

NULU CROSSING

700 East Main Street, Louisville, Kentucky 40202





Nulu is the fastest growing neighborhood between Chicago & Nashville.

lendingtree
 Ranked #2 Most Popular Metro for Gen-Z Home Buyers

CoStar Group
 #1 in the US for YoY Apartment Rent Growth

Tripadvisor
 "Top 20 places to visit in the US"

CUSHMAN & WAKEFIELD
 "Top 20 Cool Streets in the US"

Louisville, Kentucky

<p>#5 Metro For Economic Development</p>	<p>\$2.09B New Capital Investment</p>	<p>60% of U.S. Population Within a Day's Drive</p>
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Why Louisville?

From the world-renowned excitement of the Kentucky Derby at Churchill Downs to the immersive journey through the bourbon distilleries along the Urban Bourbon Trail, Louisville offers an unforgettable experience for every traveler. Indulge your senses in the city's dynamic culinary scene, explore its captivating museums and historic landmarks, and immerse yourself in the warm embrace of Southern charm. Whether you're strolling along the scenic riverfront, admiring the stunning architecture of Old Louisville, or enjoying the festive atmosphere of its lively neighborhoods, Louisville promises an authentic and memorable adventure that will leave you enchanted and eager to return.



Top 10 Culinary Scene in the U.S.



