



## One Innovation Center – 201 East Jefferson Street, Louisville, KY

NTS is pleased to present One Innovation Center, an exciting leasing opportunity at the J.D. Nichols Campus for Innovation & Entrepreneurship in downtown Louisville. Built in 2003, One Innovation Center features three floors with approximately 49,000 square feet of Class A office space. Please see the information below for more details:

### FOR LEASE

- Class A ~49,000 SF Office Building with 3 floors
- Ideal for professional and R&D office use
- Blocks from Louisville Waterfront Park and Slugger Field
- Surface parking available (additional cost applies)
- Prime location neighboring exciting NuLu District
- Common break space and conference rooms at no cost
- Modern corporate office environment and lobby design
- Leased and managed by NTS Development Company

**For more information or to schedule a tour, please contact:**

**Tony Fluhr, SIOR, CCIM**

Managing Director  
502.429.9820  
tfluhr@ntsdevco.com

**Mark Meredith, CCIM**

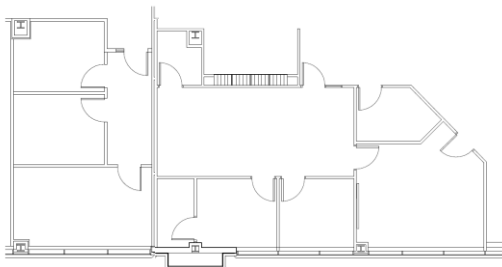
Director of Commercial Leasing  
502.429.9827  
mmeredith@ntsdevco.com

[www.ntsdevelopment.com](http://www.ntsdevelopment.com)

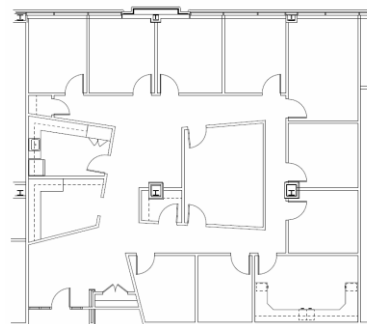
**NTS**



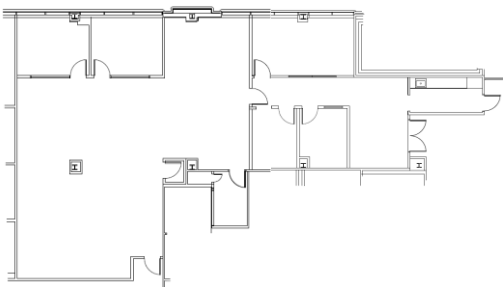
## AVAILABLE SUITE FLOOR PLANS



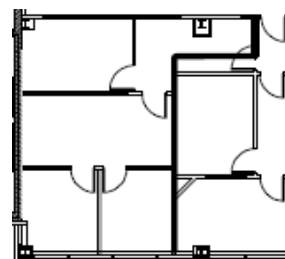
Suite 101 | ~1,853 RSF



Suite 125 | ~3,295 RSF  
(contiguous up to 6,825 RSF with Suite 140)



Suite 140 | ~3,530 RSF  
(contiguous up to 6,825 RSF with Suite 125)



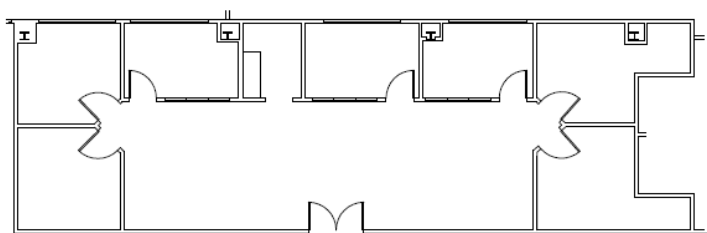
Suite 201 | ~1,260 RSF

Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other changes or conditions, prior sale, lease financing, or withdrawal without notice and to any special conditions imposed by our principal.

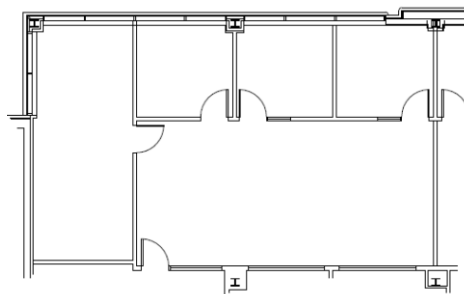




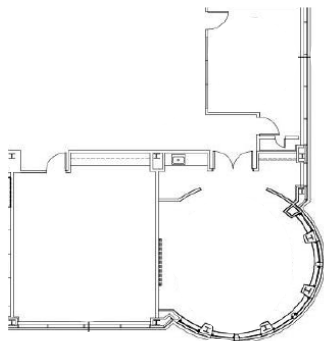
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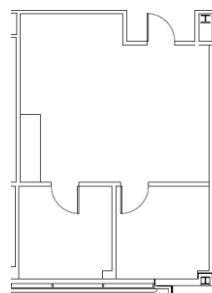
Suite 215 | ~1,918 RSF



Suite 238 | ~1,504 RSF



Suite 301 | ~2,203 RSF



Suite 306 | ~761 RSF

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