



Colliers



Move-in ready office condo for lease

3046 Breckenridge Lane
Louisville, KY 40220

Currently occupied by a CPA firm, this suite was renovated in 2022 and is move in ready for the next user. The suite features a spacious reception area, 5-7 offices (multiple could be small conference rooms), kitchenette, break areas, storage rooms, and two bathrooms. Ideally suited for a multitude of users, this a fantastic opportunity to either grow or downsize into a great location.

Accelerating success.

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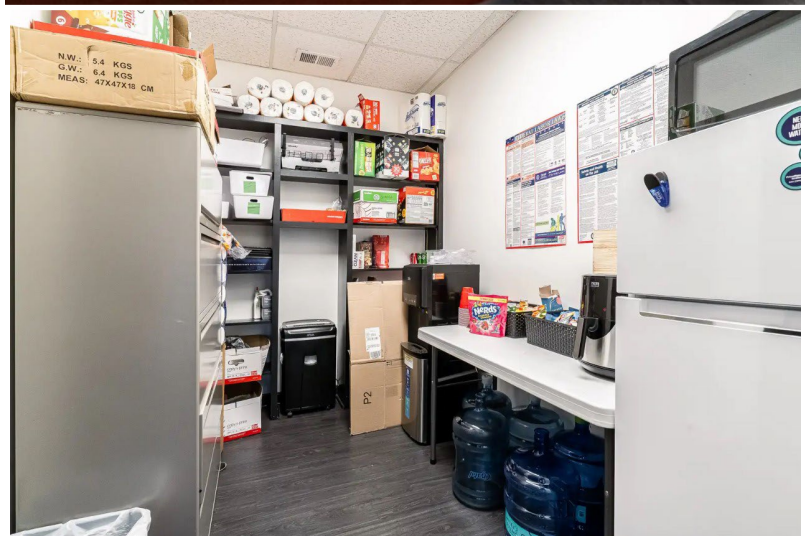
Colliers Louisville

1757 Frankfort Ave | Suite 102

Louisville, KY 40206

+1 502 365 3840

Move-in ready
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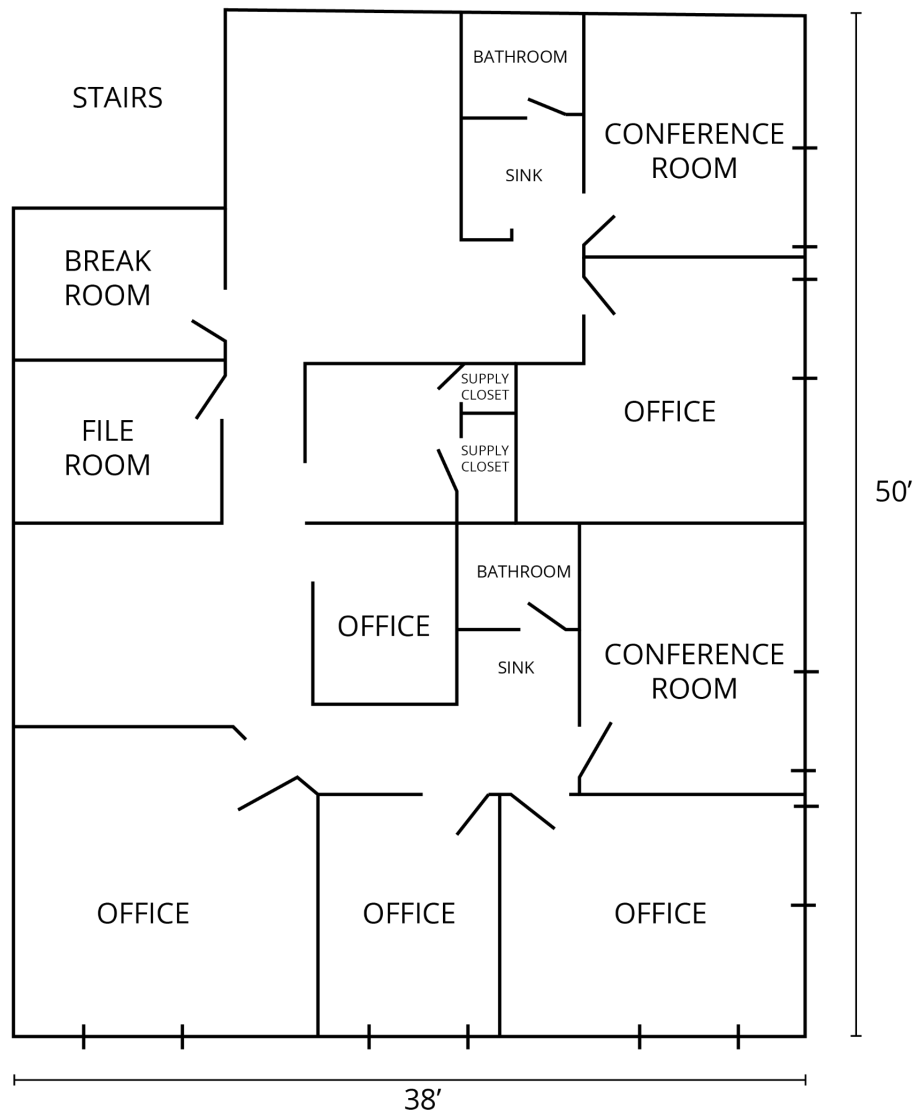


