



**401** SOUTH  
STREET **4TH**

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**CLASS A OFFICE SPACE**

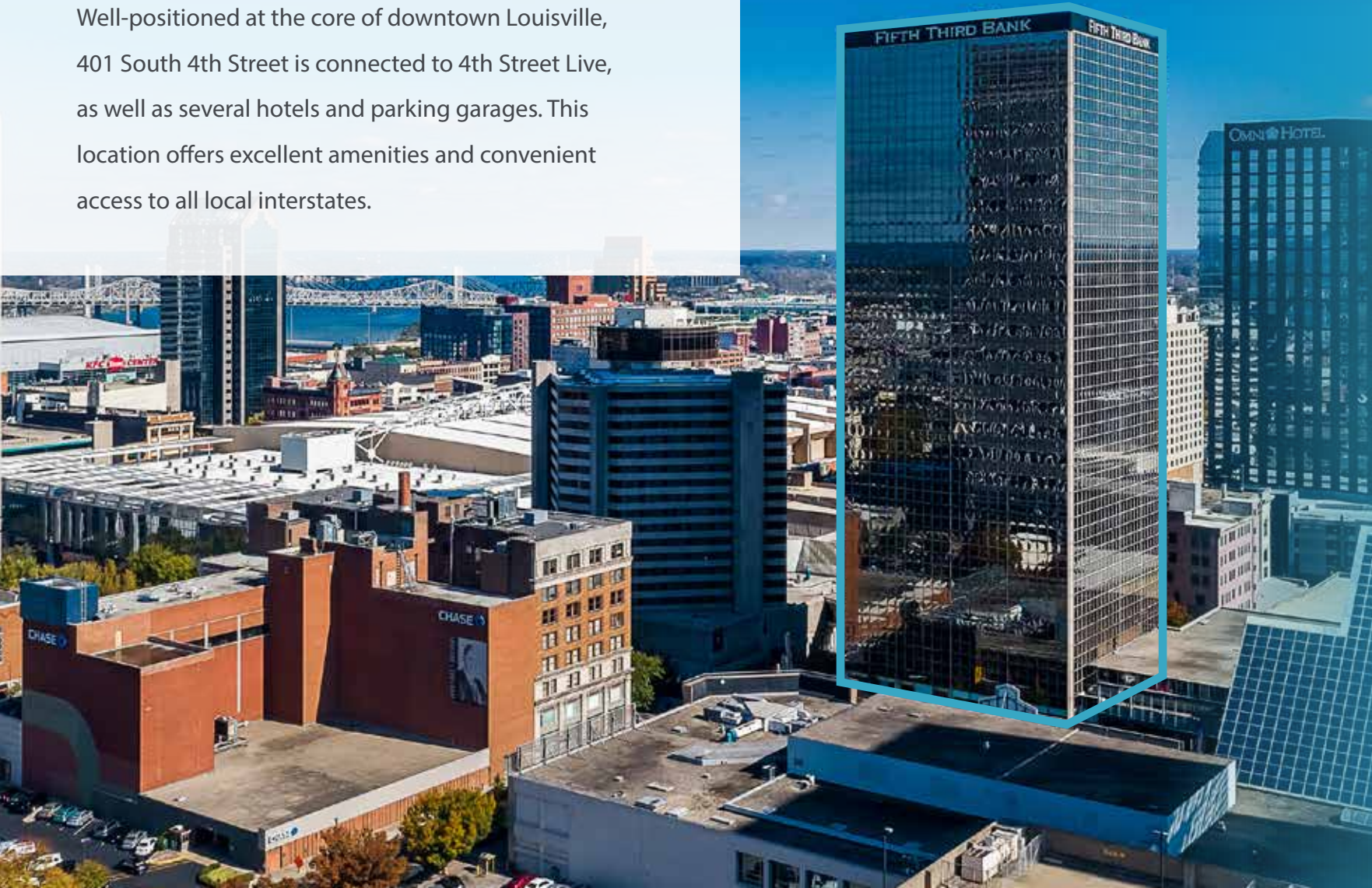
401 S. 4th Street, Louisville, Kentucky

INTRODUCING

# 401 SOUTH STREET 4TH

## CATERING TO TENANTS' NEEDS

Well-positioned at the core of downtown Louisville, 401 South 4th Street is connected to 4th Street Live, as well as several hotels and parking garages. This location offers excellent amenities and convenient access to all local interstates.



