

OFFICE BUILDING FOR LEASE

MULTI TENANT PROFESSIONAL OFFICE

165 Natchez Trace Ave, Bowling Green, KY 42103



PROPERTY DESCRIPTION

165 Natchez Trace Ave is a two story, two building multi-tenant, medical and professional office building comprised of approximately 106,644 square feet. Current tenants include Western Kentucky Orthopedics and Neurosurgical Associates, Graves Gilbert Clinic, Lifeline Home Health Care, Interventional Pain Specialists, and KORT Physical Therapy.

Located among premier office and medical uses within the vibrant Lovers Lane overlay district, and offering convenient access to I-65 and Bowling Green.

PROPERTY HIGHLIGHTS

- Modern, Professional Medical and Professional Offices
- Customizable Shell Space Options
- 1st and 2nd Floor Space Availability
- Easy Access to I-65, Exit 26

OFFERING SUMMARY

Lease Rate:	\$29.50 SF/yr (NNN; MG)
Number of Units:	20
Available SF:	1,753 - 13,472 SF
Lot Size:	347,369 SF
Building Size:	105,987 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	303	534	1,818
Total Population	609	1,093	3,857
Average HH Income	\$106,036	\$107,700	\$111,552

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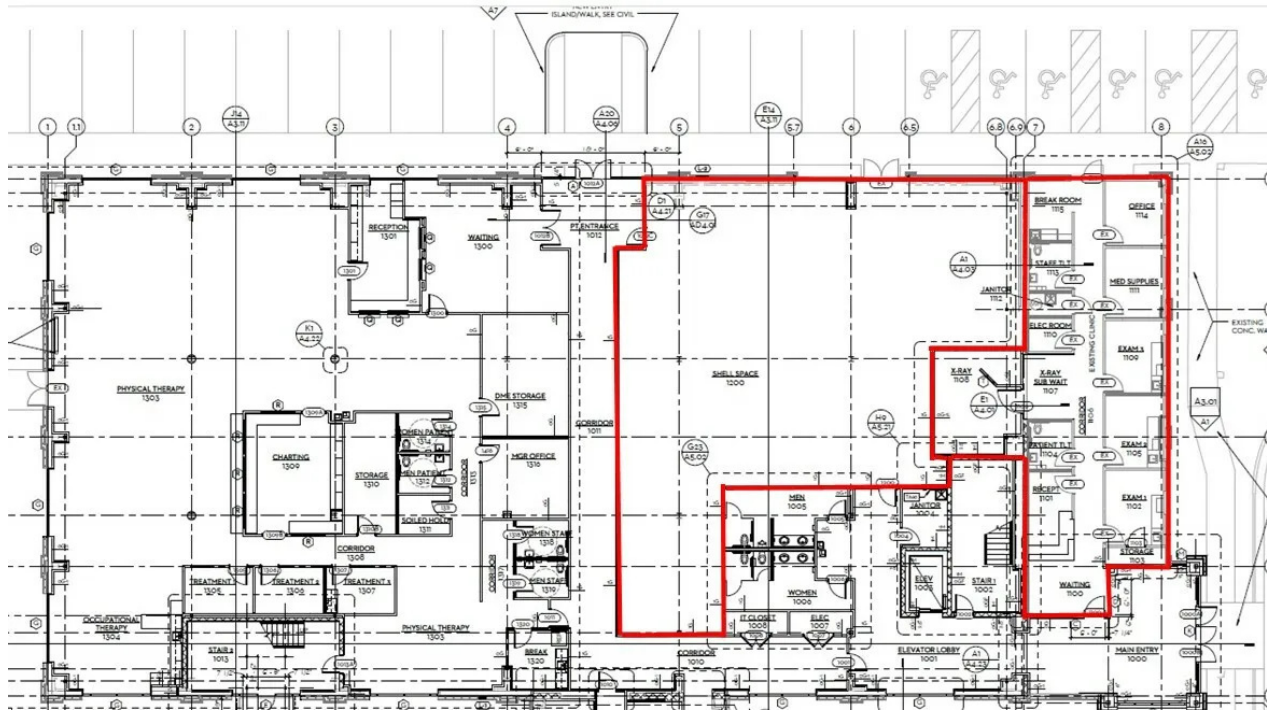
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LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	2,478 SF - 6,938 SF	Lease Rate:	\$29.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Existing Medical Office, First Floor, Building B	Available	2,478 SF	NNN	\$29.50 SF/yr	Suite 300 2,478+/- RSF existing medical office, lobby, receptionist office, 3 exam rooms, large x-ray room, two private offices, two restrooms and breakroom.
Shell Space, First Floor, Building B	Available	4,460 SF	NNN	Negotiable	4,460+/- RSF shell space, adjacent and could be added to 2,478+/- RSF medical office for a total of 6,938+/- RSF.

