

9901 LINN STATION

9901 Linn Station Rd, Louisville, KY 40223

94,143_{RSF} AVAILABLE



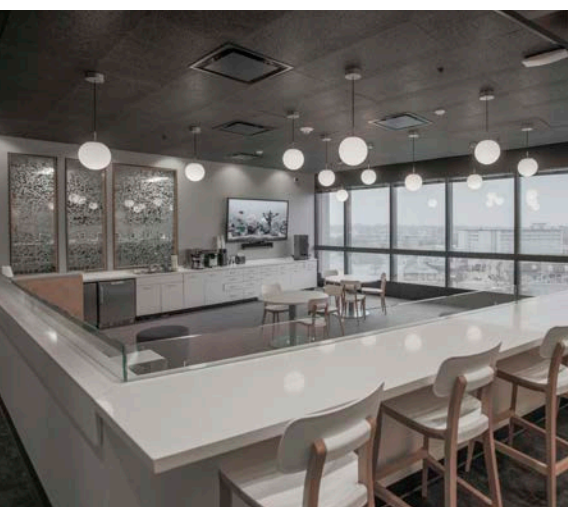
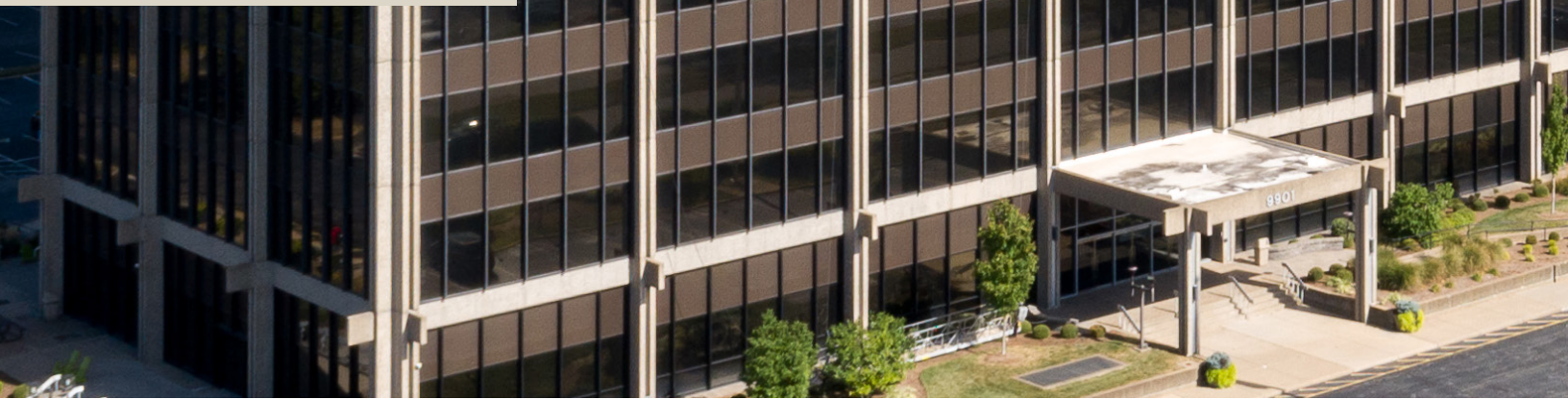


Overview

9901 Linn Station Road is a fully amenitized office tower in Louisville's Hurstbourne Parkway submarket. The property offers a wide range of space options from 72,111 RSF of contiguous headquarters space, to 6,015 RSF of ready-to-finish office.

The building also offers market-ready suites of 4,153 SF and 6,490 SF for tenants seeking immediately available office options.