## UPCOMING RENOVATIONS WITH AMENITIES FOR TODAY'S WORKFORCE

Taking advantage of its prime location near the vibrant entertainment district, KennMar is creating tenant lounge and fitness areas overlooking Fourth Street, introduce a new conference space to accommodate a multitude of sizes, and transform the main lobby by incorporating stadium-style seating, a stylish coffee shop, and an inviting outdoor patio.



RE-IMAGINED LOBBY WITH  
CREATIVE SEATING OPTIONS



COFFEE SHOP WITH INDOOR  
AND OUTDOOR SEATING



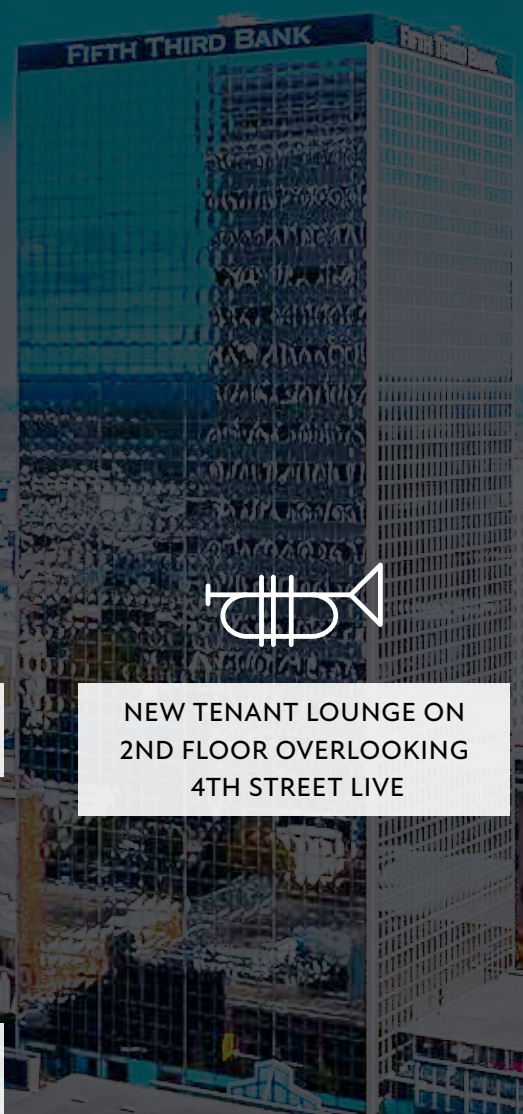
NEW TENANT LOUNGE ON  
2ND FLOOR OVERLOOKING  
4TH STREET LIVE



