

OFFICE SPACE | FOR LEASE



118 E Main Street
Louisville, KY 40202

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118 E MAIN STREET

Experience a unique blend of history and modern functionality at **118 E Main Street**, a fully renovated office space located on Louisville's iconic Whiskey Row. Once home to **Four Roses Bourbon from 1884 to 1922**, this redeveloped historic building currently has two suites available for immediate occupancy.

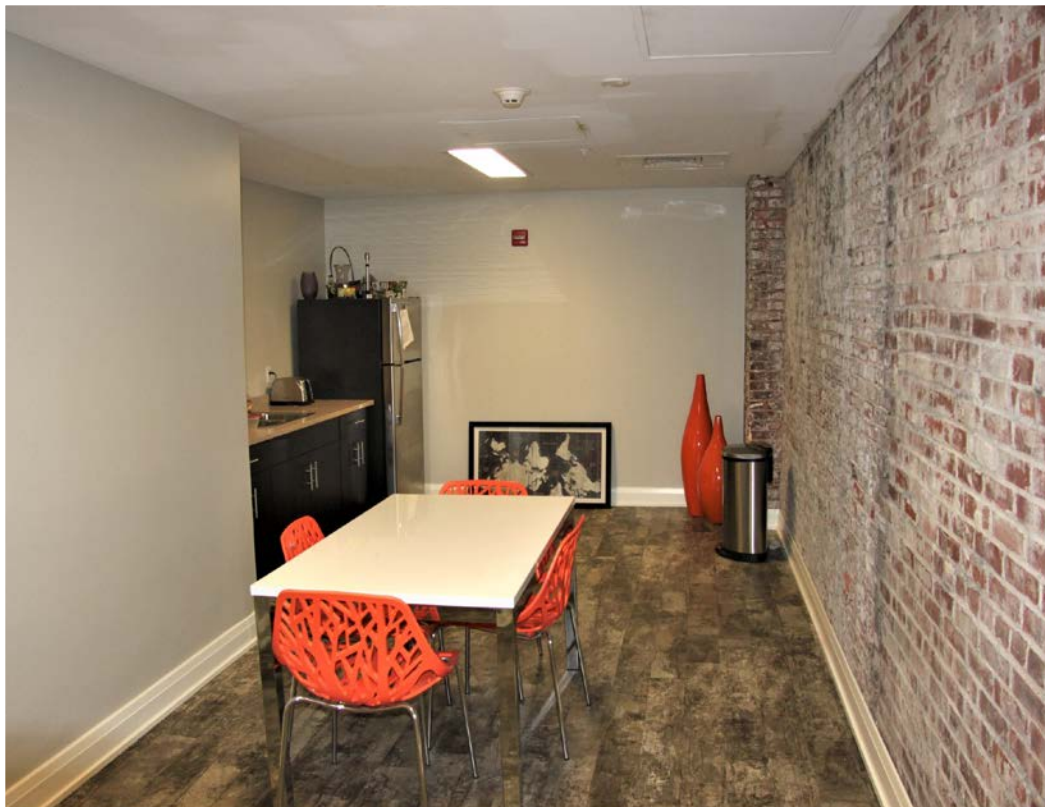
Current availabilities include **Suite 101 (3,544 SF)**, a first-floor lobby suite with a mixture of dedicated private offices with **personal restrooms, open collaborative workspace, and a breakroom**. Suite 101 is currently furnished with **workstations in the open collaborative space**, which can be utilized by the future tenant. **Suite 210 (2,352 SF)** is an **open workspace with one private office and a recording booth**. Suite 210 is adjacent to well-appointed common area restrooms. Tenants will enjoy premium amenities such as a **bourbon barrel lounge-style lobby, and a large shared conference room with views overlooking Main Street**.

Perfectly positioned within walking distance to retail, dining, the **KFC Yum! Center, Louisville Slugger Field, and NuLu**, the property also offers convenient access to a parking garage, nearby surface lots, and street parking.