World-Class Horse Racing



Legendary bourbon distilleries



Historic Architecture



Beautiful Public Parks



Immersive Theaters and Performances



Renowned Museums and Zoos



Euphoric Music Festivals



Top-Tier Sports



Reliable Public Transport



Highly Educated Population



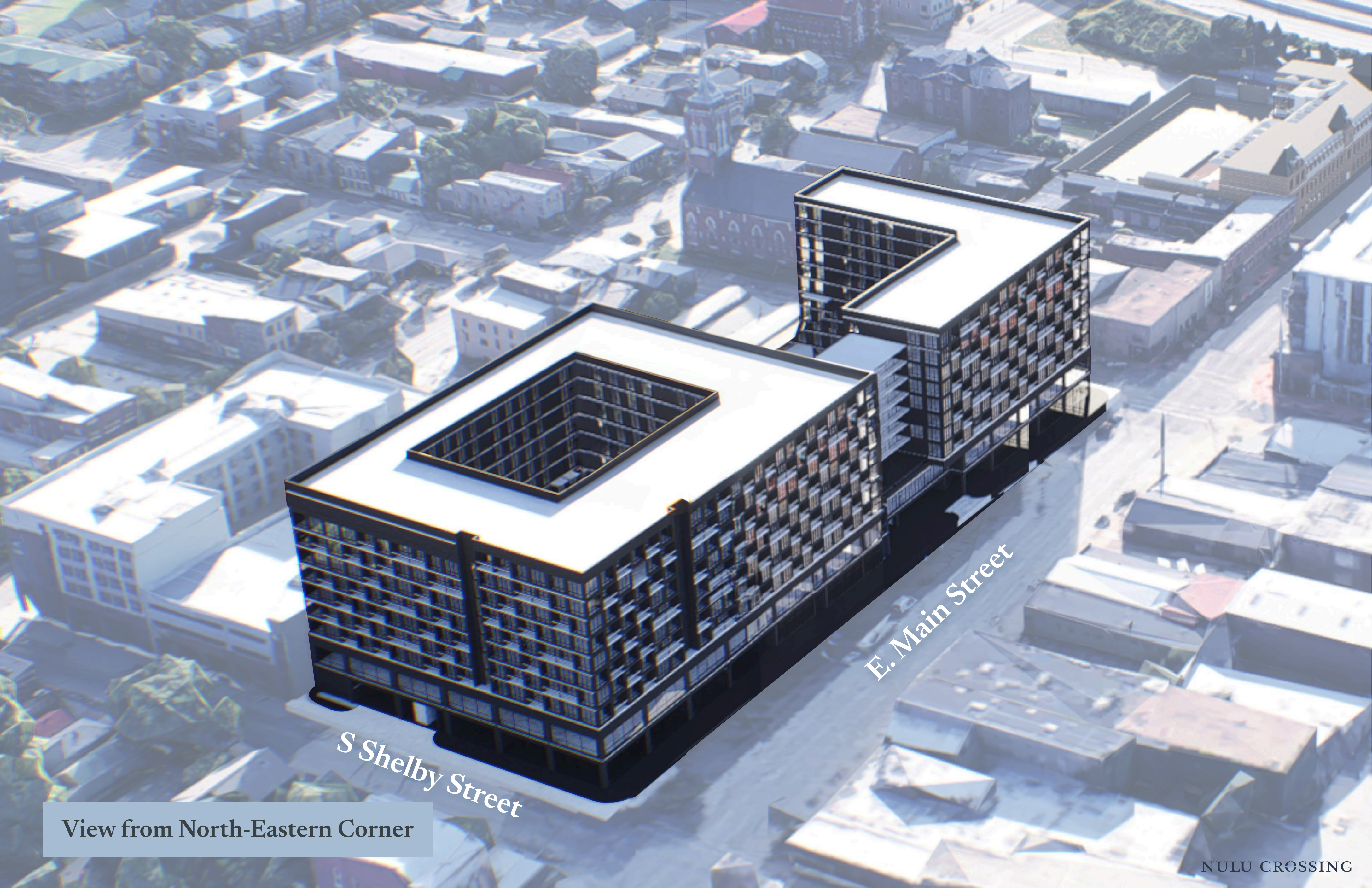
Beautiful Hotels

Neighborhood

- NuLu Crossing
- Tourists & Local Attractions
- Residence/Hospitality



Nulu's walkable streets offer a variety of hospitality options for visitors and locals to enjoy



