

For Lease

Hudson Hollow Office Park



LEASING INCENTIVES AVAILABLE!

2 Hudson Hollow

Frankfort, Franklin County, Kentucky, 40601

For More Information:

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For Lease

Hudson Hollow Office Park

Executive Summary



Property Details

| | |
|---------------|-------------------|
| Available SF | 5,986 - 49,393 SF |
| Lease Rate | NEGOTIABLE |
| Building Size | 49,393 SF |

Location Map



Demographics

Total Households:
Total Population:
Average HH Income:
Median HH Income:

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Total Households: | 2,451 | 8,888 | 17,705 |
| Total Population: | 5,380 | 20,077 | 41,198 |
| Average HH Income: | \$89,152 | \$84,071 | \$85,230 |
| Median HH Income: | | | |



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Complete Highlights

PROPERTY HIGHLIGHTS

- Immediate occupancy!
- FREE RENT/LEASING INCENTIVES AVAILABLE!
- +/-49,393 SF single-story office building
- Located near the intersection of US 60 (Louisville Road) & US 127
- +/-5,986 - 49,393 SF
- +/-219 parking spaces
- Convenient location near shopping, restaurants and downtown
- Nearby restaurants include Captain D's, Arby's, Sonic and Papa Johns
- Area retailers include Kroger, Walmart, Lowe's, JCPenney, Walgreens and more
- Average daily traffic count of +/-29,700 on US 127 near the site
- Rental Rate: \$9.00 PSF Modified Gross
- Utilities and interior janitorial to be paid by Tenant



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Hudson Hollow Office Park

Aerial Map



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Hudson Hollow Office Park

Retailer Map



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Hudson Hollow Office Park

Retailer Map



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Available Spaces



| SUITE | SIZE | LEASE RATE | AVAILABILITY |
|----------|-------------------|------------|--------------|
| Building | 5,986 - 49,393 SF | Negotiable | VACANT |



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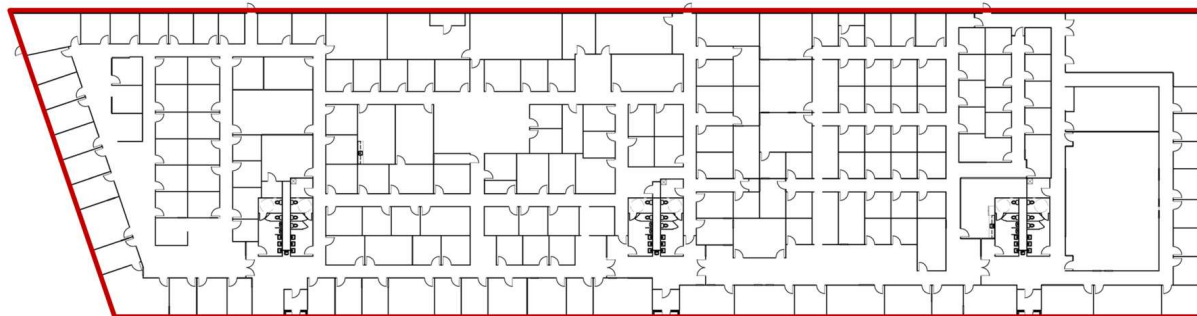
Hudson Hollow Office Park

Existing Floor Plan

HUDSON HOLLOW OFFICE BUILDING

HUDSON HOLLOW ROAD, FRANKFORT, KY.

AVAILABLE
5,986 – 49,393 SF



OVERALL FLOOR PLAN

49,395 SQ. FT.

GENERAL NOTES:

INTERIOR WALLS ARE ASSUMED TO HAVE A THICKNESS OF 5" UNLESS NOTED OTHERWISE.

PLUMBING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 6".

EXTERIOR WALLS ARE ASSUMED TO BE NOMINAL 10" THICK (STUD WALL & BRICK).

ALL DIMENSIONS ARE APPROXIMATE, FIELD VERIFY.

ALL SQUARE FOOTAGE BASED ON BOMA CALCULATIONS. ALL SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED REMAINING WALL TO THE FACE OF THE PROPOSED EXTERIOR WALLS. THESE ESTIMATES ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE-FOOTAGE.



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2/12/20



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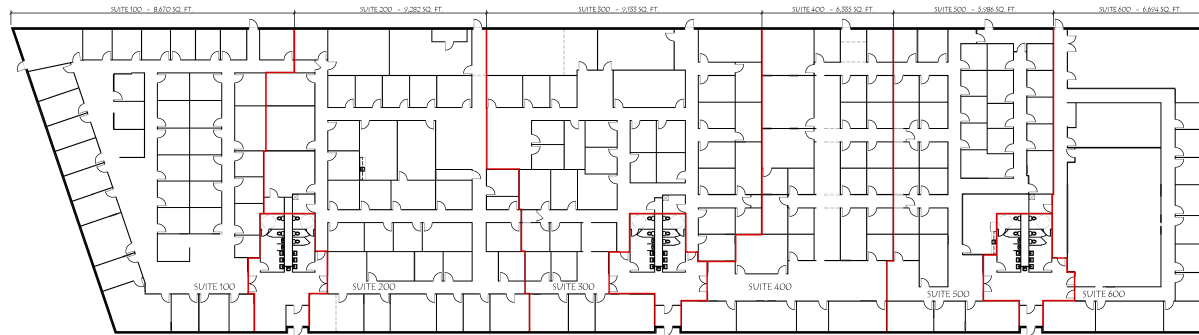
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Sample Proposed Floor Plans

HUDSON HOLLOW OFFICE BUILDING HUDSON HOLLOW ROAD, FRANKFORT, KY.