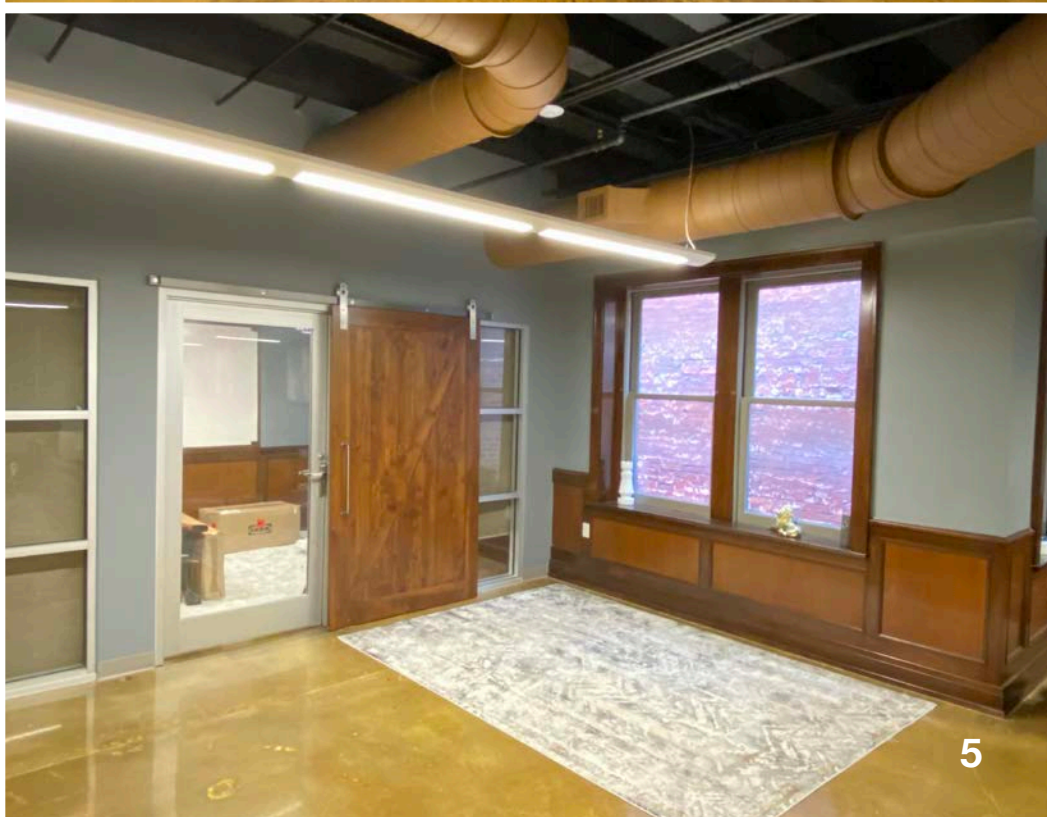
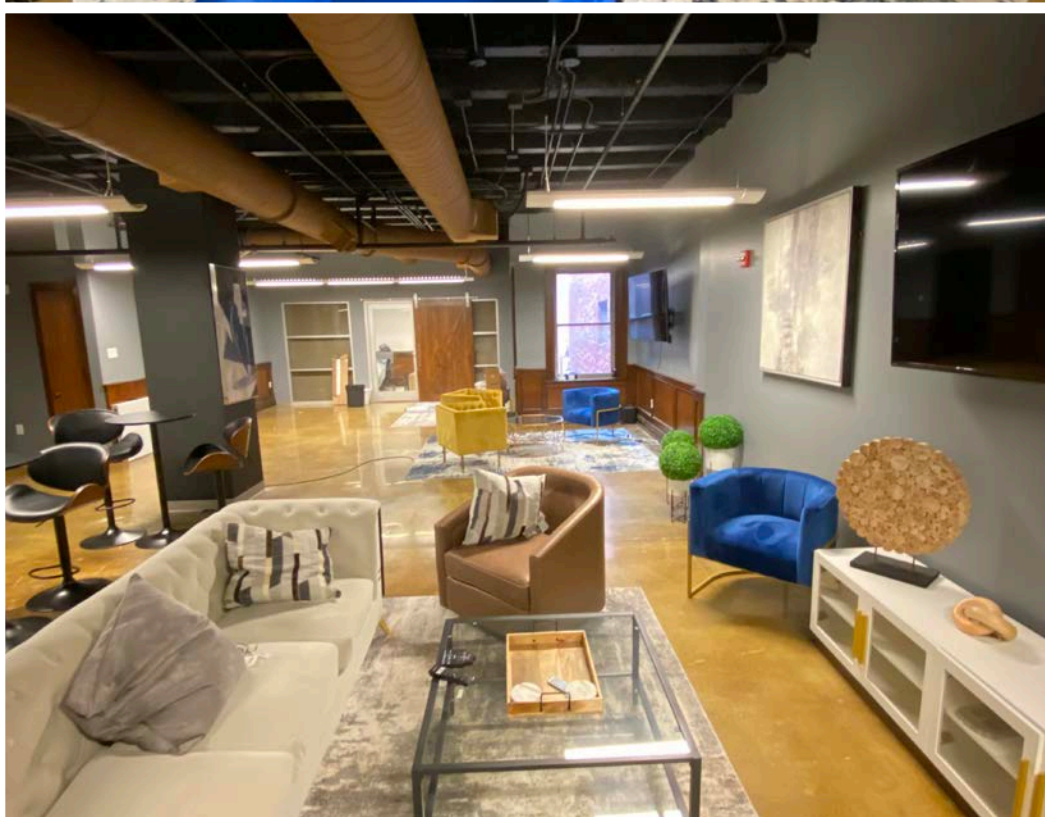