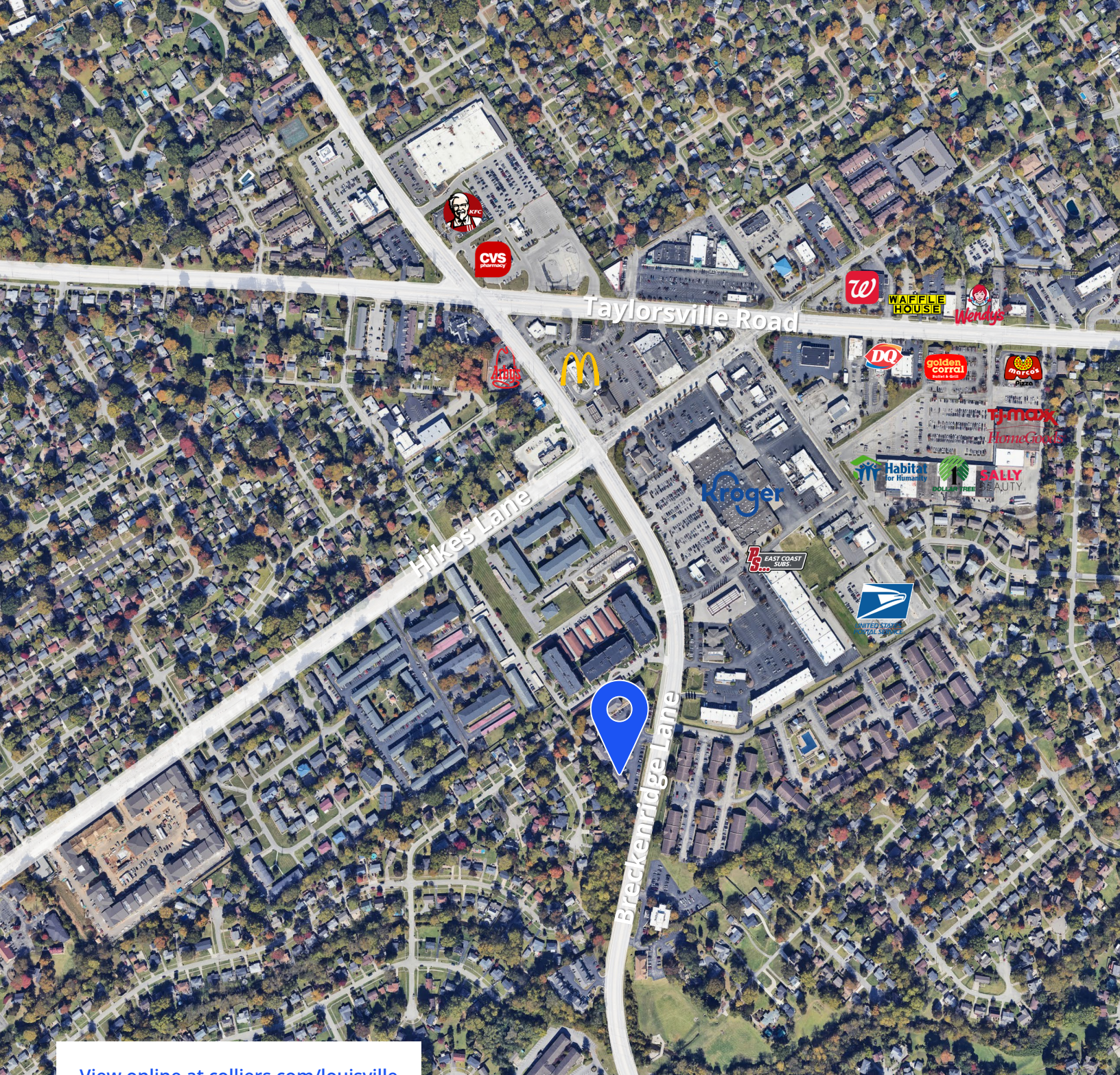
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Lease Rate

\$17-18 PSF

- 1,730 sf of renovated space.
- Easy access on Breckenridge Lane
- Ample off-street parking
- In addition to base rent, Tenant is responsible for Condo Fee and LG&E





[View online at colliers.com/louisville](https://colliers.com/louisville)

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