S Shelby Street

E. Main Street

View from North-Eastern Corner

Property Overview

34,848 GSF
Class-A Retail

29,337 GSF
Class-A Office

525
Residential Units

587
Parking Bays





SHILLS







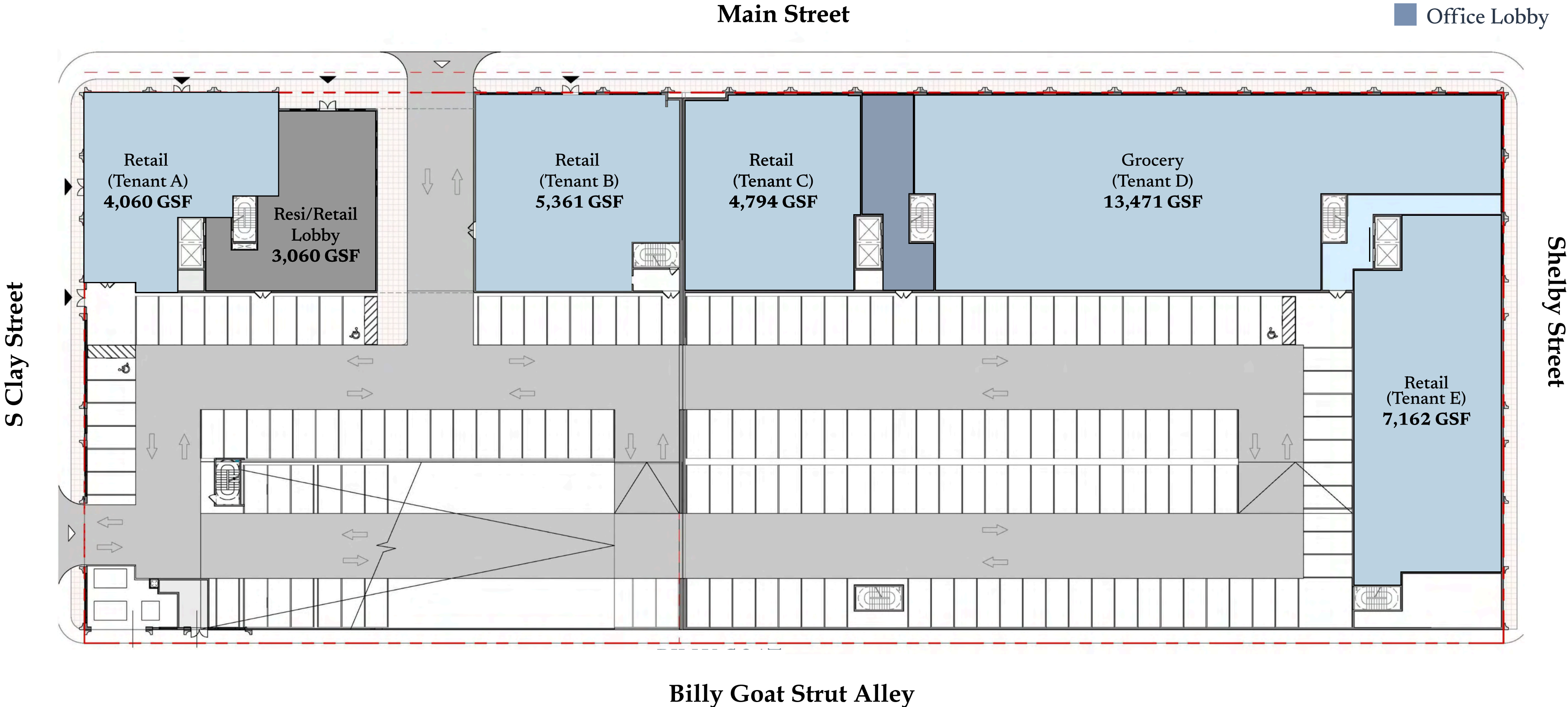


Ground Floor - Retail Opportunities

