



TAZ Business Center

6318 Taz Ct, Bowling Green, KY 42104



Amira Zukic

Taz Trucking

6318 Taz Ct, Bowling Green, KY 42104

amira.zukic@taztrucking.net

(270) 782-9093 Ext: 228



TAZ Business Center

\$36.00 - \$38.40 /SF/YR

The property at 6318 Taz Court features immediate occupancy of high end, turnkey office space just south of Bowling Green. The 20,000 square foot space features two floors with amenities including a spacious and modern gymnasium and three conference rooms. In addition, there is an eight person...

- The professional office building at 6318 Taz Court features new construction and turn key office suites.
- The property is close to Interstate 165, Interstate 65, and the McClellan neighborhood.
- The area features a daytime population of 46,000 people, with 32 percent obtaining a college degree or higher.
- The largest employers are education and health services with approximately 12,000 employees and trade transportation at 11,000 employees.
- The space features a functional floor plan with a full gymnasium and three conference rooms.

For more information visit:

<https://www.loopnet.com/Listing/6318-Taz-Ct-Bowling-Green-KY/16140160/>



Rental Rate: \$36.00 - \$38.40 /SF/YR

Property Type: Office

Property Subtype: Loft/Creative Space

Building Class: B

Rentable Building Area: 20,000 SF

Year Built: 2019

Walk Score ©: 10 (Car-Dependent)

Rental Rate Mo: \$3.03 /SF/MO

1st Floor Ste 100A

1

Space Available	218 SF
Rental Rate	\$36.36 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 Years

1st Floor Ste 100B

2

Space Available	198 SF
Rental Rate	\$38.40 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 Years

1st Floor Ste 100D

3

Space Available	198 SF
Rental Rate	\$38.40 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 Years