BUILDING SIZE	240,300 SF
CLASS	B
FLOOR SIZE	22,032 SF
PARKING	SURFACE



Amenities



**Fitness room
with showers
and lockers**



**Building
conference
room**

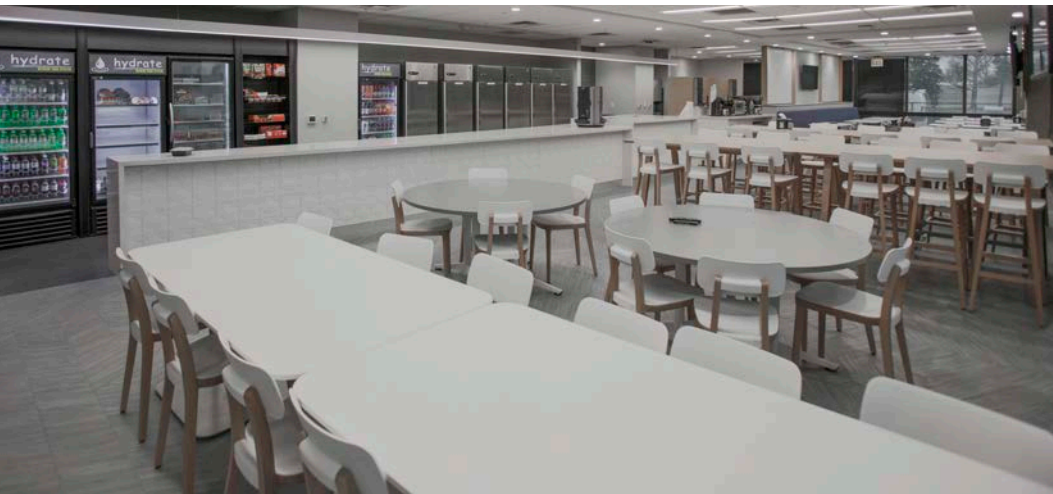
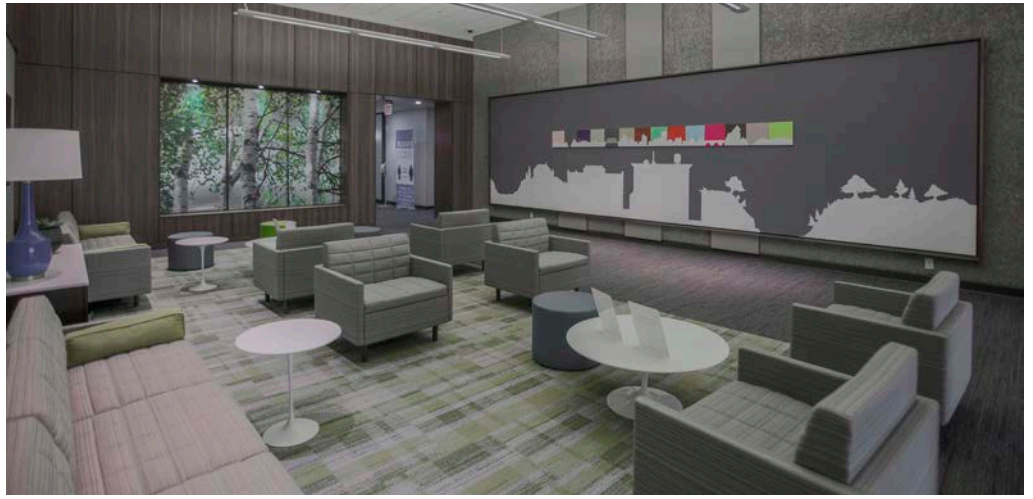


