

OFFICE CONDO FOR SALE OR LEASE

Attractive 2nd Floor Unit with Elevator Access



13000 Equity Place
Louisville, KY 40245

- Office condo includes 9 offices, supply room, full kitchen, 2 HVAC systems, 2 baths, and 2 closets
- Minutes from I-265 and I-64
- Tenant pays gas & electric, HVAC maintenance, content insurance, and janitorial
- Zoned OR-3

SALE: \$477,375

LEASE: 3,819 SF • \$14.50 PSF



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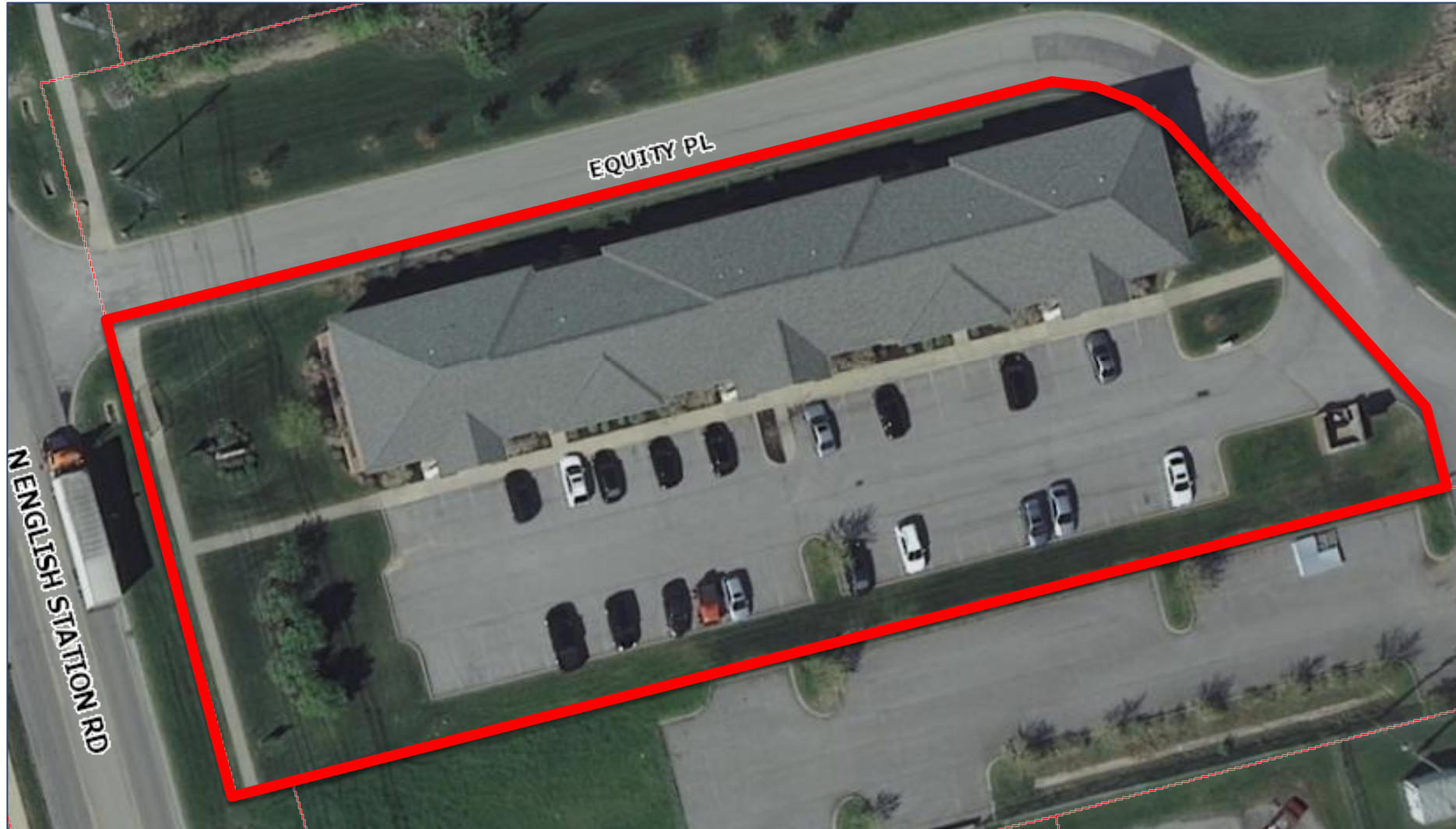
Executive Summary