1st Floor Ste 101

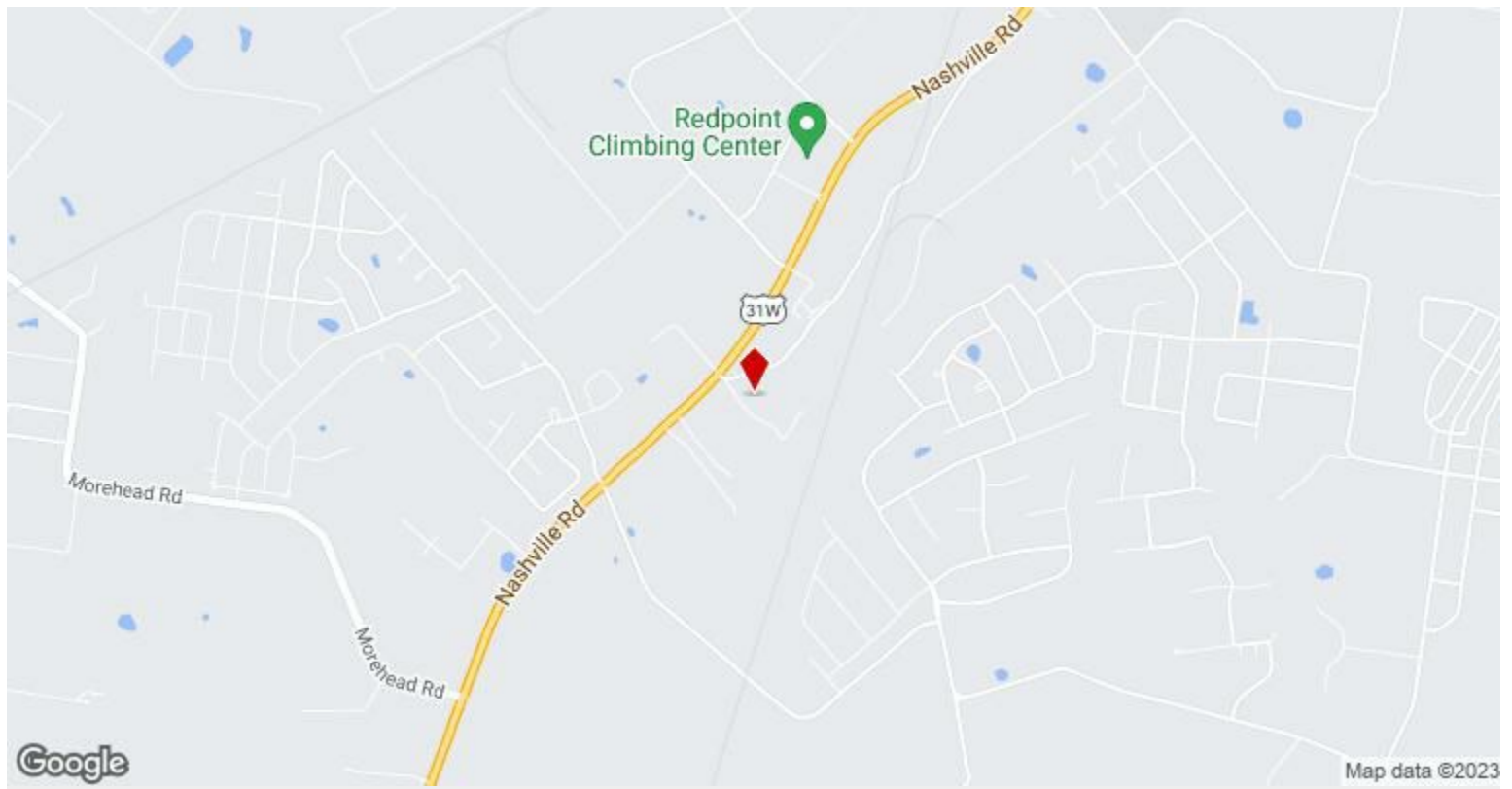
4

Space Available	288 SF
Rental Rate	\$36.48 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 Years

2nd Floor Ste 212

Space Available	725 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

Open Space; if interested in sectional separators please let us know...



6318 Taz Ct, Bowling Green, KY 42104

The property at 6318 Taz Court features immediate occupancy of high end, turnkey office space just south of Bowling Green. The 20,000 square foot space features two floors with amenities including a spacious and modern gymnasium and three conference rooms. In addition, there is an eight person conference room, a twenty person conference room, and a general space for two hundred people to be seated. Located on Nashville Road, just south of Bowling Green, the property is in a convenient location near interstates 165 and 65 as well as the McClellan neighborhood. The daytime working population is 46,000 people within a 10 mile radius. Thirty-two percent obtained a college degree or higher. The two largest industries in the area are education and health services and trade transportation. Education and health employs approximately 12,000 employees within a ten mile radius and 11,000 employees for trade transportation and utilities. The average household income within a five mile radius is \$70,000. The regional airport is less than five miles from the business center.

Don't miss out on this great opportunity for excellent office space. Call to schedule an appointment.