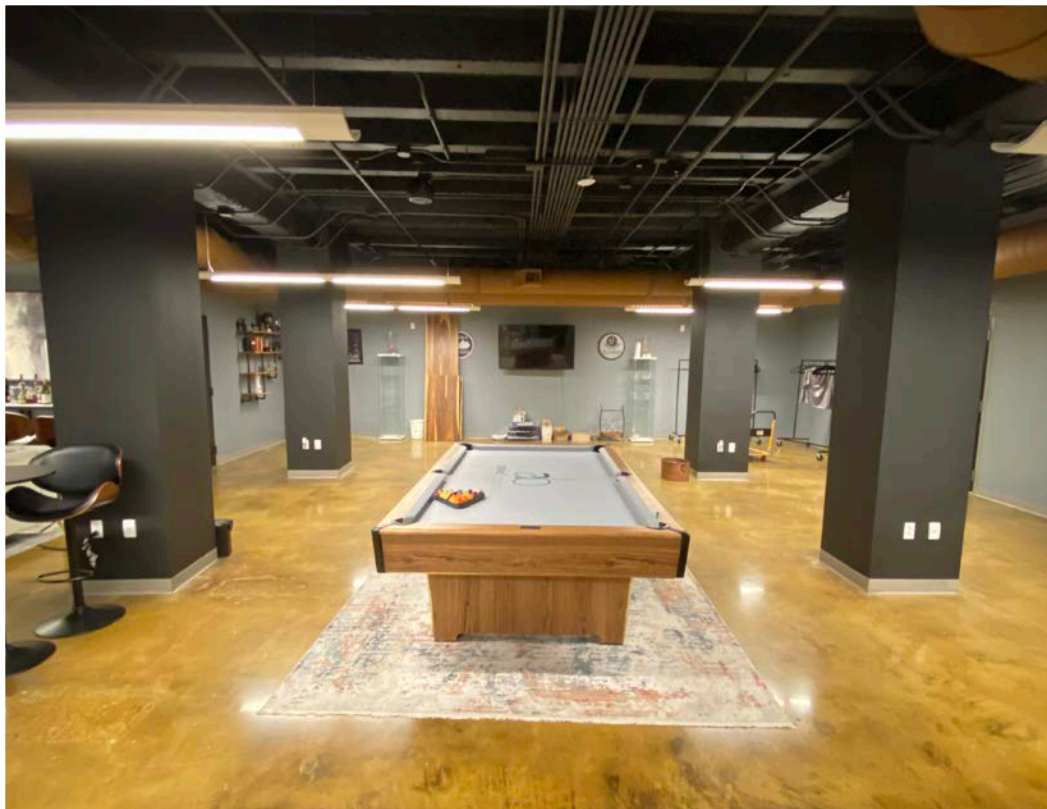
SUITE 101 | 3,544 SF