Available from January 2027

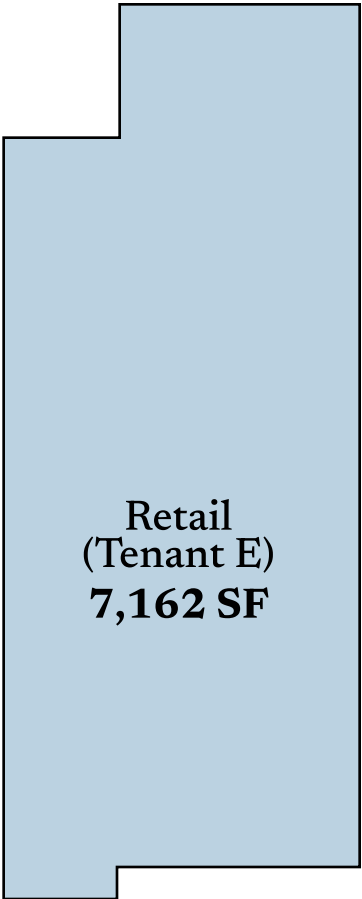
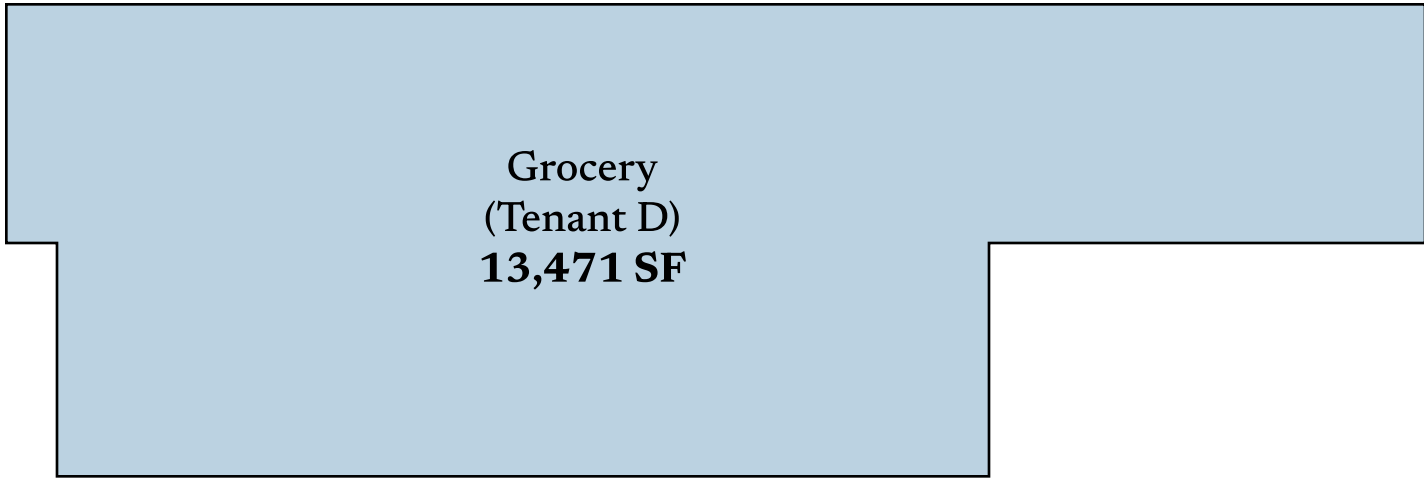
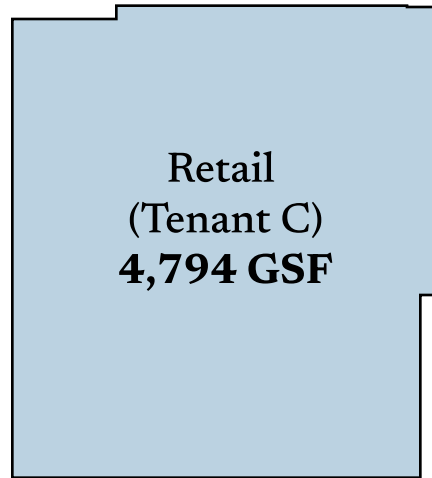
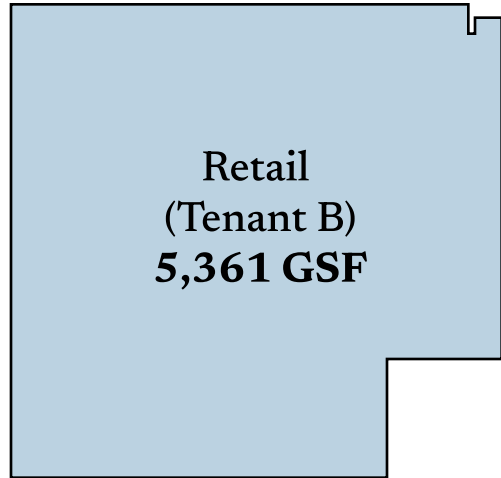
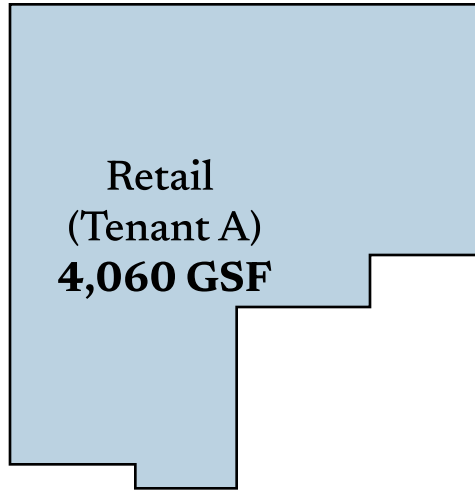
700 East Main Street, Louisville, Kentucky, 40202