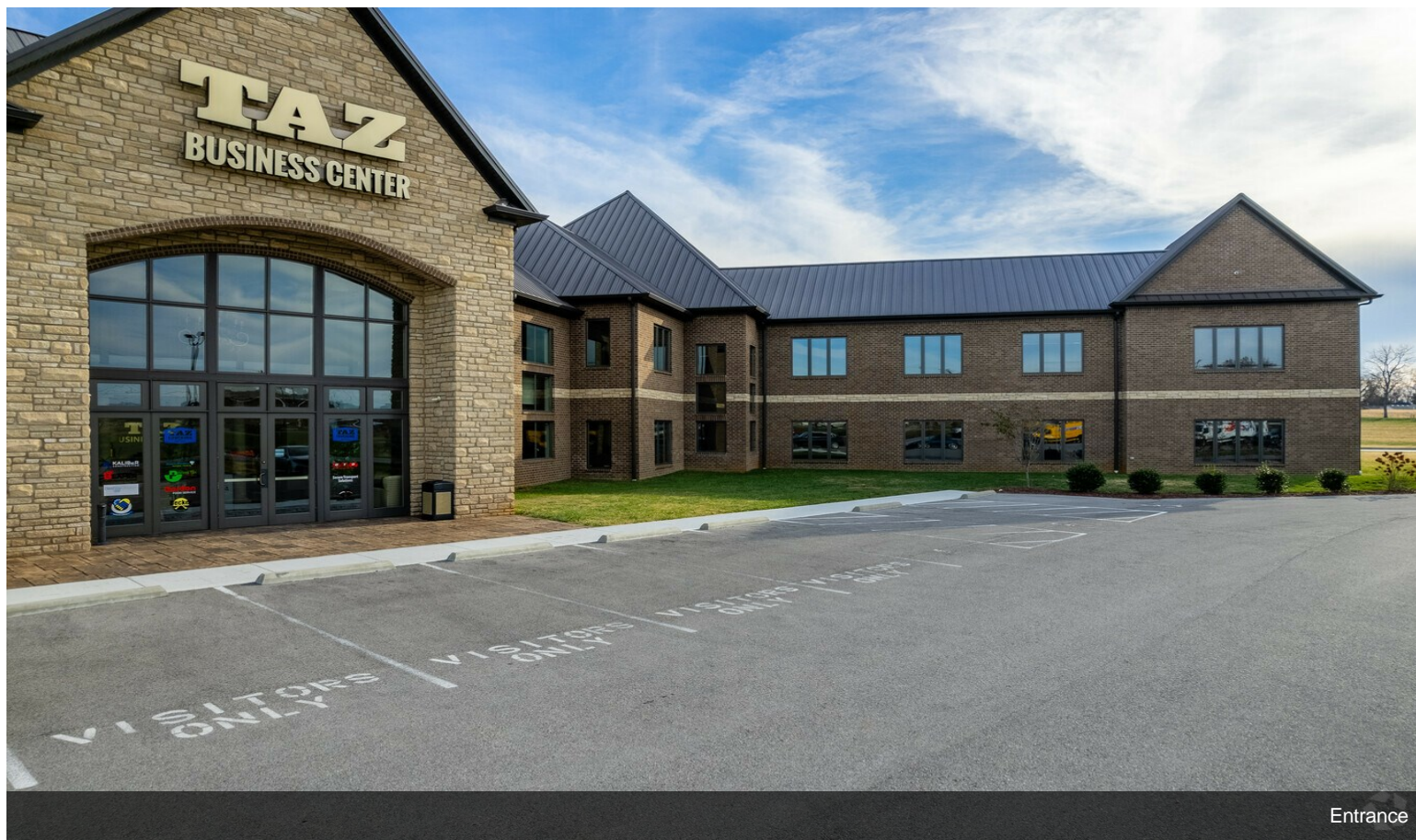
Property Photos



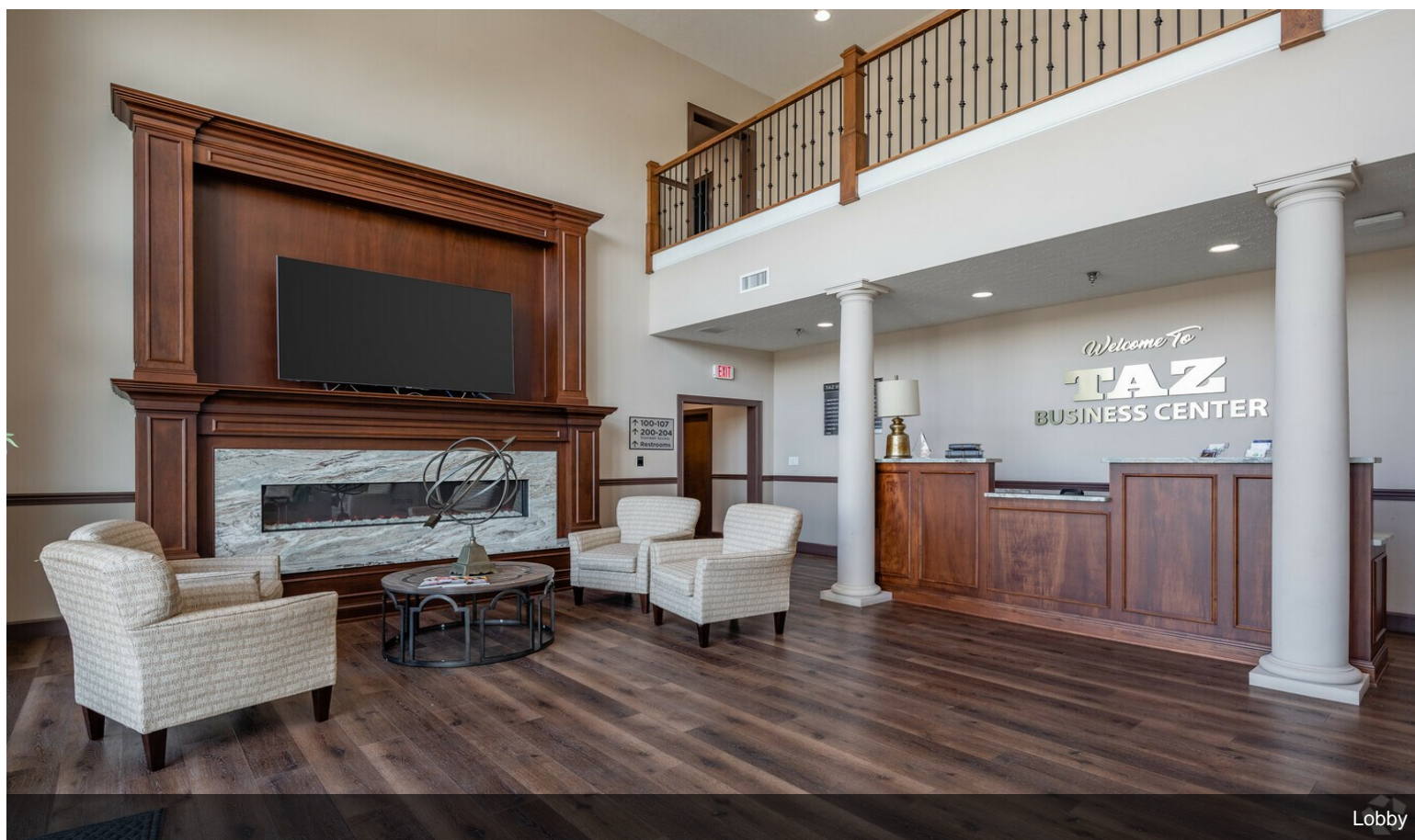