Available for Immediate Occupancy



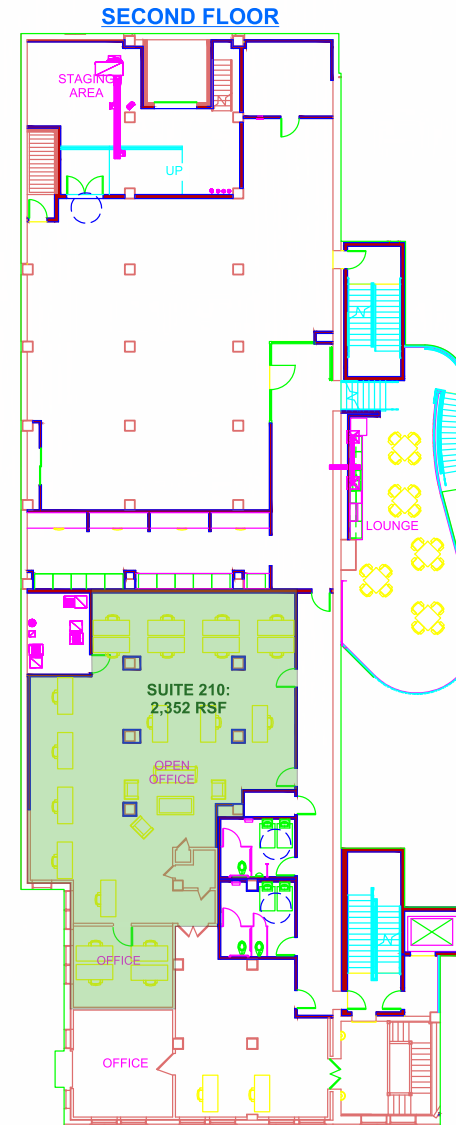
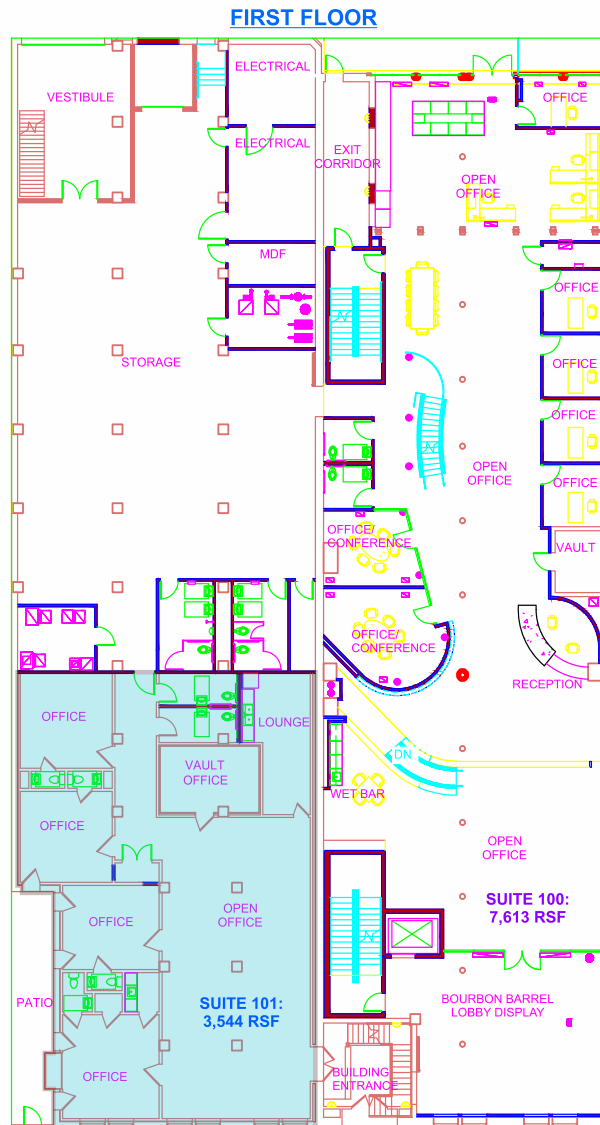
SUITE 210 | 2,352 SF