CONFERENCE CENTER  
WITH LATEST TECH



NEW FITNESS  
CENTER



## RENOVATIONS ARE UNDERWAY!



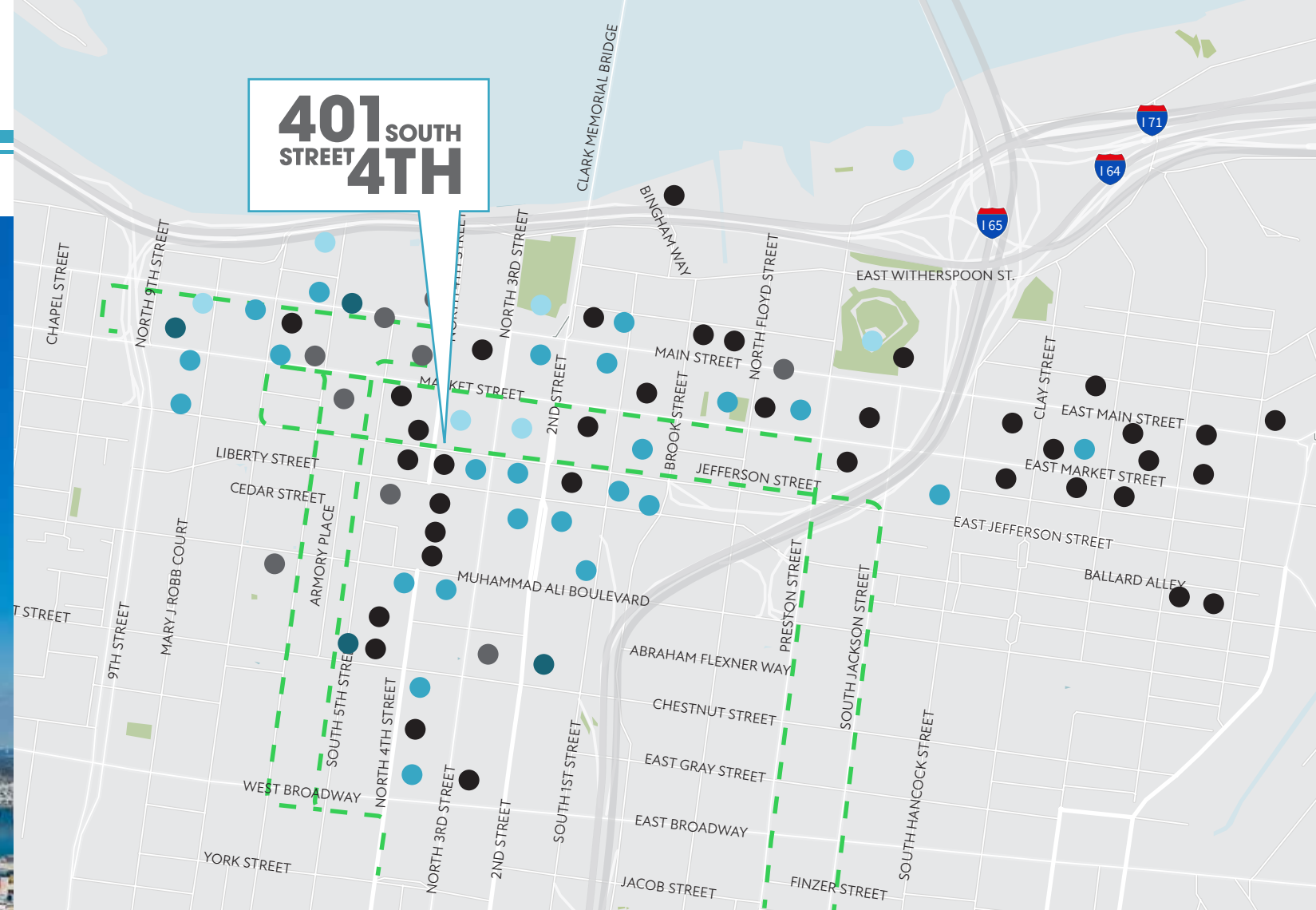
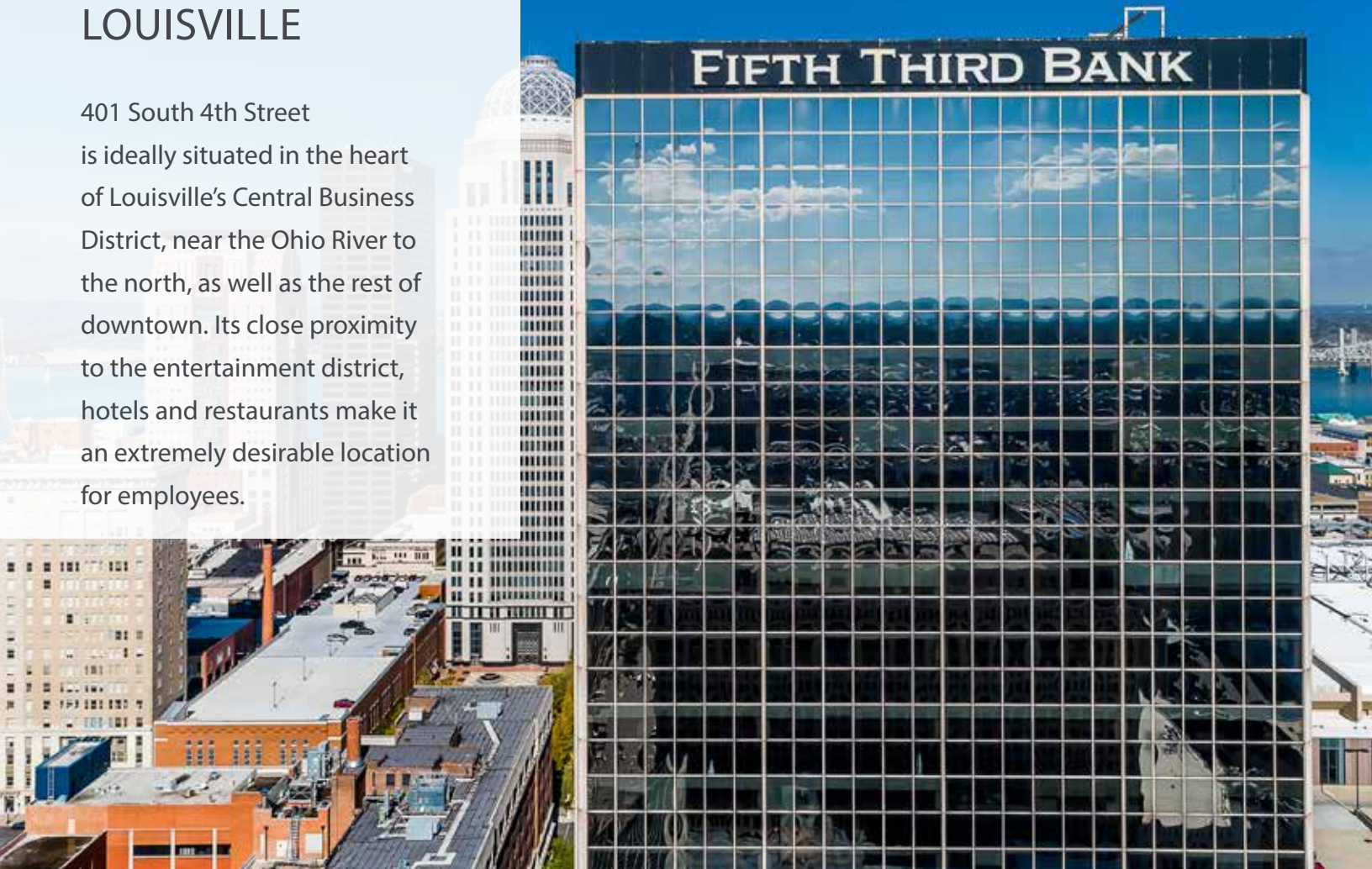
COFFEE SHOP WITH INDOOR AND OUTDOOR SEATING