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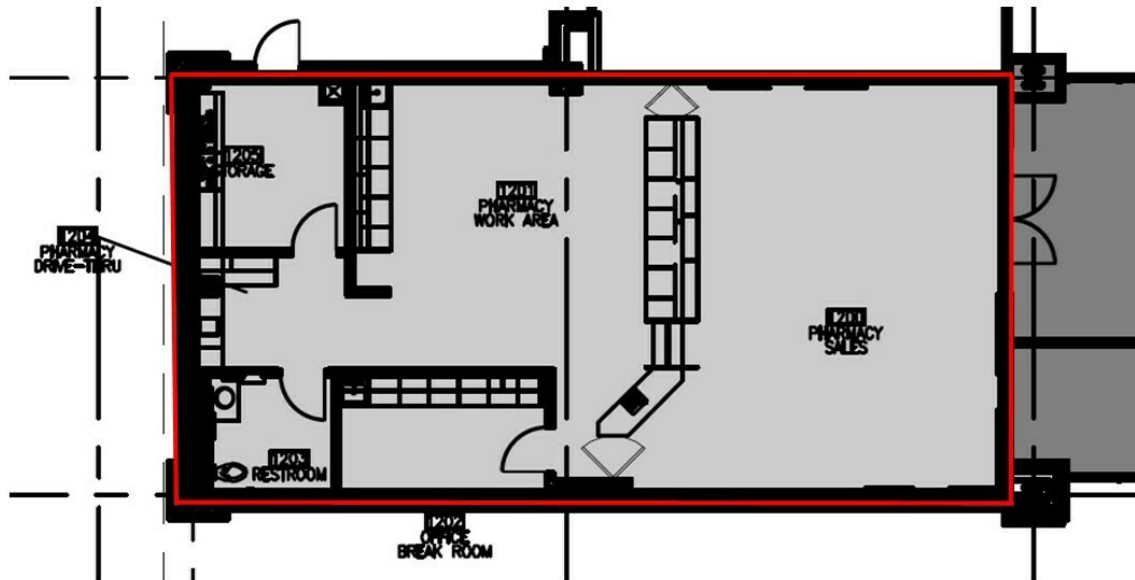
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LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	1,753 SF	Lease Rate:	\$29.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Pharmacy, First Floor, Building A	Available	1,753 SF	Modified Gross	\$29.50 SF/yr	Suite 101 1,753+/- RSF former pharmacy with drive through window, sales floor, work areas, storage area and restroom.

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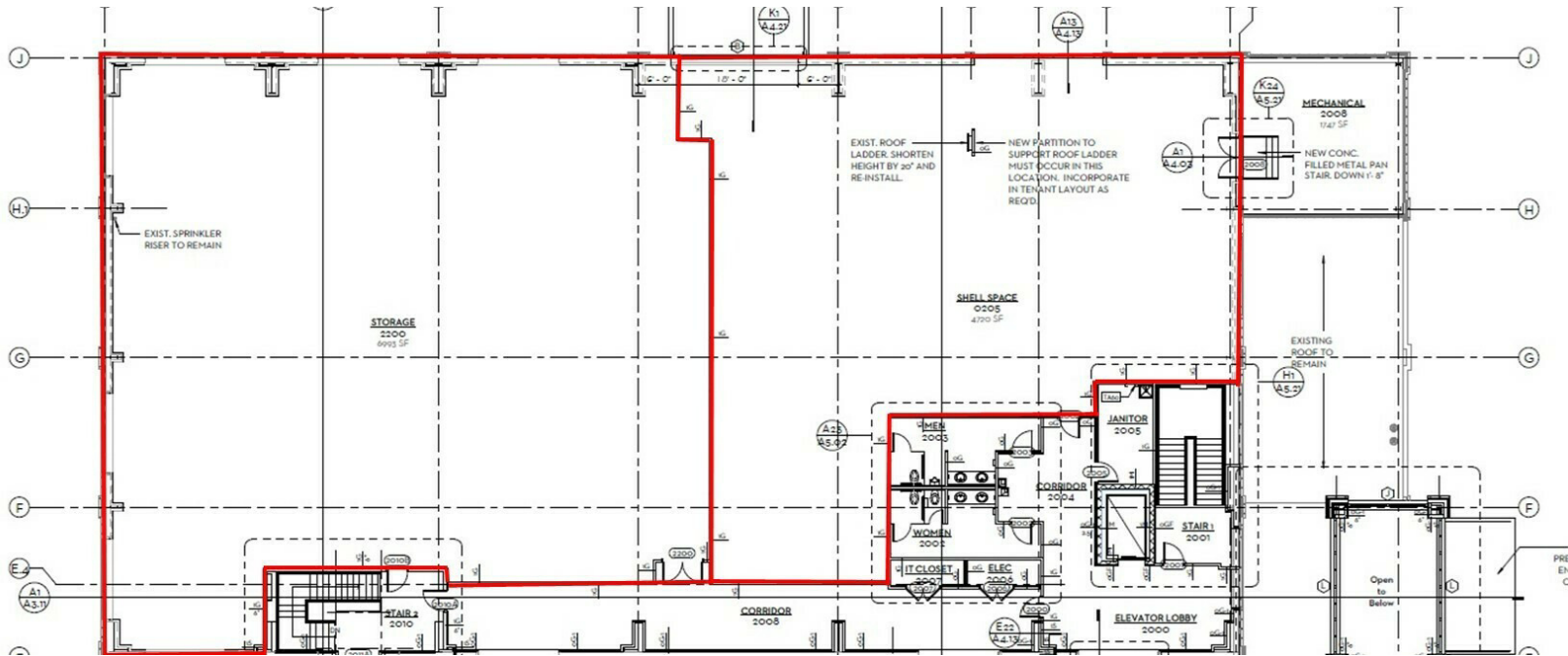
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LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	5,428 - 13,470 SF	Lease Rate:	\$29.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Shell Space, Second Floor, Building B	Available	5,428 SF	NNN	Negotiable	5,428+/- RSF shell space. Adjacent and could be added to 8,042+/- RSF for a total of 13,470+/- RSF.
Shell Space, Second Floor, Building B	Available	8,042 SF	NNN	Negotiable	8,042+/- RSF shell space. Adjacent and could be added to 5,428+/- RSF for a total of 13,470+/- RSF.

