

201 EAST MAIN STREET LOUISVILLE, KY 40202

**CORE**  
REAL ESTATE PARTNERS

# Carlisle Building



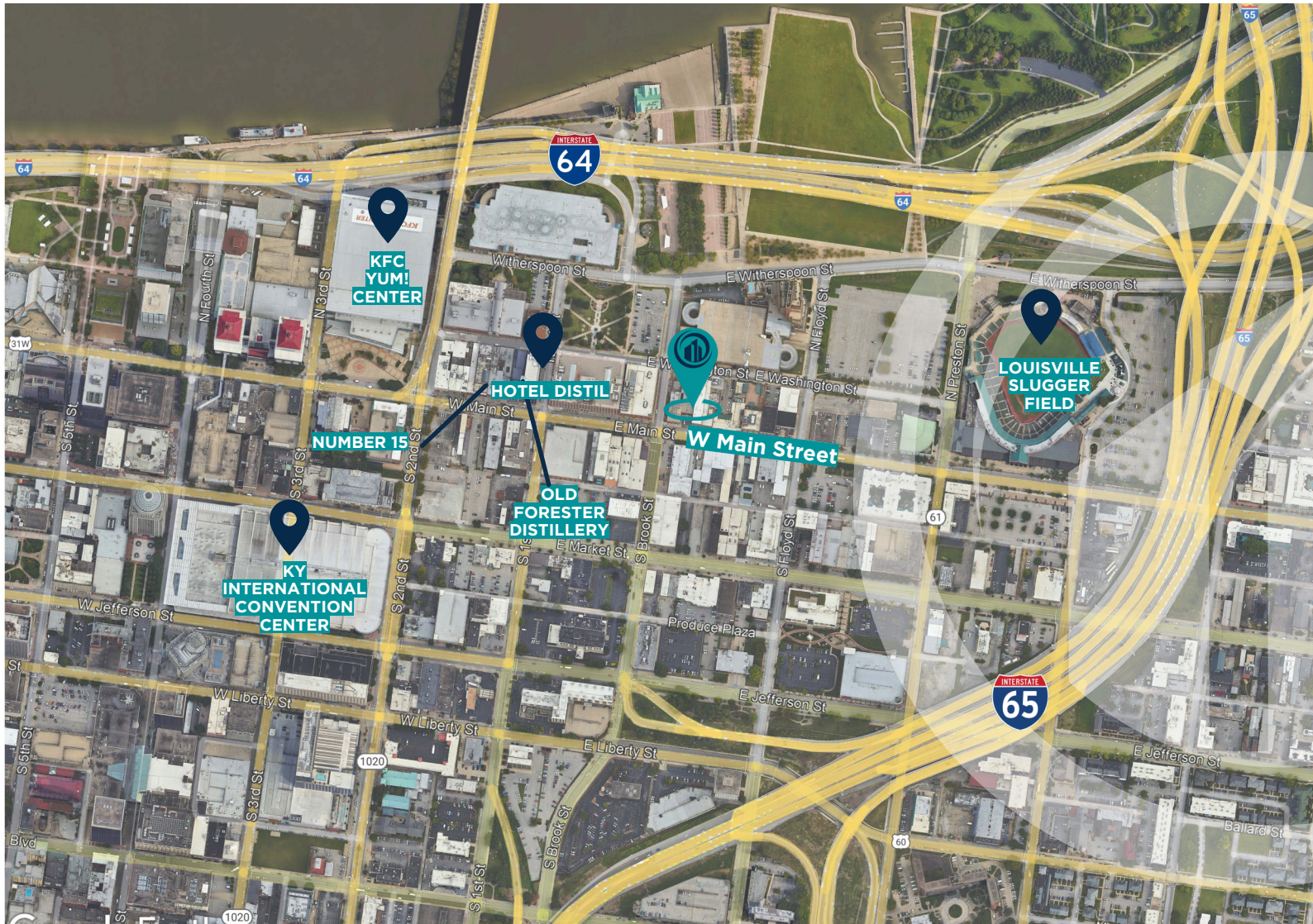
**PRIME DOWNTOWN COMMERCIAL OFFICE SPACE AVAILABLE**

## PROPERTY HIGHLIGHTS

This exceptional 4,300 square feet of premium office space is situated in a stunning mixed-use building that seamlessly blends modern sophistication with historic charm. This area seamlessly combines historical charm with a modern, dynamic atmosphere. The areas preserved architecture brings a perfect blend of old-world charm and contemporary energy. Discover the unparalleled charm and convenience that surround this amazing location which encapsulates the best of Louisville's past and present.

HISTORIC | MODERN SOPHISTICATION | MIXED-USE/ OFFICE

# AREA LOCATION



## Proximities

All within easy walking distance to; The KFC Yum! Arena, a 22,000 seat venue that hosts Louisville Cardinals Basketball as well as many sold out concerts and a variety of other events. The Louisville Convention Center with over 500,000 visitors annually is just two blocks away. The new Hotel Distil and Moxy are directly next door, the Omni Hotel & mixed-use development is only 3 blocks south. All major interstates, I-64, I-65 and I-71 can be accessed within a few blocks of 111 Whiskey Row.

Immediately adjacent to 111 Whiskey Row, the Old Forester Distillery, a working distillery and bourbon experience venue, that is now open. This \$50M tourist attraction brings the people in masses.

### Nearby Hotels:

Four major hotels are located within two blocks: the aLoft Hotel across the street, the Courtyard by Marriott Hotel less than 1 block away and The Galt House, and Downtown Marriott, 2 blocks away. The new Omni Hotel is only 3 blocks from the site. Next door to the brand new Hotel Distil a Marriott Autograph Collection and the Moxy Hotel is now open and directly next door on the corner of 1st & Main.

# FEATURING

- Modern sophistication with historic charm
- Various office setups
- Modern finishes and beautiful wood floors
- Two stand alone bathrooms and kitchenette
- Convenient access to major highways and public transportation



## PROPERTY INFORMATION

**Office Type:** MIXED USE/OFFICE  
**Lease Type:** GROSS  
**Lease Rate:** \$16.00 - \$18.00 PSF (ANNUAL)

**MSA:** DOWNTOWN  
**Total Availability:** 4,300 RSF  
**Parking:** SURFACE, ON-SITE



# PROPERTY CONTACTS:

CORE Real Estate Partners



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## 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](https://core502.com)