**Outdoor
seating**

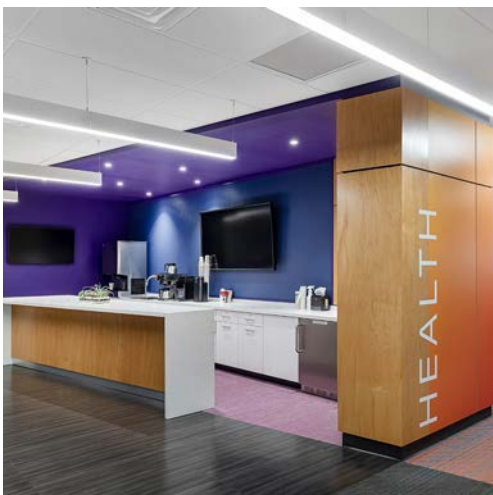


**Floor to ceiling
windows**

Building Specifications

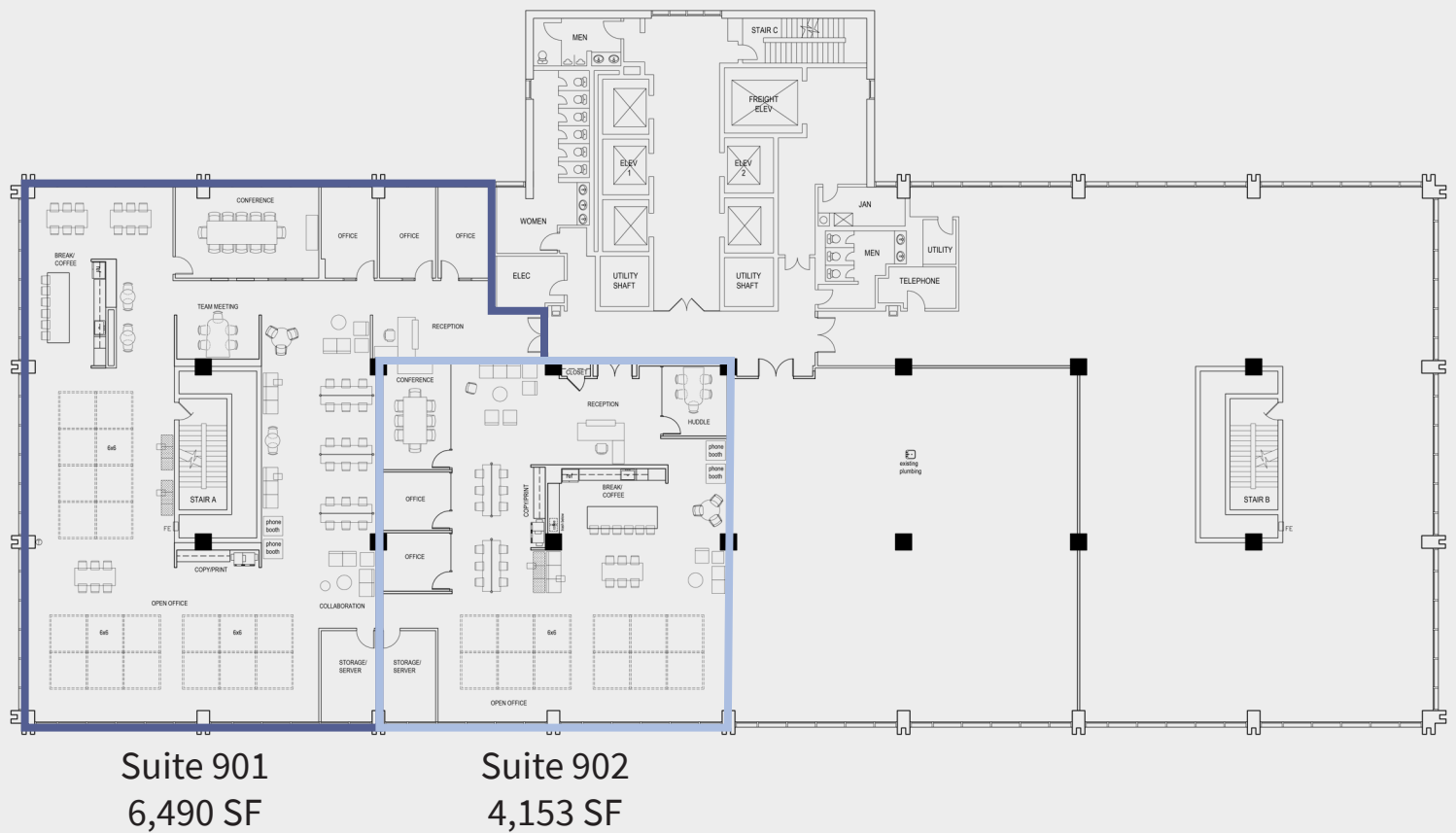


- Large, efficient floor plates of 22,032 RSF
- Floor to ceiling windows, allowing abundant natural light
- Recently renovated lobby
- Fitness Center with showers and lockers
- Common conference/training room
- Outdoor seating
- Lower level storage
- Rapid access to I-64 off Hurstbourne Parkway
- Walking distance to dining, shopping and daycare
- Building under new ownership
- On-site property management