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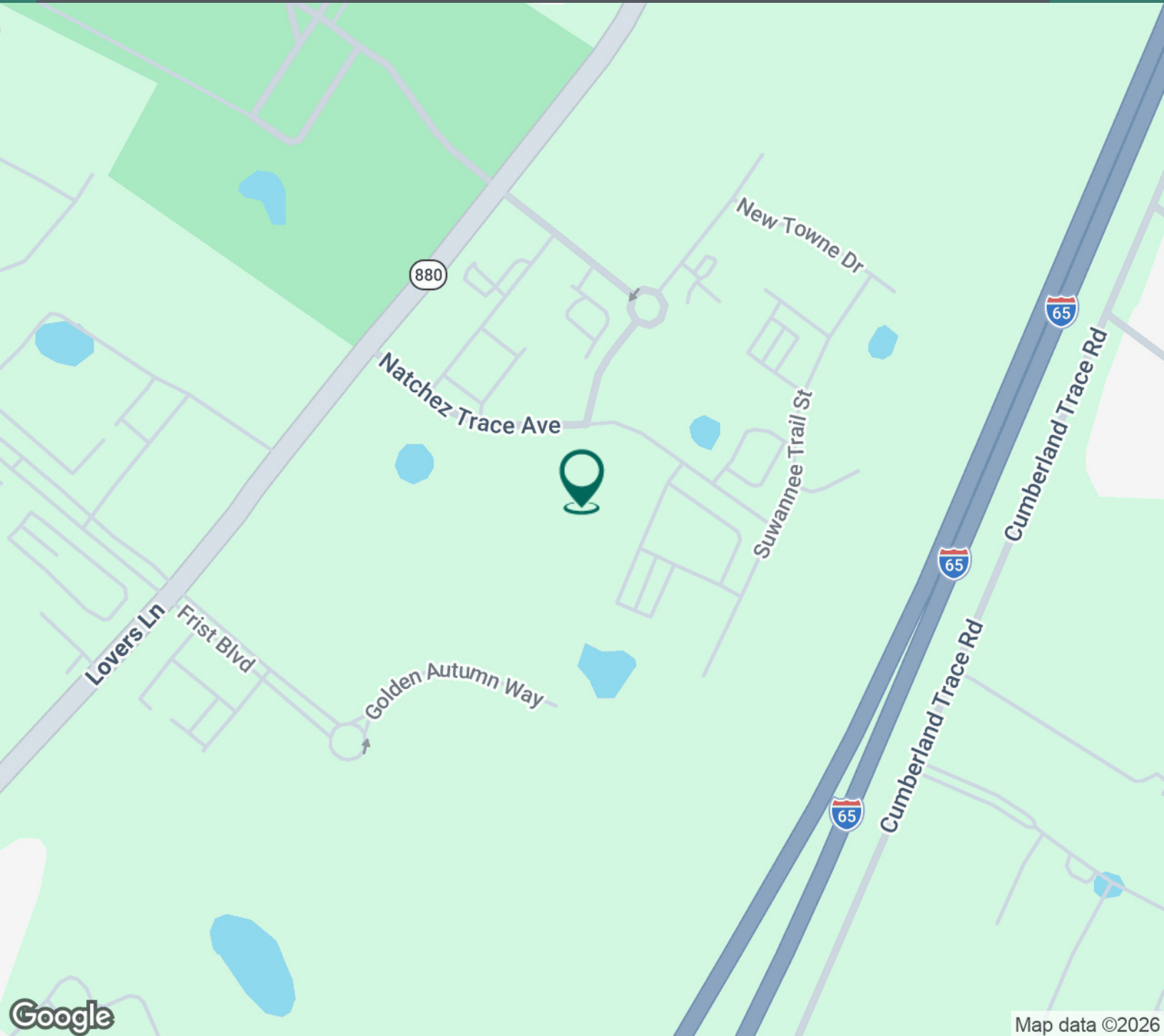
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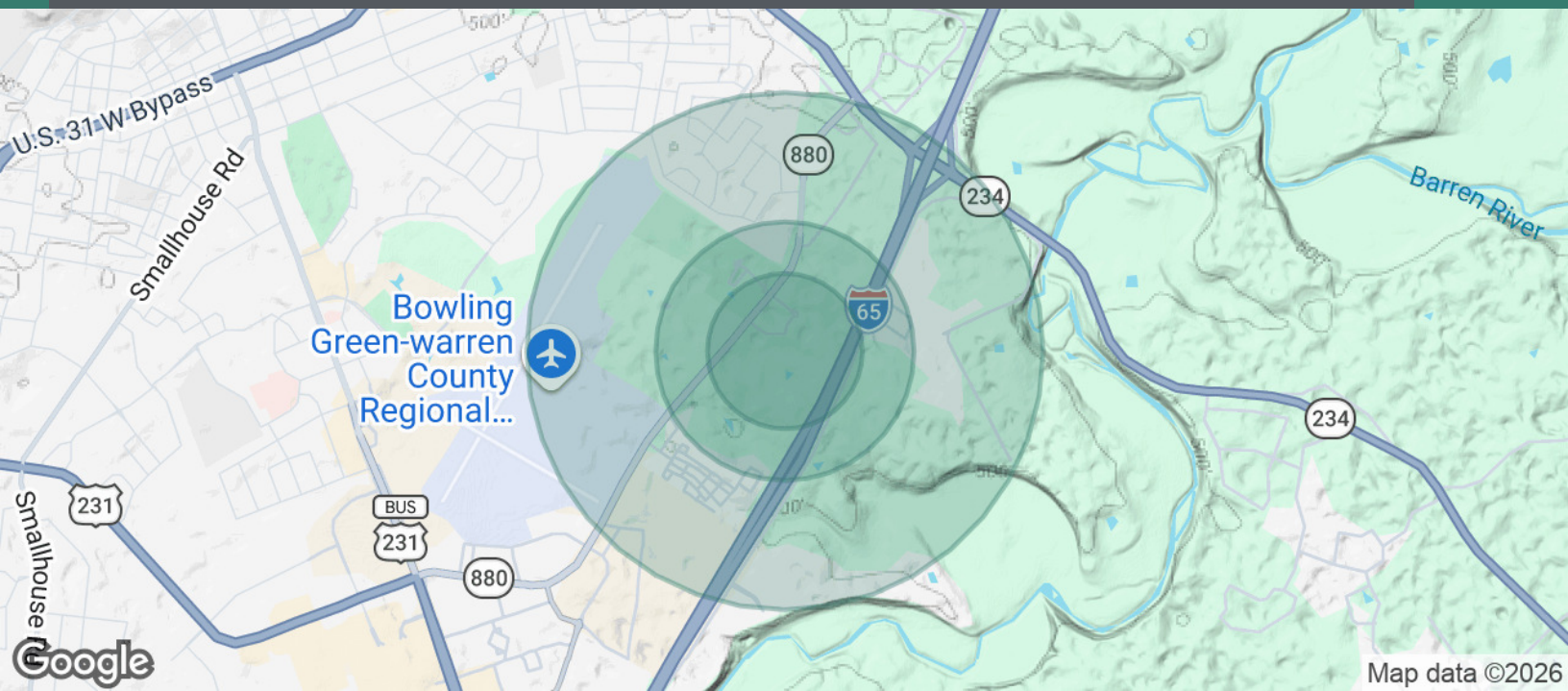
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	609	1,093	3,857
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	303	534	1,818
# of Persons per HH	2	2	2.1
Average HH Income	\$106,036	\$107,700	\$111,552
Average House Value	\$456,795	\$457,854	\$459,732

2020 American Community Survey (ACS)

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