OVERALL FLOOR PLAN

49,395 SQ. FT.

BUILDING STATISTICS:

TOTAL LEASE AREA = 46,100 SQ. FT.
TOTAL COMMON AREAS = 3,295 SQ. FT.
TOTAL BUILDING AREA = 49,395 SQ. FT.
COMMON AREA RATIO = 6.6%

GENERAL NOTES:

INTERIOR WALLS ARE ASSUMED TO HAVE A THICKNESS OF 5" UNLESS NOTED OTHERWISE.

PLUMBING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 8".

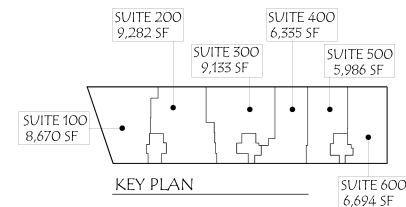
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WALL LEGEND:

— EXISTING WALLS
— NEW WALLS
- - - - - DEMOLISHED WALLS
= NEW TENANT SEPARATION WALLS



KEY PLAN

2/12/20



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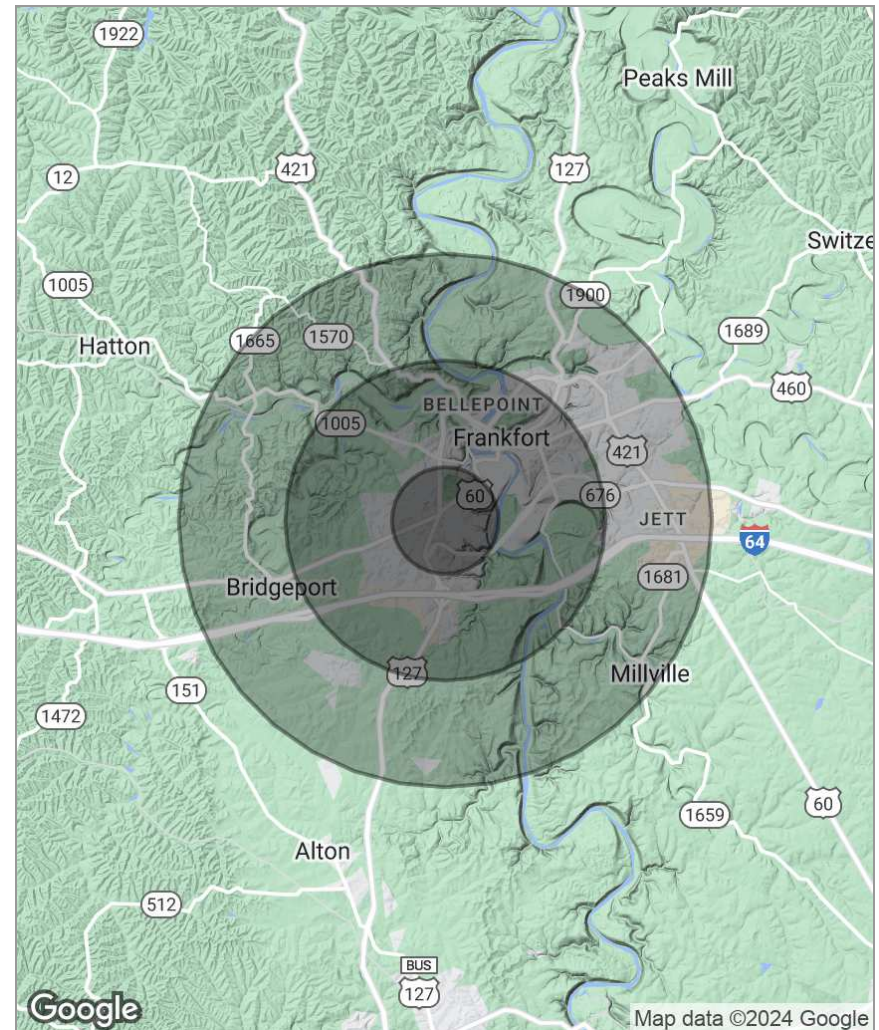
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Demographics Map

| Population | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 5,380 | 20,077 | 41,198 |
| MEDIAN AGE | 40.5 | 35.3 | 38.3 |
| MEDIAN AGE (MALE) | 39.8 | 34.9 | 38.2 |
| MEDIAN AGE (FEMALE) | 40.6 | 36.5 | 39.4 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,451 | 8,888 | 17,705 |
| # OF PERSONS PER HH | 2.1 | 2.2 | 2.2 |
| AVERAGE HH INCOME | \$89,152 | \$84,071 | \$85,230 |
| AVERAGE HOUSE VALUE | \$141,217 | \$128,394 | \$141,034 |



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