# 401 SOUTH STREET 4TH

## WELL-POSITIONED AT THE HEART OF DOWNTOWN LOUISVILLE

401 South 4th Street is ideally situated in the heart of Louisville's Central Business District, near the Ohio River to the north, as well as the rest of downtown. Its close proximity to the entertainment district, hotels and restaurants make it an extremely desirable location for employees.



## AREA AMENITIES

-  Restaurant
-  Hotel
-  Attractions
-  Banking
-  Fitness
-  Frequent routes

## LOCATION HIGHLIGHTS

**88**  
WALK SCORE  
Very Walkable

**65**  
TRANSIT SCORE  
Good Transit

**82**  
BIKE SCORE  
Very Bikeable

Walking distance to  
**20+**  
RESTAURANTS

**15** min to  
the LOUISVILLE  
INTERNATIONAL  
AIRPORT

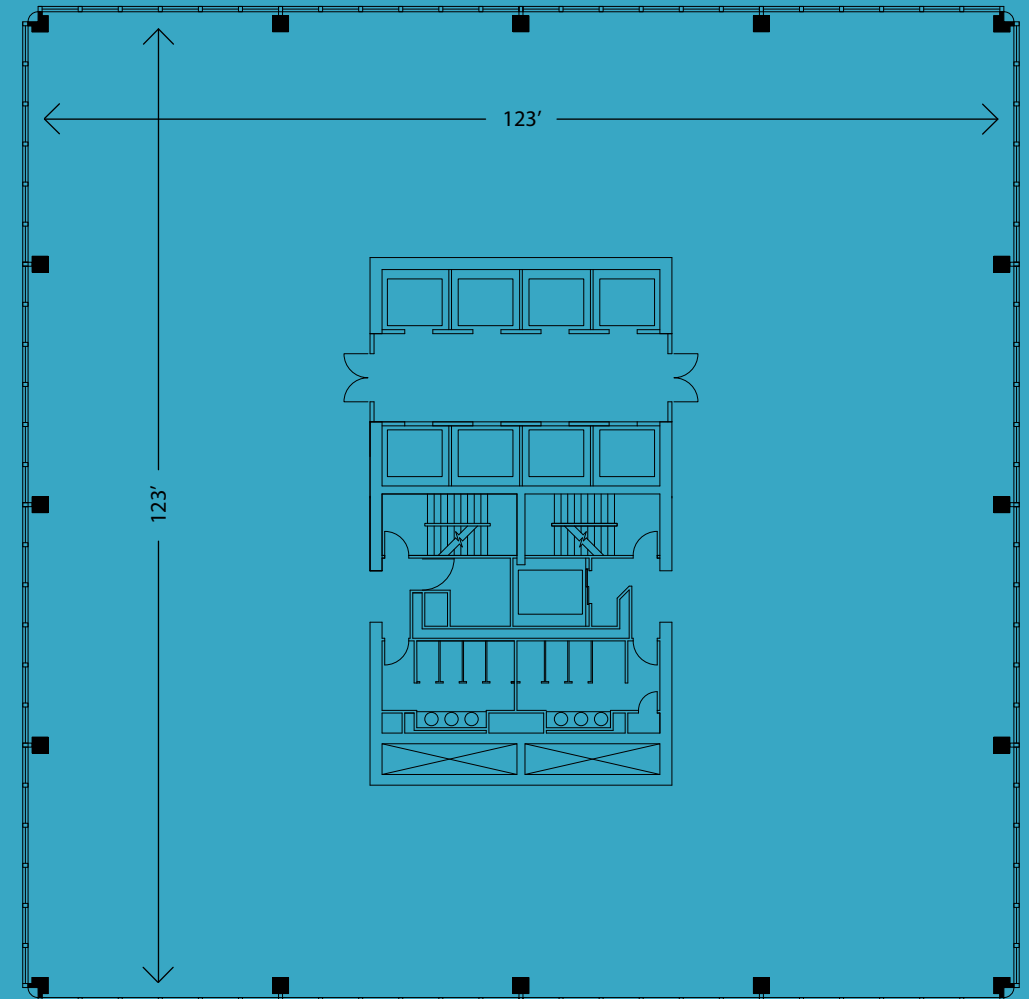
Less than  
**5** minutes from  
I-71, I-64, AND I-65

ON LOOP TARC'S BUS SYSTEM  
running directly in  
**FRONT**  
of the building

	Mechanical	Leased	Available
Floor	FIFTH THIRD BANK		
27	Leased		
26	Available 14,341 RSF		
25	Available 14,341 RSF		
24	Available 14,341 RSF		
23	Leased	Available 9,925 RSF	
22	Leased		
21	Available 14,341 RSF		
20	Available 14,341 RSF		
19	Leased		
18	Leased	Available 4,416 RSF	
17	Available 13,980 RSF		
16	Available 13,980 RSF		
15	Available 13,980 RSF		
14	Available 13,980 RSF		
12	Leased		
11	Leased	Available 7,989 RSF	
10	Leased	Available 2,730 - 8,432 RSF	
9	Leased		
8	Leased		
7	Leased		
6	Leased		
5	Leased		
4	Mechanical		
3	Leased		
2	Leased		
1	Leased		

## OPPORTUNITIES AT 401 SOUTH 4TH STREET

401 South 4th Street can accommodate tenants of varying sizes from 2,000 SF to over 55,000 SF, with more than 30,000 SF available in the high-rise section, including a space featuring an interconnecting stairwell.



TYPICAL FLOOR PLATE

# 401 SOUTH STREET 4TH

*For more information, contact:*

[www.401s4th.com](http://www.401s4th.com)

Doug Owen, SIOR  
Senior Vice President  
[doug.owen@jll.com](mailto:doug.owen@jll.com)  
+1 502 394 2516

Yandell Wood, SIOR  
Senior Vice President  
[yandell.wood@jll.com](mailto:yandell.wood@jll.com)  
+1 502 394 2518

7316 New LaGrange Road  
Louisville, Kentucky 40202  
+1 502 426 1300  
[www.us.jll.com/louisville](http://www.us.jll.com/louisville)



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