Contiguous Space	3,819 SF
Lease Rate	\$14.50 PSF (Annual)
Easements	Ingress/Egress
Parking	Available at the door
Zoning	OR-3

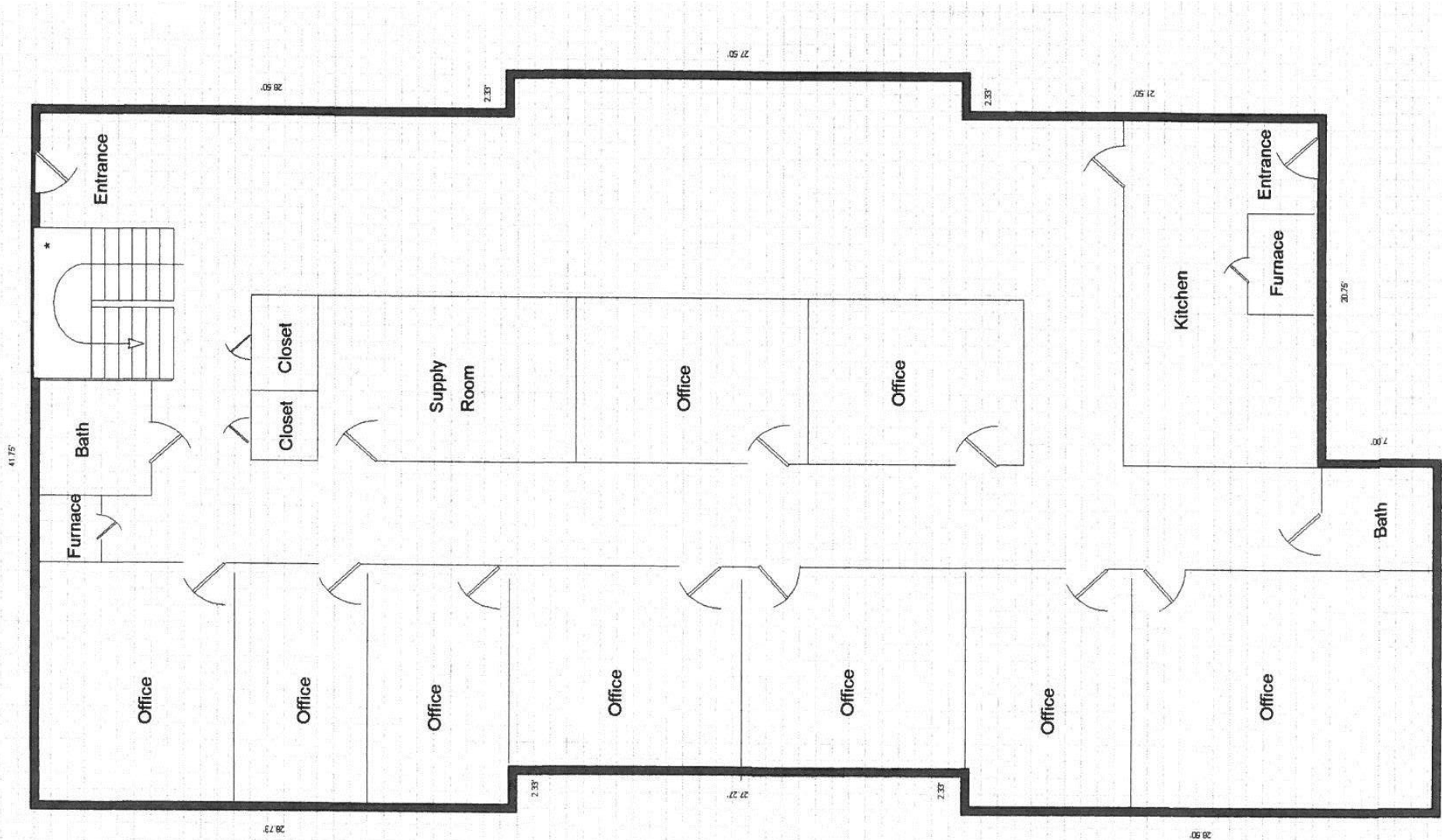


<p>Property</p>	<p>This is a second floor unit in excellent condition with ELEVATOR access. There are 9 offices, a supply room, a full kitchen, 2 HVAC systems, 2 baths, and 2 closets. A beautiful conference room is located in the hallway just outside this unit, and is available by appointment to all owners/tenants in Equity Place. Portable cubicles are available for additional office needs.