

CLASS A OFFICE SUBLEASE PLAZA II AT HURSTBOURNE GREEN



1

First Floor Lobby Space – 8,365 Sq. Ft.

Class A office sublease in prime suburban location. Available through 2026 (and possibly beyond). The space offers a modern and professional design with a mix of private offices, conference rooms and open collaborative space. Unique opportunity in the Plaza Office Park within the Hurstbourne Green development. Term expires 12-31-2026.

Other Property Features

- Shared building conference and training room
- Building located next to Northeast Branch YMCA
- Surrounded by retail, restaurants and hotels
- Various walking and jogging trails in the area

FOR MORE INFORMATION CONTACT:

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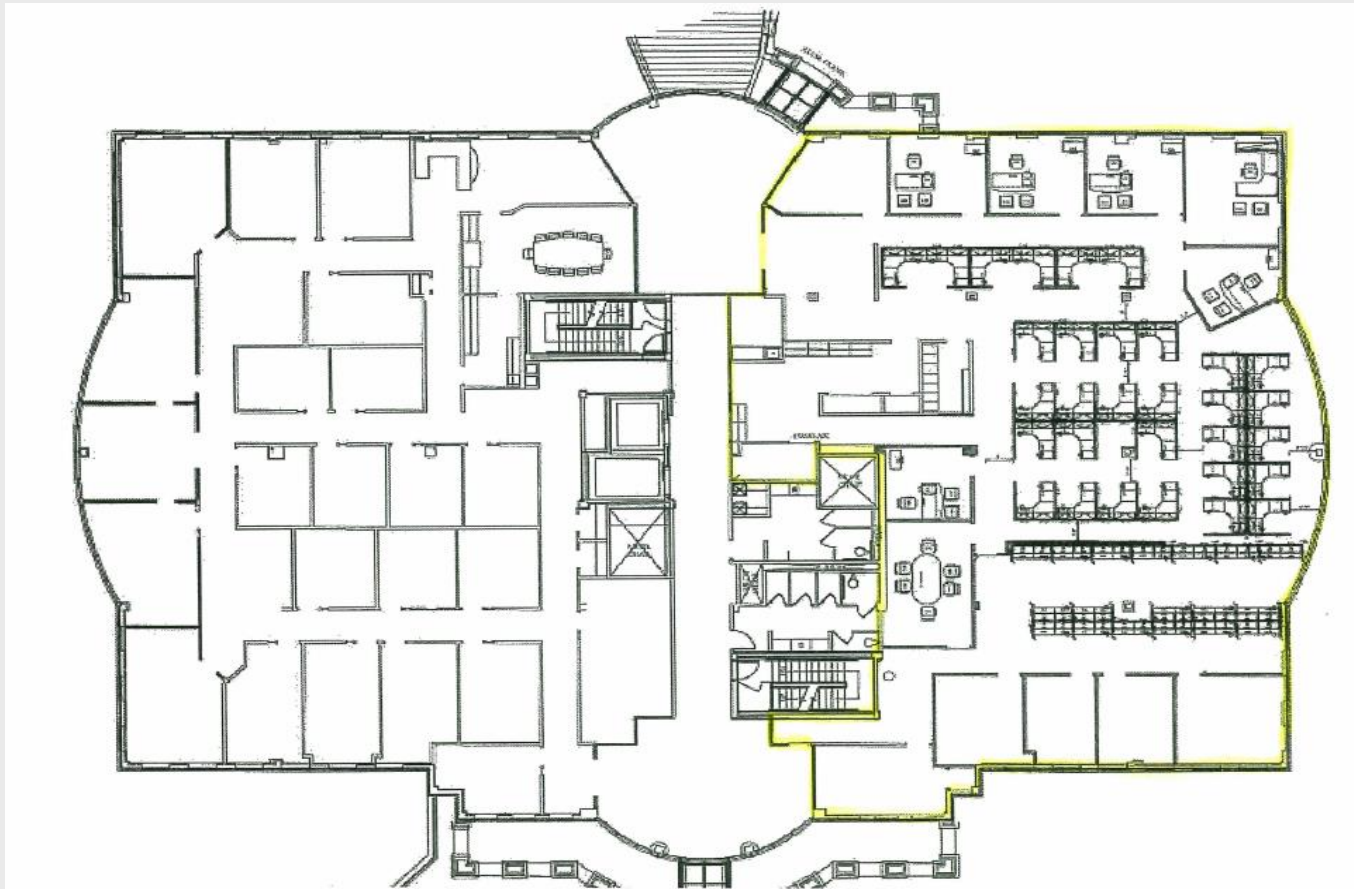
9510 Ormsby Station Road

Asking Rent = \$17.50 PSF Full Service

Move-in Ready - Existing Furniture Negotiable

Plaza II First Floor – Floor Plan

2



8,365 Square Feet

9510 Ormsby Station Road – Property Facts

3

Property Description	Plaza II at Hurstbourne Green
Total Building Size:	65,665 Square Feet
Submarket:	Hurstbourne
Number of Floors:	3 stories plus a walk-out lower level
Amenities:	Shared conference and training room
Building Hours:	7:00 am to 11:00 pm Monday through Friday
Parking Ratio:	4.5 per 1,000
Property Management:	Horizon Commercial Realty (full time staff)
Cleaning Services:	5 night per week
Elevators:	2 passenger elevators
Data & Telecom:	Existing Provider (Time Warner Fiber) – PRI Voice and Data Transmission Available
Security:	Electronic magnetic locks at exterior doors
After Hours Access:	Card Access