Property Photos



Property Photos

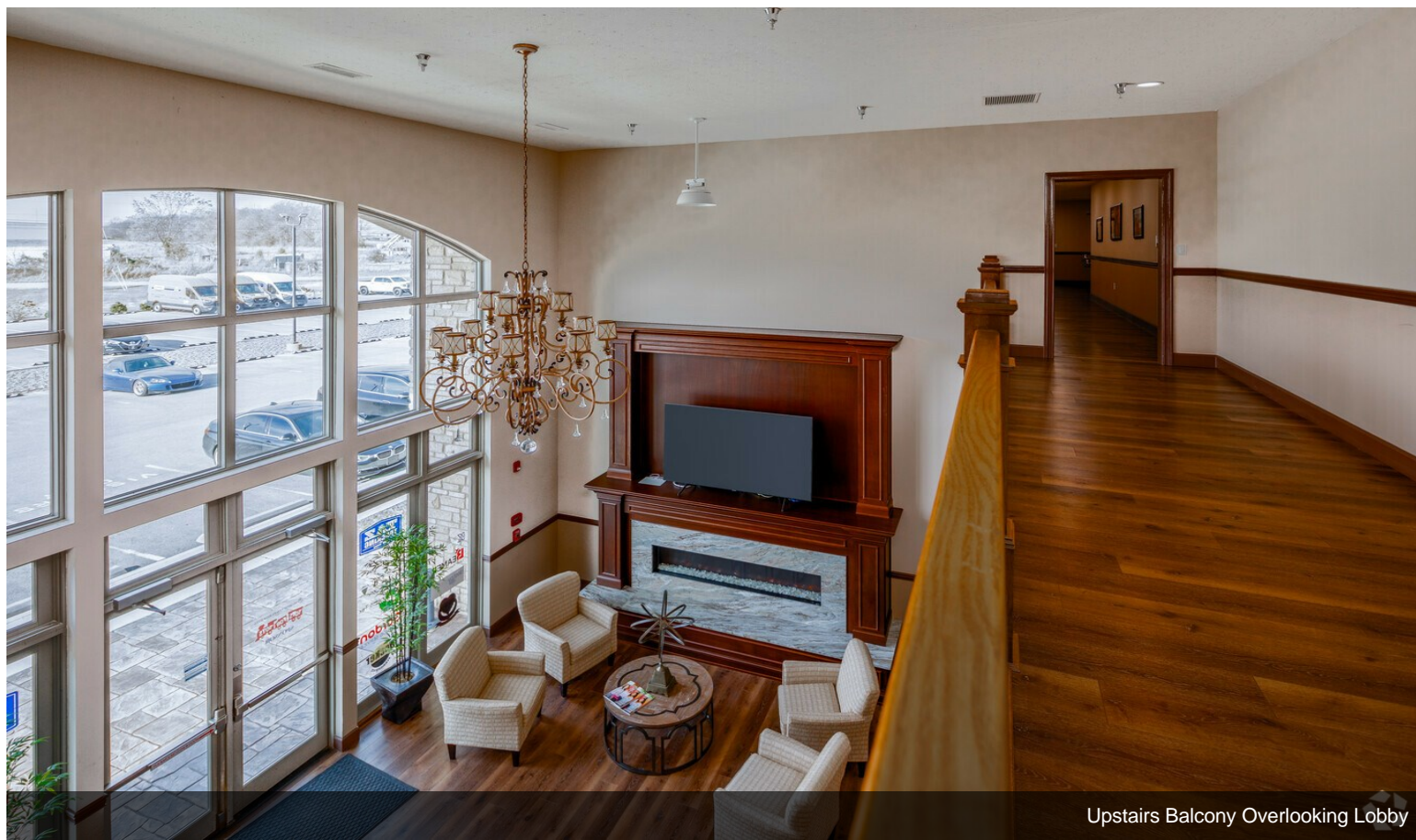


Entrance

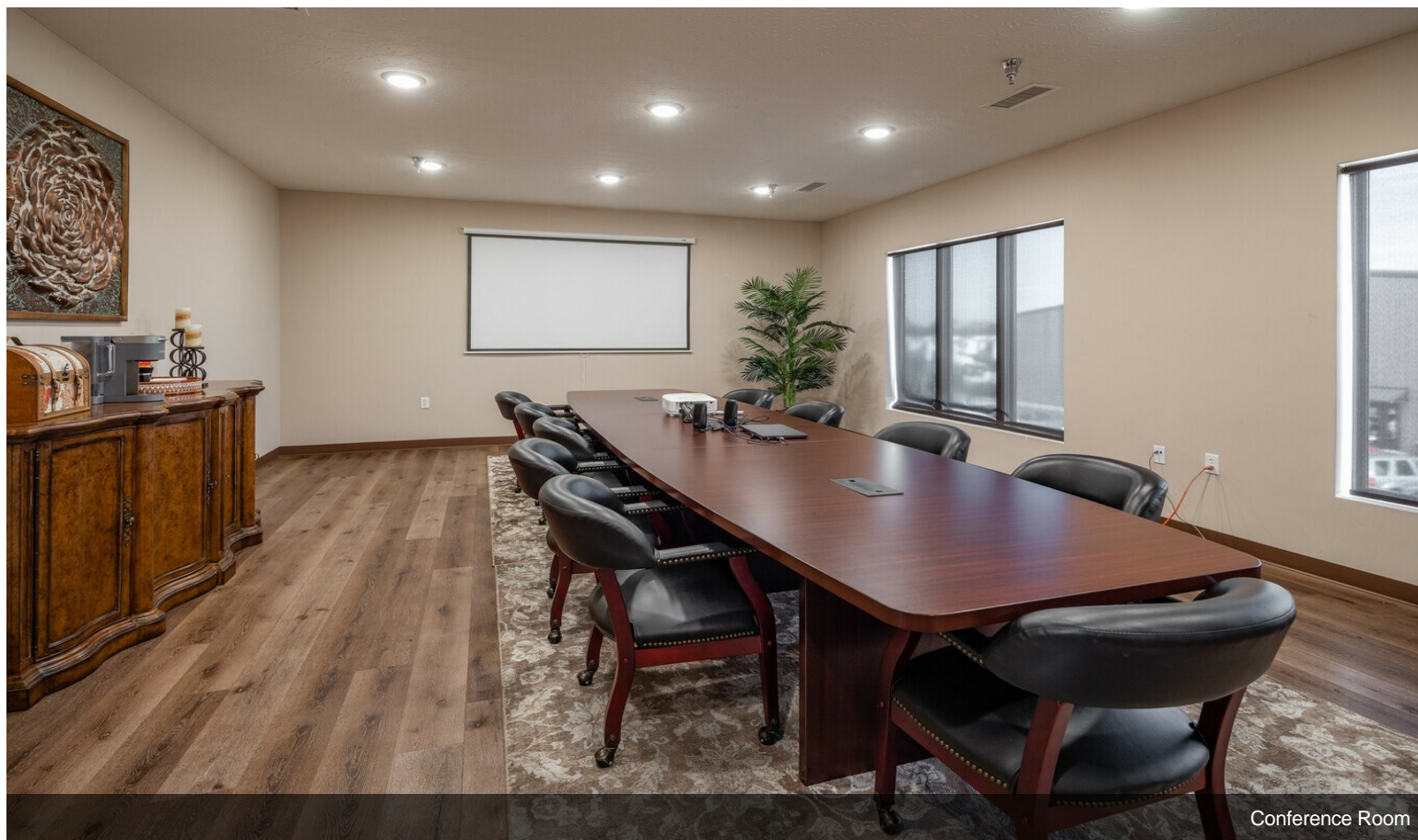


