

Atria Senior Living expanding downtown Louisville headquarters in Nucleus building

Atria Senior Living Inc. is expanding its headquarters in the Nucleus Building in Louisville as a way to boost amenities and better position itself for employee growth.

Regan Atkinson, senior vice president of brand strategy and communication for Atria, said the company is leasing an additional 16,000 square feet in the building, adding space on the first and second floors. Atria leased the top three floors as part of its deal to become the anchor tenant of the roughly 202,000-square-foot building in 2013.

The expansion will give Atria about 100,000 square feet there, including the entire first floor outside of the building management office, said Lewis Borders, senior vice president of leasing for NTS Development Co., which handles leasing for the building.

Atkinson said the company – which operates 196 senior living communities in 27 states and seven Canadian provinces – is relocating and expanding its fitness center from the eighth floor to the first floor.

The company also plans to move its Haymarket Bistro, an in-house restaurant for employees, from the eighth floor to the first floor so it can be used by the entire building.

The space vacated by the bistro and fitness center will be used by Atria for operations and additional workspace.

Atkinson said Atria also plans to install a test kitchen on the first floor, where the company will experiment with recipes and flavors before using them at the company's residential communities. Atria residents, she said, expect high-end culinary offerings as part of their amenities package.



As for the second floor, Atria will create additional training space for employees.

Atkinson said Atria is still determining costs for the expansion, but she said it will be a multimillion-dollar investment. Although the company is adding 16,000 square feet, she said it will actually renovate 30,000 square feet of space inside the building. Atkinson expects the work to be completed this summer.

Atria has grown to about 320 employees in the building, and Atkinson said the expansion will give the company capacity for 400 or more total workers. Companywide, Atria has about 15,000 employees, she said.

The Nucleus building was developed and is owned by Nucleus, an affiliate of the University of Louisville Foundation, and caters to health care and tech-related companies. Other tenants there

include Advanced Cancer Therapeutics, Metacyte Business Lab LLC and the University of Louisville Physicians Inc.

Louisville-based NTS Development has partnered with the U of L Foundation to lease the Nucleus building and develop a second 11-story office tower on the site, at 350 E. Market St., that will include retail uses.

Atria has been subleasing a few thousand square feet of its space in the Nucleus building to ElderServe Inc., a nonprofit organization that offers senior support services.

Atkinson said Atria is releasing the company from that sublease so it can move into a building occupied by Louisville senior support agency GuardiaCare Inc. on Breckinridge Street. ElderServe merged with GuardiaCare last year.