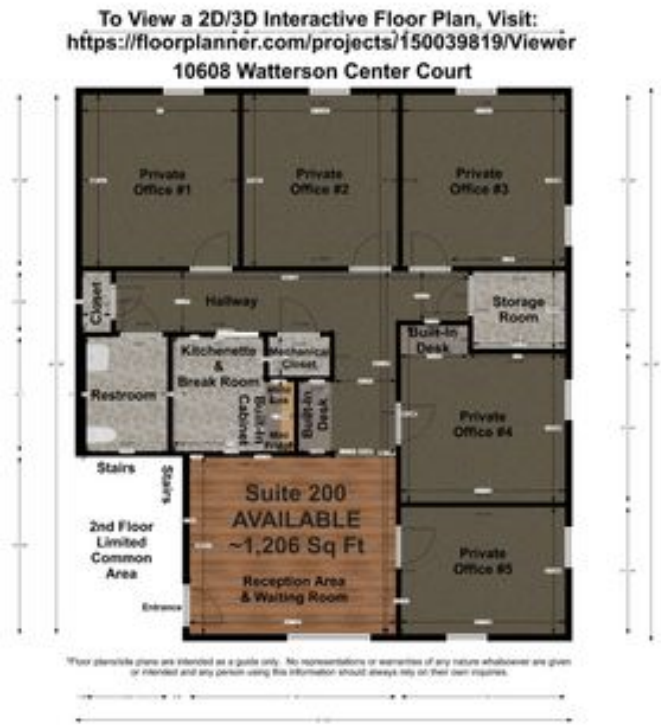
Property Images



Monument Signage- Watterson Center



3D Color Floor Plan- Suite 200- 10608 Watterson Center Court



2D Color Floor Plan- Suite 200- 10608 Watterson Center Court



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@hempproperties.com