Lobby

Property Photos



Upstairs Balcony Overlooking Lobby

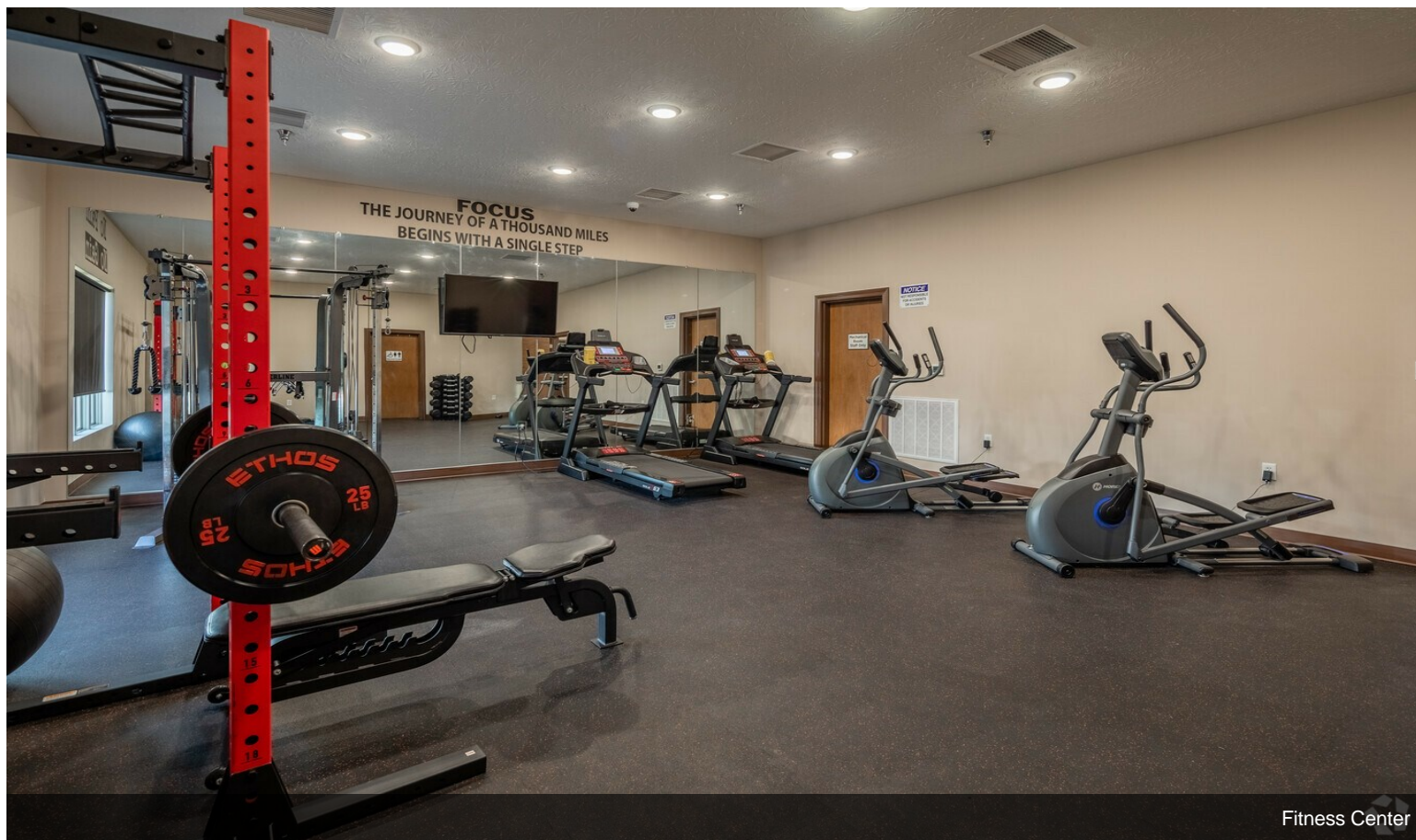