Available Spec Suites

9th Floor

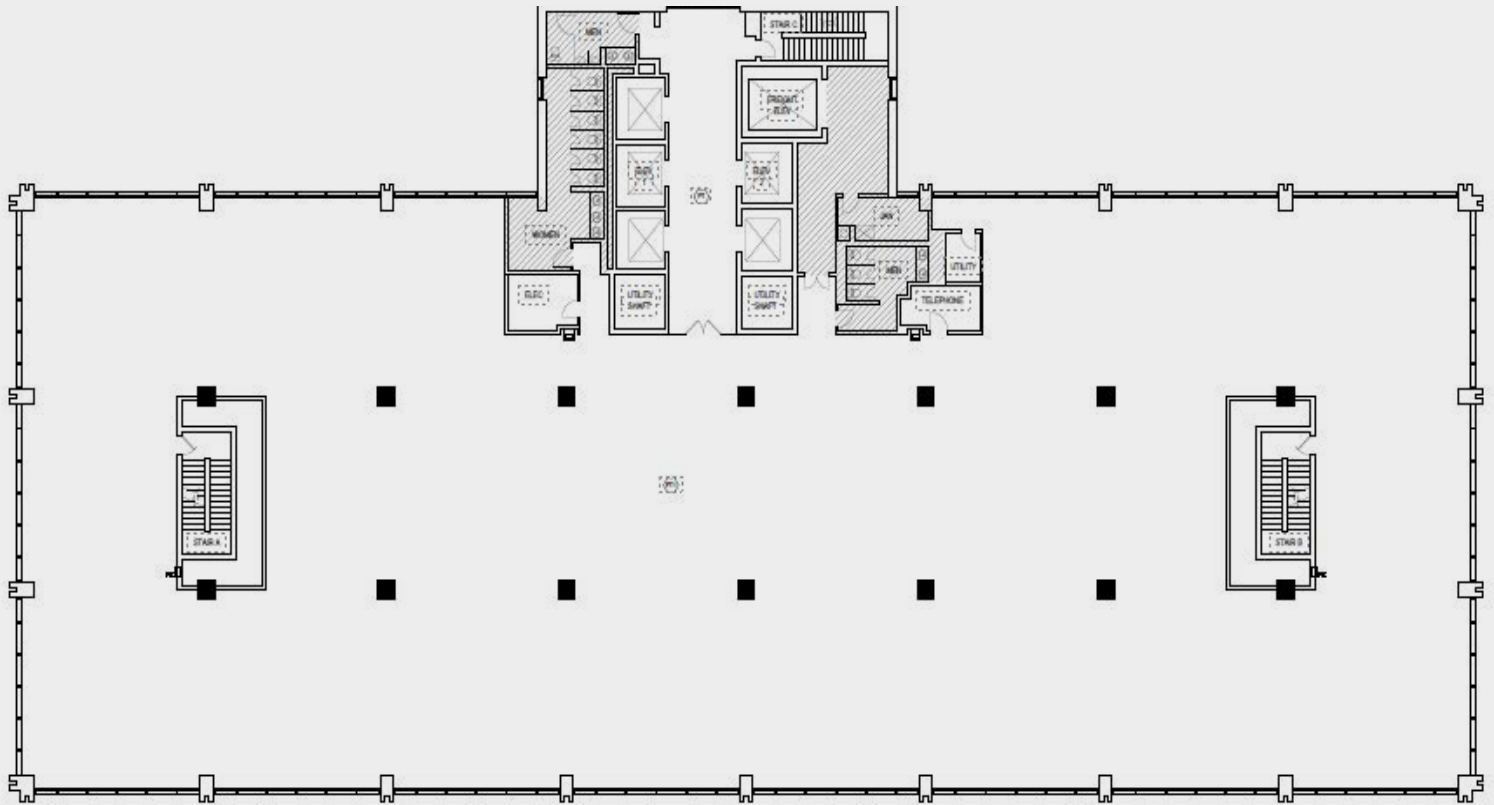


Suite 901 offers 3 private offices, space for up to 20 work stations, meeting room for 12 - 14, open collaboration areas, a large kitchen/lounge area on the window line and two private phone booths.

Suite 902 offers 2 private offices, space for up to 12 work stations, meeting room for 6 – 8, huddle room, open collaboration areas, an open break area and two private phone booths.

Full and Partial Floor Availabilities in Warm-Shell Condition

9901 Linn Station offers both full floor and partial floors in warm-shell condition with new ceilings and new lights, affording tenants a blank slate in which to create their ideal office space.



Current Availabilities



9901 LINN STATION



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