- Retail Space
- Resi/Retail Lobby
- Office Lobby



Ground Floor - Retail Opportunities

16' 8"
Ceiling Height



Tenant A
Retail

Tenant B
Retail

Tenant C
Retail

Tenant D
Grocery

Tenant E
Retail

4,060 GSF
Space Available

5,361 GSF
Space Available

4,794 GSF
Space Available

13,471 GSF
Space Available

7,162 GSF
Space Available

207'
S Clay & Main St
Store Frontage

80'
Main St
Store Frontage

80'
Main St
Store Frontage

69'
Main St
Store Frontage

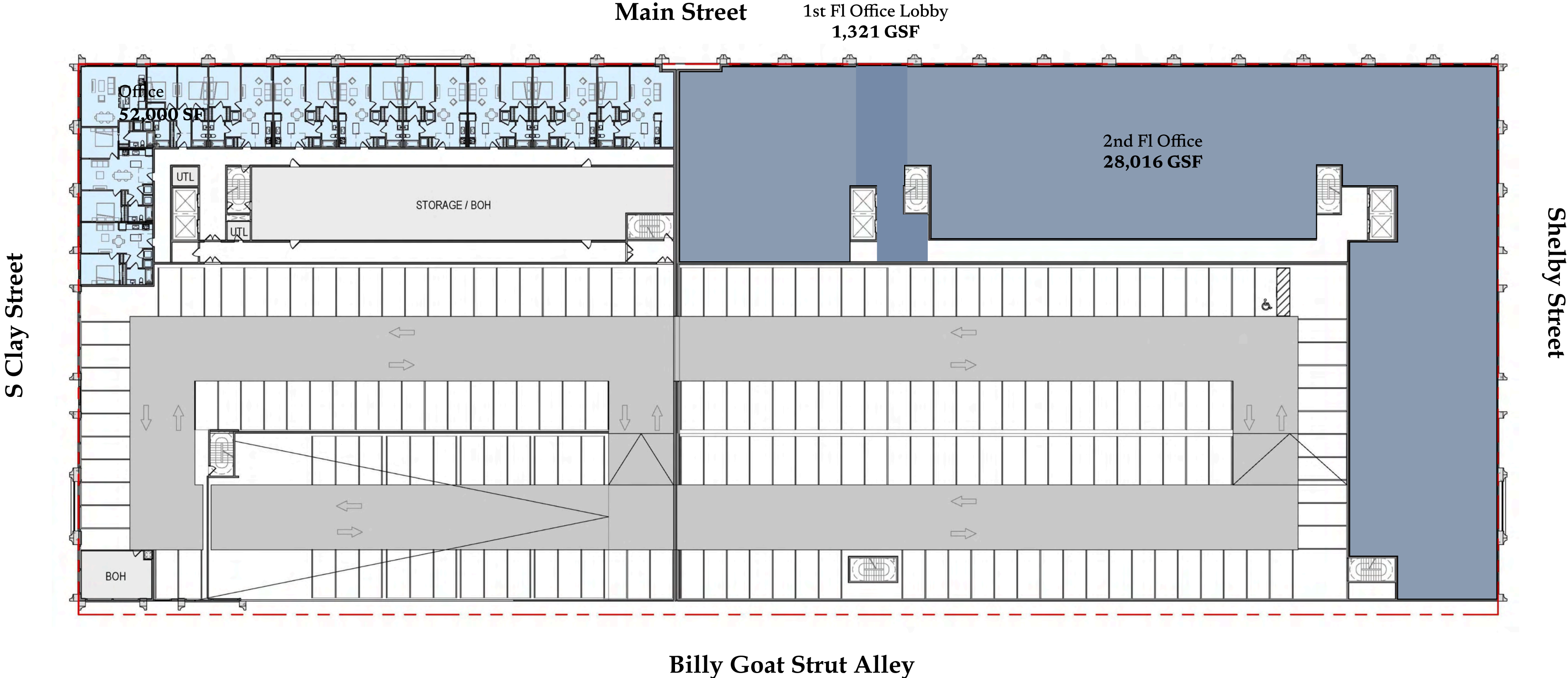
207'
S Shelby & Main St
Store Frontage

2nd Floor - Office Opportunities

Available from January 2027

700 East Main Street, Louisville, Kentucky, 40202

- 2nd Fl Office Space
- 1st Fl Office Lobby



2nd Floor - Office Opportunities

16' 8"
Ceiling Height

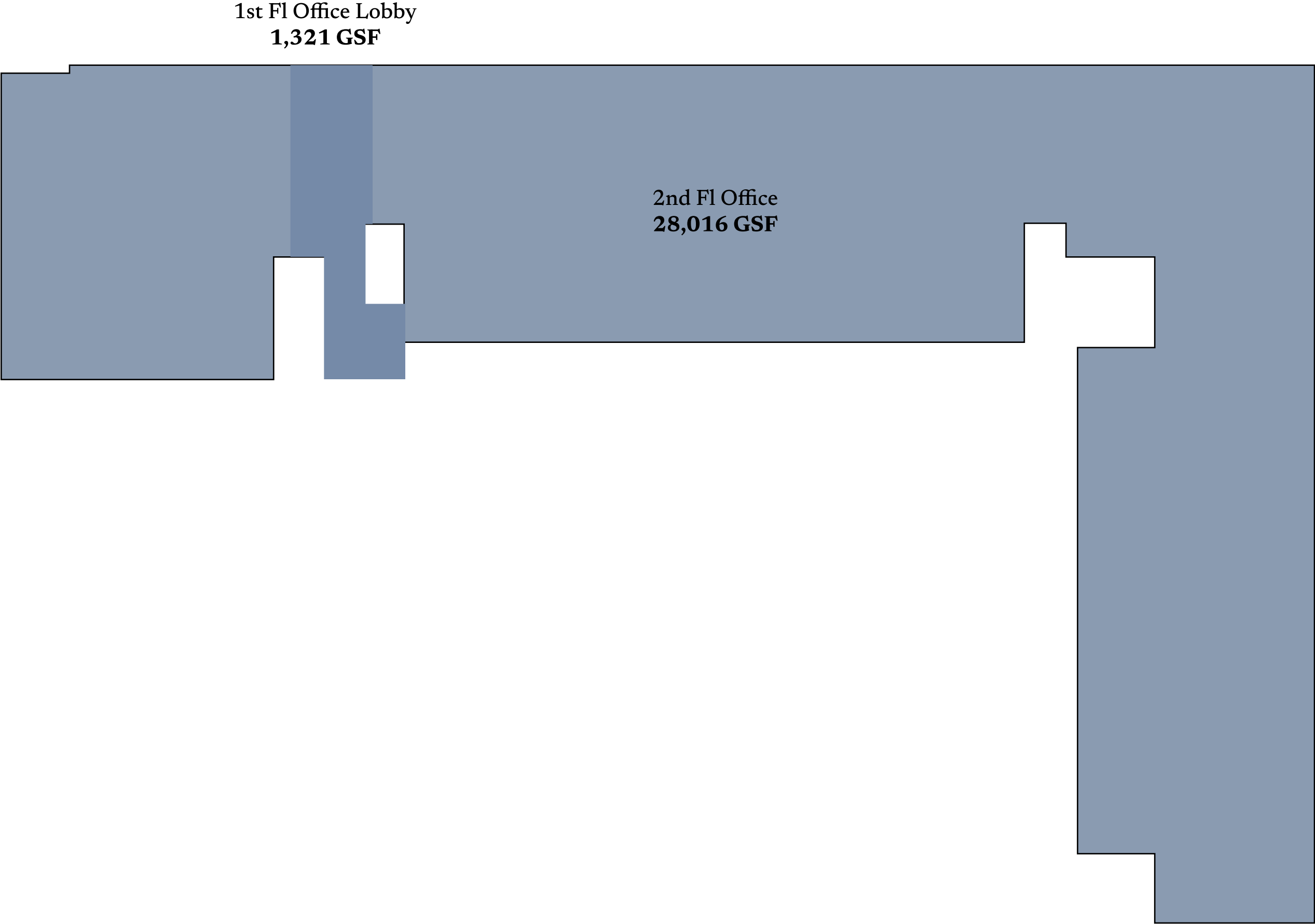
Office

28,016 GSF

2nd Fl Office

1,321 GSF

1st Fl Office Lobby



Hospitality Driven Streetscapes

Award-winning national operators such as The Aparium Group, Bunkhouse Hotels, Hilton, and Marriott are taking NuLu to the next level, triggering significant appreciation to local real estate in the neighborhood.



📍 Hotel Anomalie: 1 Block



📍 Tempo by Hilton: 1 Block



📍 AC Hotel: 1 Block



📍 Hotel Genevieve by Bunkhouse: 1 Block



Proven Demand
National Tenants
about to Open



Most Prime Location
Middle of
Market Street



Critical Mass Secured
Years of Negotiation
& Planning

Hotel Anomalie

615 - 625 East Market Street, Louisville, KY, 40202

Set to debut in late 2025, the ~\$85m Hotel Anomalie will attract a new wave of visitors while sparking a transformation with vibrant streetscapes, booming tourism, and major institutional investment.





