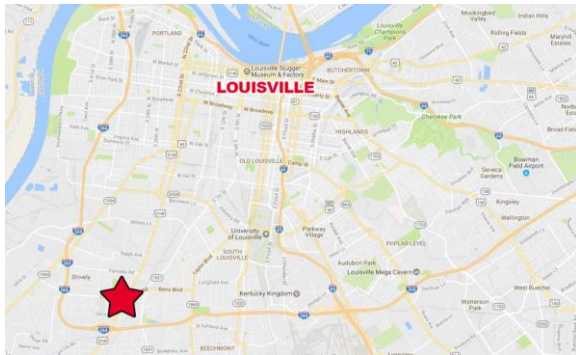


**MEDICAL OFFICE BUILDING  
FOR SALE**  
**47,605 SF**

**PROPERTY FEATURES**

- Professional office building that is 52% leased to U.S. government agencies
- Well-maintained and landscaped property
- Offers excellent cash flow with upside lease up opportunity
- Priced well below replacement cost at \$58/SF
- Numerous area amenities to appeal to tenants - including restaurants, hotels, professional services and retail



**PROFESSIONAL CENTRE**

For more information, please contact:

**CRAIG COLLINS**  
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phone: +1 502 589 5150  
www.CommercialKentucky.com

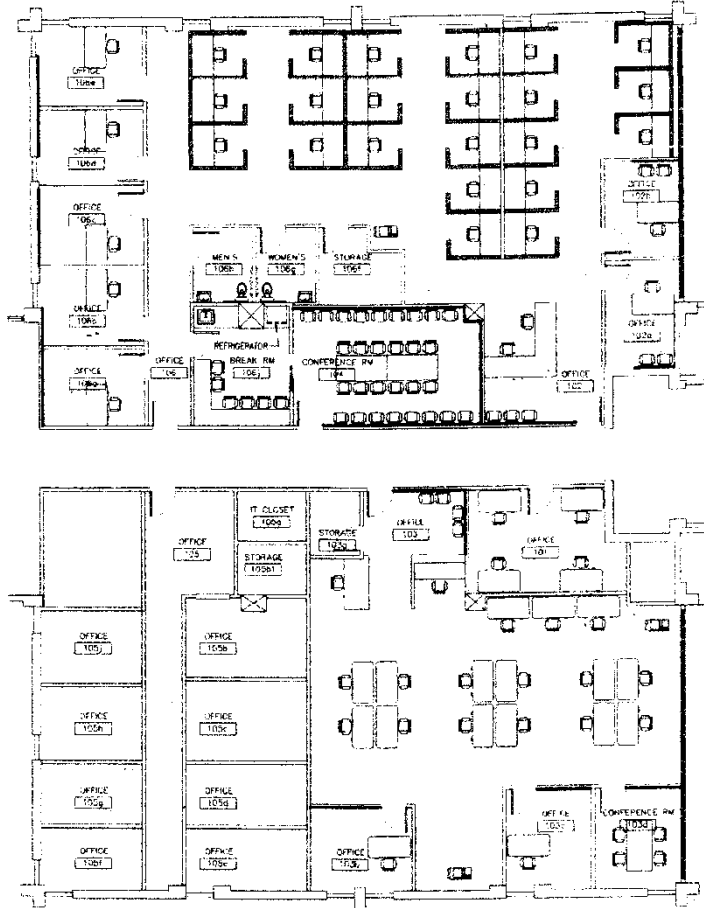




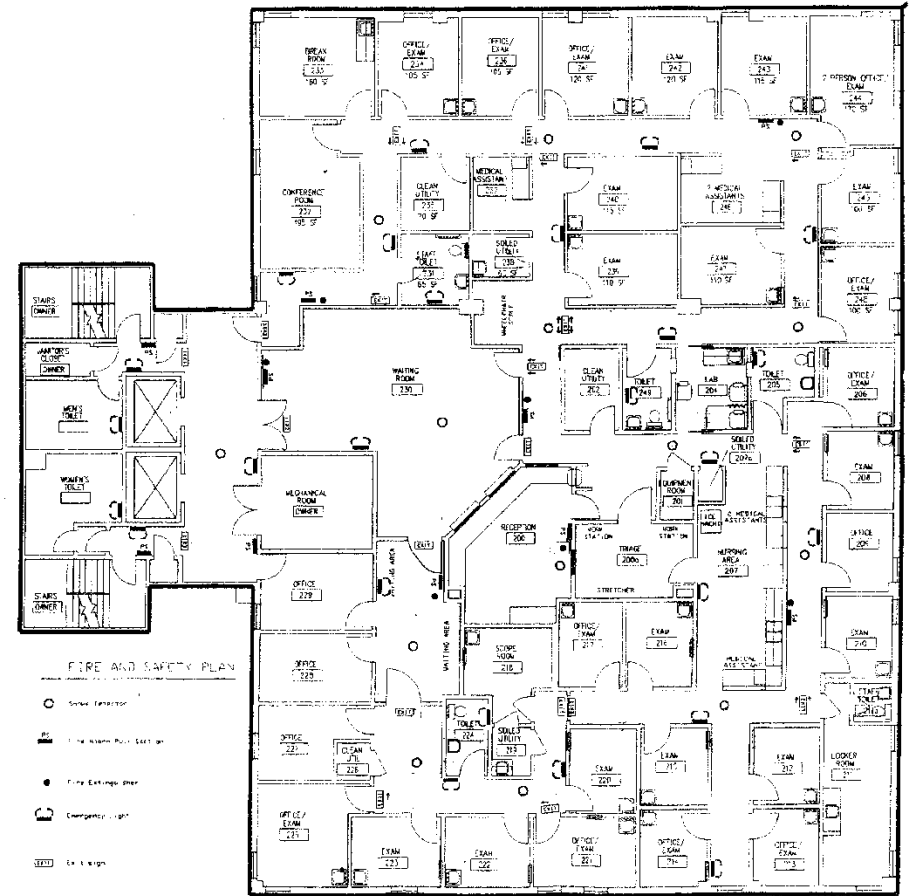
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**First Floor Plan**



**Second Floor Plan**

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