Conference Room

Property Photos

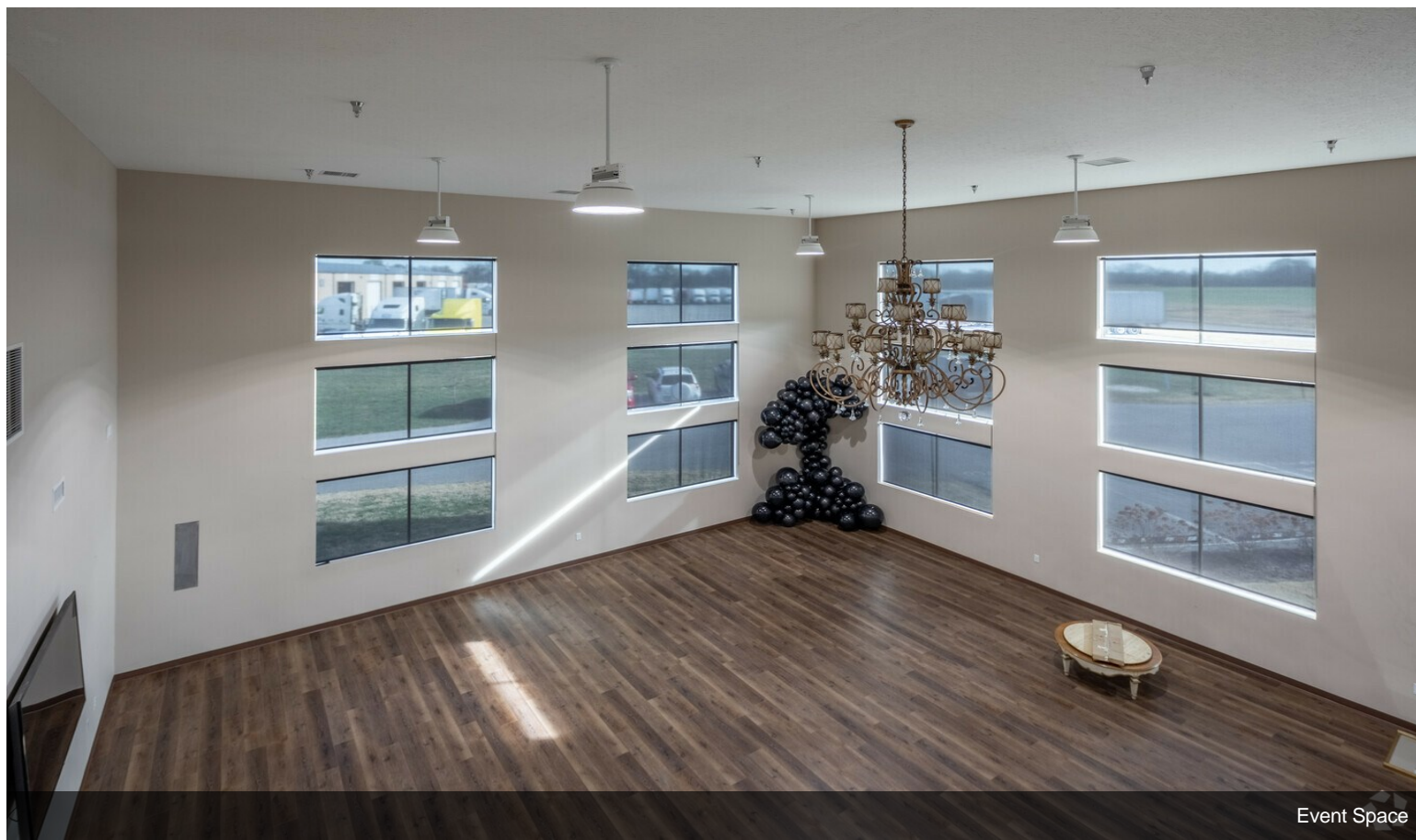


Cafeteria



Fitness Center

Property Photos



Event Space



Warehouse

Property Photos



Warehouse



Signage

Property Photos