1. Sake A Go Go

The latest brain-child from Kevin Grainger, this Asian eatery brings the east to Louisville

2. Goodwood Brewery

This intimate, laid-back joint serves microbrews on tap & offers a yoga class twice a month

3. Garage Bar

Hip bar & eatery in a former garage for brick-oven pies & southern chow featuring a large patio

4. NuLu Marketplace North

A three story building containing over 66k SqFt of restaurants, retail, and entertainment

5. Butchertown Grocery

A European-style bakery that makes everything in-house with high-quality ingredients in Louisville.

6. Nami Modern Korean Steakhouse

Stylish restaurant and bar providing Korean BBQ dishes and cocktails, plus karaoke.

7. La Bodeguita De Mima

Classic Cuban cuisine & cocktails served in a bright, lively locale with a leafy outdoor patio.

8. Meesh Meesh Mediterranean

Nutrient-rich Mediterranean recipes served in an upscale setting with wine and cocktails.



CLAYTON & CRUME
HANDCRAFTED LEATHER GOODS



The finest leathers forged in
the heart of bourbon country
by Clayton & Crume

Local Crafts

NuLu is a bustling hub where creativity
meets commerce. From bourbon to
leather goods, passion lives here.



Bourbonism

Bringing over \$9 billion a year to Kentucky's economy, NuLu attracts visitors from all over the world to experience the best of Kentucky Bourbon.

Distillery

100,000 Sqft Expansion

Angel's Envy Distillery

500 E Main St, Louisville
KY 40202

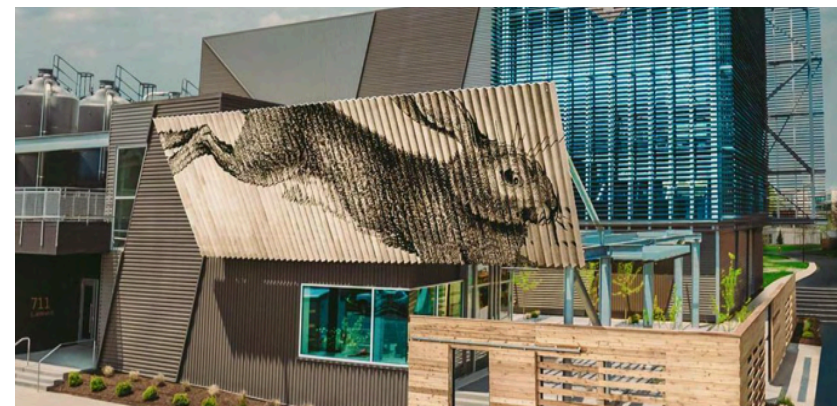


Distillery

100,000 Sqft Expansion

Rabbit Hole

711 E Jefferson St, Louisville
KY 40202



Bar & Music Venue

Bob Dylan's Bourbon - Heaven's Door

The Last Refuge

600 E Market St, Louisville
KY 40202



More noteworthy stops for whiskey enthusiasts:

Whiskey Thief

610 Nanny Goat Strut, Louisville, KY 40202

WhistlePig Distillery

403 E Market St, Louisville, KY 40202

Michter's Fort Nelson Distillery

801 W Main St, Louisville, KY 40202

Old Forester Distilling Co.

119 W Main St, Louisville, KY 40202



Alternative Leasing Opportunities

Premium Tenant Space Just For You

291 SF
Smallest Space Available

25,124 SF
Largest Space Available

Negotiable
Price Per Square Foot



Hotel Marty

291 SqFt - 1,442 SF Available

📅 2025

🏠 F&B/Retail & Office

🏗️ New-Build & Renovation



The Billy Goat

5,422 SF Available

📅 2025

🏠 F&B/Retail

🏗️ New-Build



Sunday School

13.5K SF Available

📅 2025

🏠 F&B/Retail

🏗️ New-Build & Renovation



The Zen

985 SF Available

📅 2025

🏠 F&B/Retail

🏗️ New-Build & Renovation



Gateway to NuLu

1,121 - 25,124 SF Available

📅 2025

🏠 F&B, Office & Retail

🏗️ Redevelopment

Reach out to info@zyyo.com for more information

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700 E Main Street,
Louisville, Kentucky 40202

Zyzo

NuLu Crossing Leasing Brochure
2025 Zyzo. Privileged and Confidential

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