

1616 ROWAN STREET LOUISVILLE, KY 40203

RETAIL/OFFICE/WAREHOUSE FOR LEASE



FLEX SPACE FOR LEASE

PROPERTY HIGHLIGHTS

1616 Rowan Street is strategically located in the historic Portland neighborhood of Louisville, Kentucky. Just minutes from downtown, the site benefits from excellent connectivity to major roadways, riverfront corridors, and Louisville's urban core.

1616 Rowan Street is a classic early 20th-century warehouse thoughtfully adapted for modern commercial use. The two-story flex building offers approximately 13,300 square feet of space with flexible leasing options for partial or full-floor occupancy.

RETAIL | WAREHOUSE | OFFICE | FLEX

FEATURING:

- 2 story flex building
- Repurposed into flex/office space
- High ceilings (~12 ft), exposed industrial finishes
- Open studio layouts
- Exposed brick walls, large industrial style windows



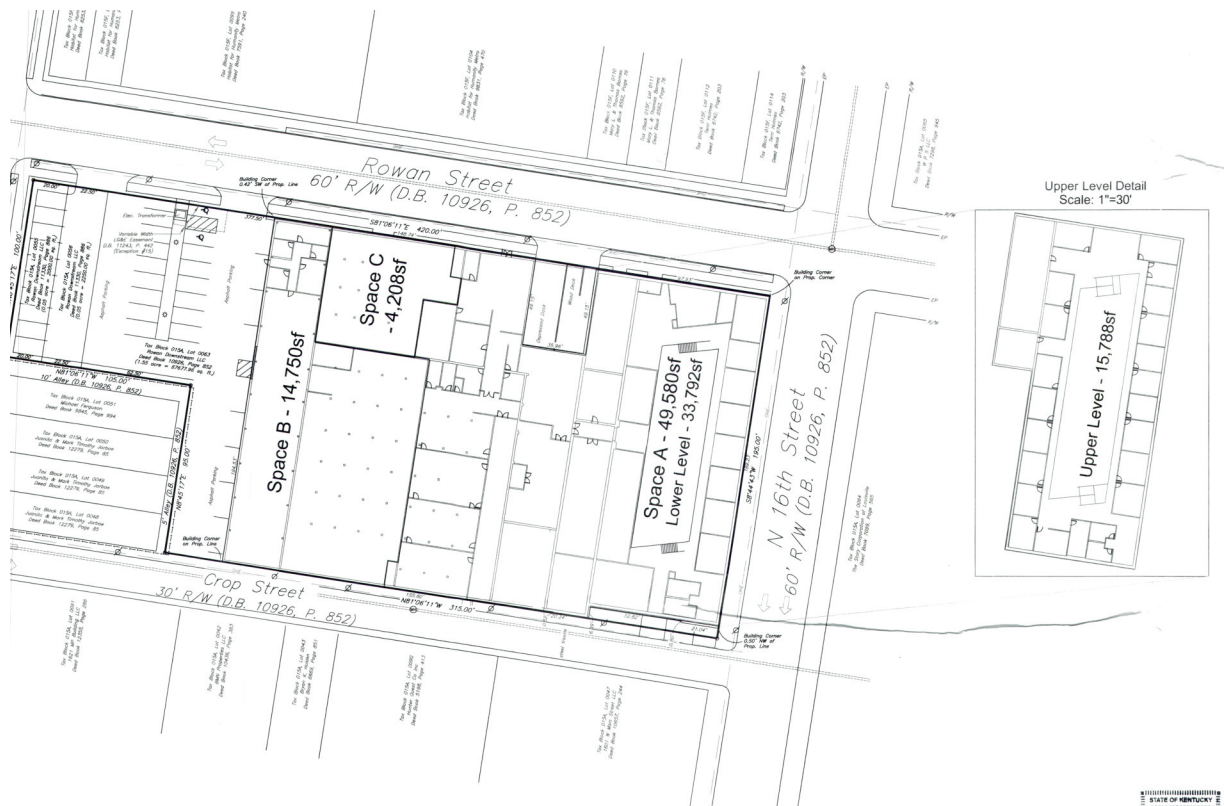
PROPERTY INFORMATION

Property Type: FLEX/WAREHOUSE COMMERCIAL
Lease Rate: \$4.00 PSF (ANNUAL)
Lease Type: NNN

MSA:
Total Availability:
Parking:

LOUISVILLE/JEFFERSON COUNTY
6,500-13,300 RSF
SURFACE

BUILDING PLAN:



AVAILABLE SPACE

- 6,500 - 13,300SF

PROPERTY CONTACT:

CORE Real Estate Partners



TYLER SMITH, CCIM

Managing Partner
tyler@core502.com
502-558-8078

ABOUT US

Founded in Louisville, KY, CORE Real Estate Partners utilize a data-driven approach to provide comprehensive and unique full-service solutions for our clients' real estate needs. CORE specializes in urban, near-urban areas and town-centers, for long term commercial real estate strategies and solutions.

Our collaborative approach attracts clients who understand and appreciate the benefits of long-term real estate investment to grow income producing assets. With more than 55 years of combined real estate experience in Louisville, we incorporate technology and entrepreneurship into our strategy to enhance the real estate investment results for our partners.

Learn more about this property and CORE Real Estate Partners at: core502.com