</p> <p>Rental rate includes use of common areas and conference room. Tenant pays gas & electric, HVAC maintenance, content insurance, and janitorial.</p>
<p>Area</p>	<p>Located at Equity Place, off English Station Road behind the GBT Center. 2 minutes from I-265 and Shelbyville Road, and less than 10 minutes from I-64. Close to Lake Forest, Old Henry Road, Christian Academy, Landis Lakes, Valhalla Golf Club and much more.</p>

Aerial



Floor Plan



Property Views

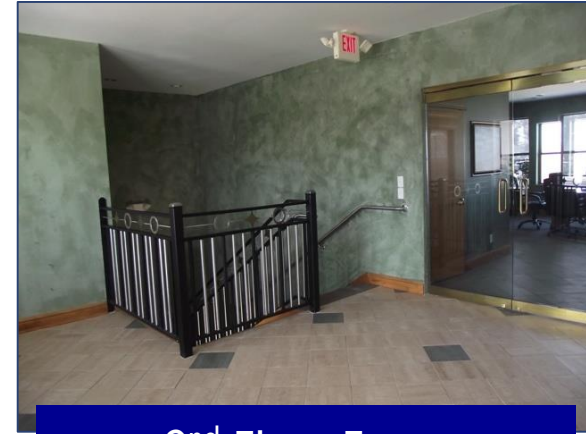
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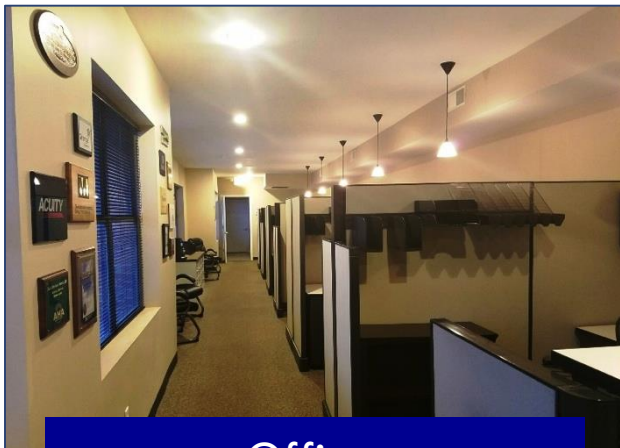
Brick Exterior