Available for Immediate Occupancy



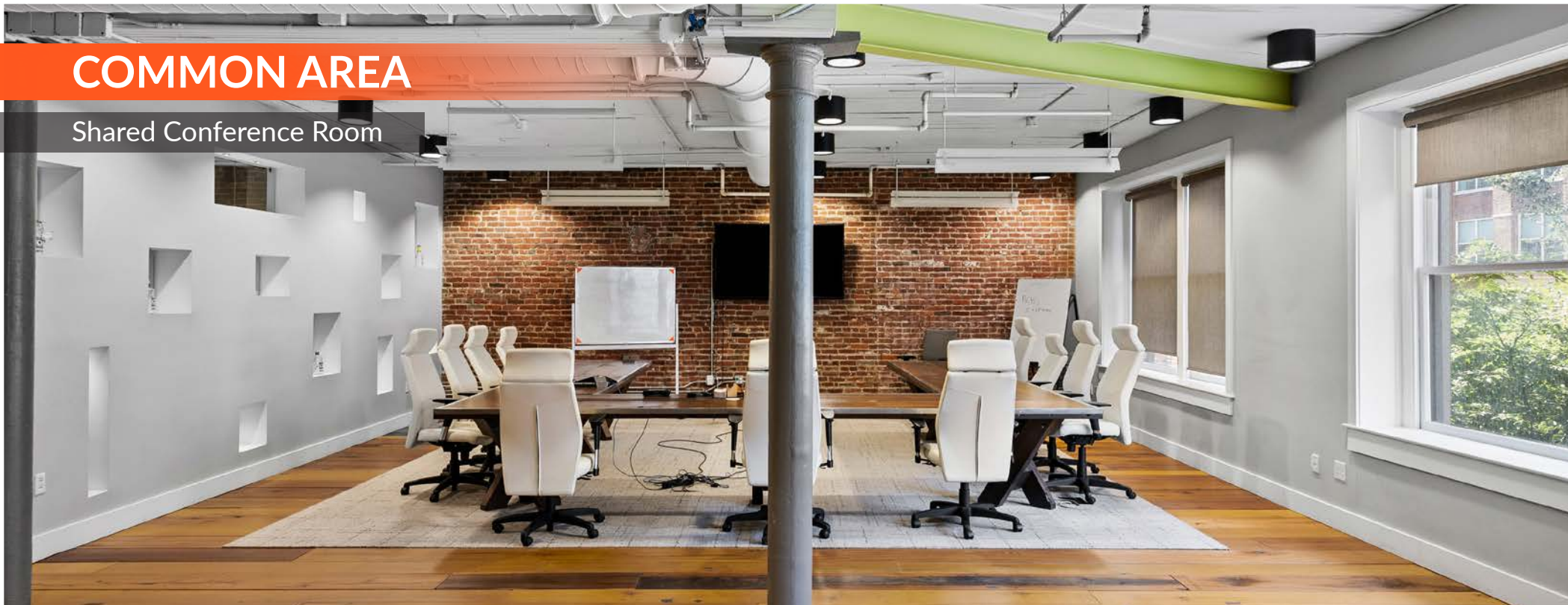
FLOOR PLAN

SUITES 101, & 210

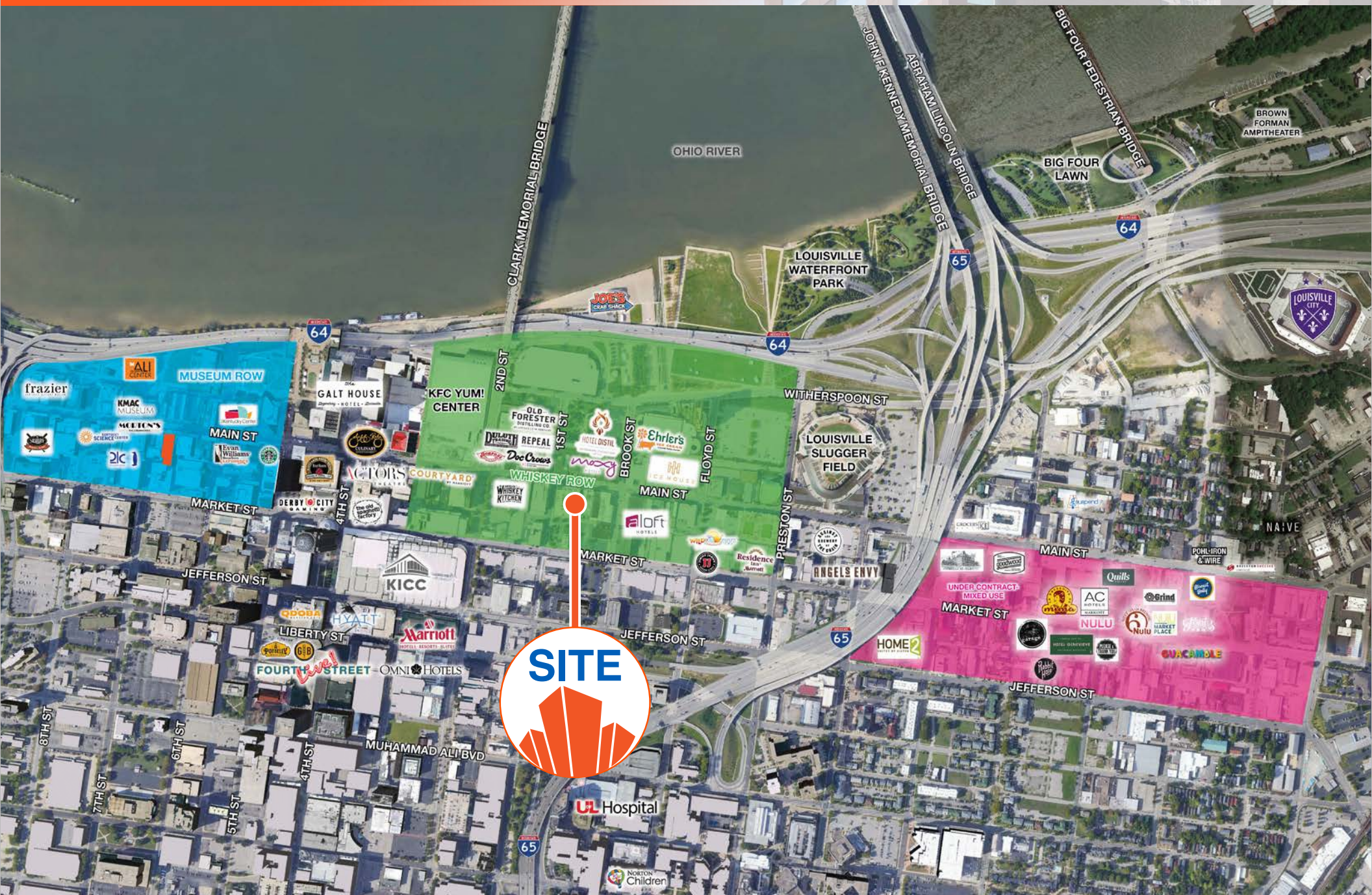


COMMON AREA

Shared Conference Room



AERIAL







LOUISVILLE OVERVIEW

Beating the Competition

Louisville presents a compelling value proposition, supporting the success of your business in a dynamic urban environment. Recognized as a competitive, genuine, and global city, Louisville stands out as a hub for advanced manufacturing and logistics, notably housing UPS WorldPort. Additionally, it boasts the distinction of being one of only a few U.S. cities hosting all five major performing arts groups. As the birthplace of Muhammad Ali, Louisville exceeds expectations, making a significant impact. Since 2014, the city has witnessed over \$15 BILLION in investments, solidifying its reputation as a prime destination.



1.3M

Louisville Metropolitan
Population



45th

Largest US
Metropolitan



14th

Best City for College
Graduates



KEY METRO LOUISVILLE RANKINGS

1.3M

BOOMTOWN (BUSINESS GROWTH
AND CONSUMER DEMAND)

- Yelp, 2019

Top 10

BEST CITY FOR
COLLEGE GRADS

- SmartAsset, 2021

Top 3

WORKER CONFIDENCE
IN U.S. METROS

- LinkedIn, Q1 2022

#1

IN OHIO RIVER CORRIDOR FOR
DEVELOPMENT

- Site Selection, 2020

METRO LOUISVILLE TOP EMPLOYERS



21,233
employees



14,476
employees



12,600
employees



12,247
employees



12,000
employees



6,933
employees



6,500
employees



6,226
employees



BAPTIST HEALTH®

6,159
employees



6,000
employees

CONTACT US



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