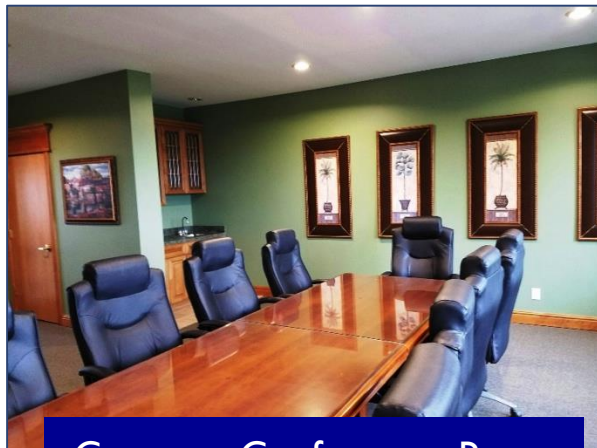
Kitchen



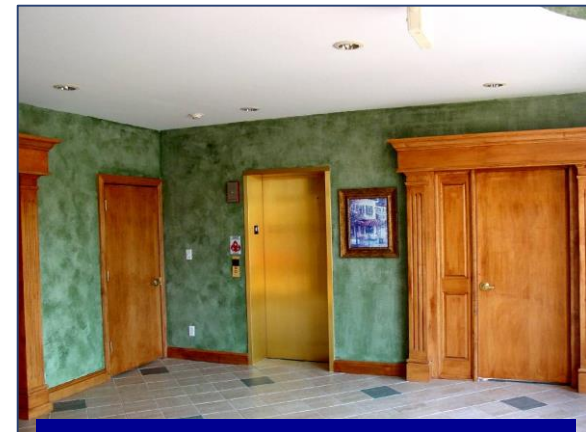
2nd Floor Foyer



Offices

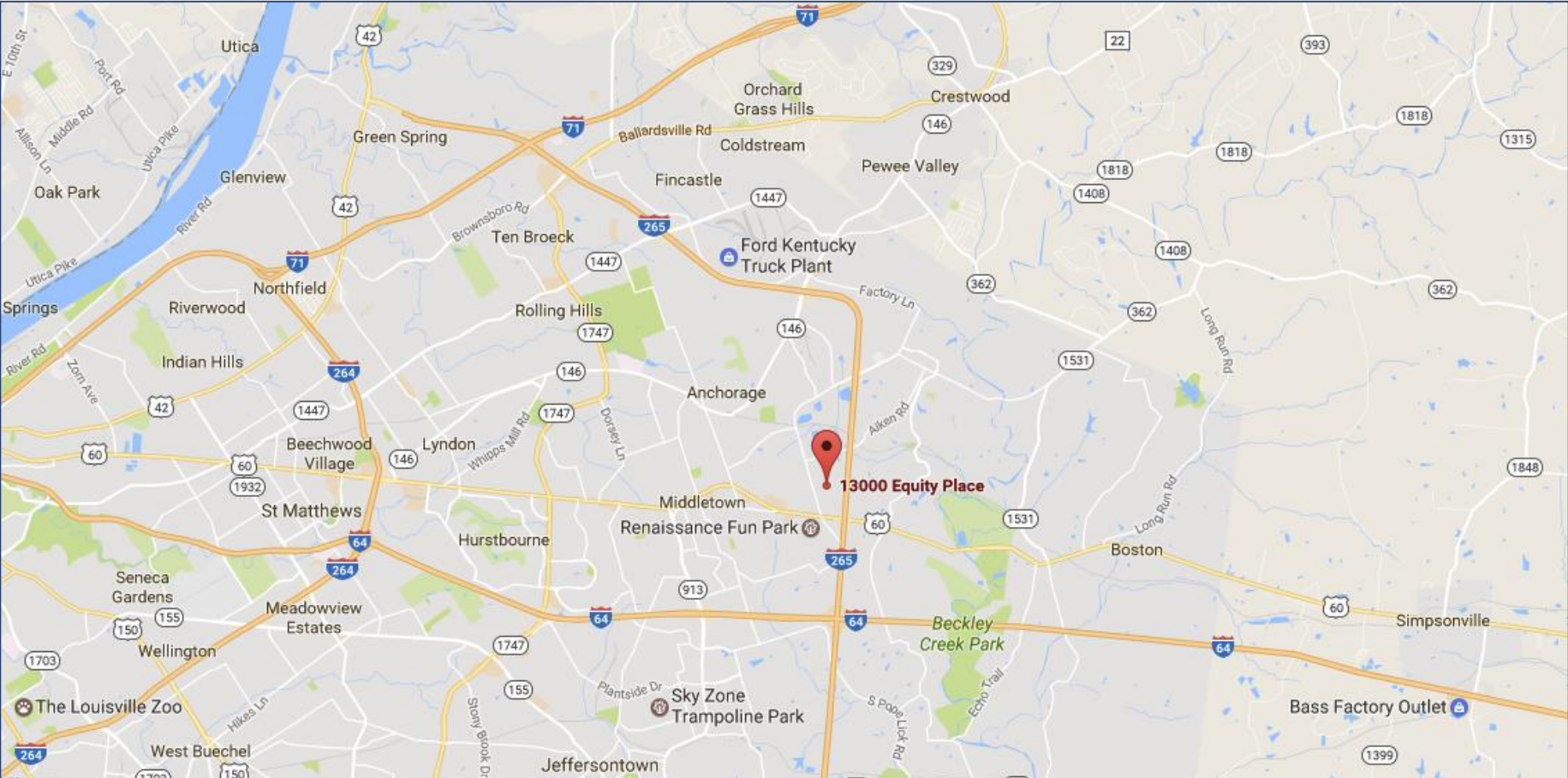


Common Conference Room



Elevator

Area Map



**3 minutes to
I-265**

**6 minutes to I-
64**

**11 minutes to
I-71**

**25 minutes to Louisville
International Airport**

Zoning Map

