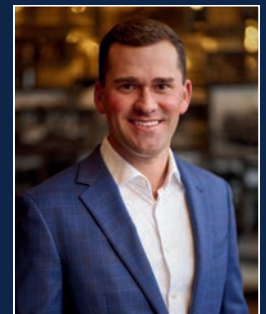


Office Space
For Lease



For more information,
please contact:



Austin Gutsell

985.630.1606

austin@plurisre.com



INNOVATIVE OFFICE SPACE IN THE HEART OF WHISKEY ROW

- Redeveloped historic building that was previously home to Four Roses Bourbon from 1884 to 1922
- Office Suites Available: Suite 101 (3,544 sf)
- Bourbon barrel lounge lobby
- Large shared conference room overlooking Main Street/Whiskey Row
- Technology hub with Tier 2 Data Center
- A mixture of private dedicated offices (4-5), cube space (10), break room, and 6 restrooms within suite
- Walking distance from retail shops, the KFC Yum! Center, Whiskey Row, Louisville Slugger Field, and NuLu
- Parking garage immediately adjacent to building as well as surface lots and street parking

BOURBON BARREL LOUNGE

Lobby includes Four Roses Bourbon display with repurposed hardwood floors, along with original interior brick facade complemented by modern glass window panes.



SUITE 101 | 3,544 SF



COMMON AREA

Shared Conference Room



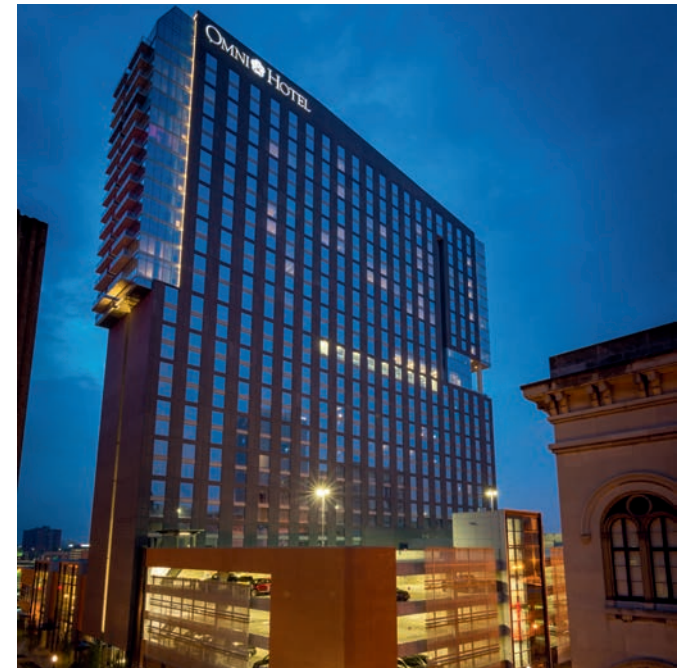
CITY OF LOUISVILLE

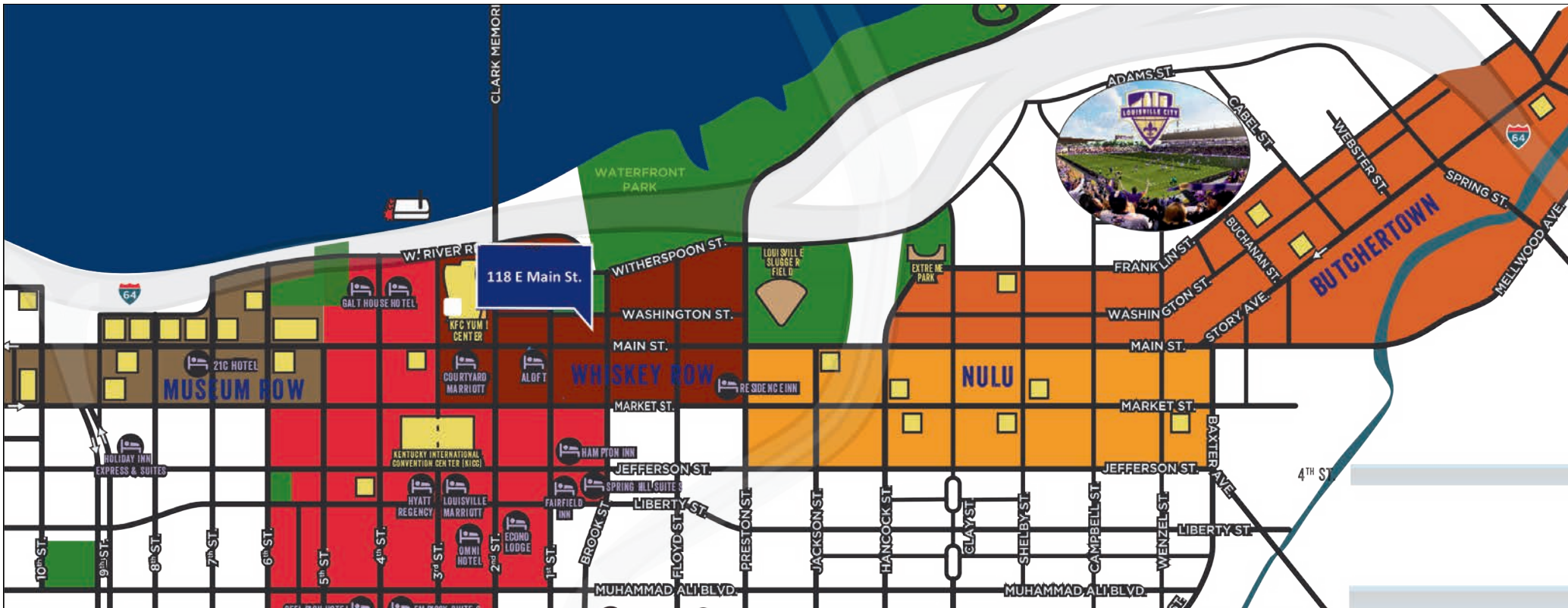
Since the KFC Yum! Center opened in Downtown Louisville in October of 2010, the urban core has been on a considerable growth trajectory. Over the last 5 years, Louisville welcomed more than 2,500 hotel rooms, 4 bourbon distilleries, the first downtown food market, a USL Soccer League Team and numerous restaurants and shops which have all further solidified the revitalization of the downtown market.





Bourbonism, the new Louisville City FC Soccer Stadium, a \$200 million renovation of the Kentucky International Convention Center, and the opening of the \$315 million Omni Hotel has injected life into the downtown urban core and surrounding areas. Downtown Louisville is growing in ways never seen before, and 118 E Main St is located right in the heart of all the action on Whiskey Row.





DINING

Against the Grain
 Akasha Brewing Company
 Bar Vetti
 Decca
 Doc Crow's
 Feast BBQ
 Garage Bar
 Grind Burger Kitchen
 Guaca Mole
 Harvest
 La Bodeguita De Mima
 Mayan Cafe
 Merle's Whiskey Kitchen
 Please & Thank You
 Royals Hot Chicken
 Side Bar
 Wiltshire on Market

HOTELS

21c Museum Hotel
 AC Nulu
 Aloft Hotel
 Brown Hotel
 Courtyard by Marriott Downtown
 Embassy Suites Downtown
 Fairfield Inn & Suites Downtown
 Galt House Hotel & Suites
 Hampton Inn Downtown
 Hilton Garden Inn Downtown
 Holiday Inn Express
 Hyatt Regency Louisville
 Marriott Louisville Downtown
 Moxy Louisville Downtown
 Omni Hotel
 Residence Inn by Marriott
 Seelbach Hilton
 Springhill Suites

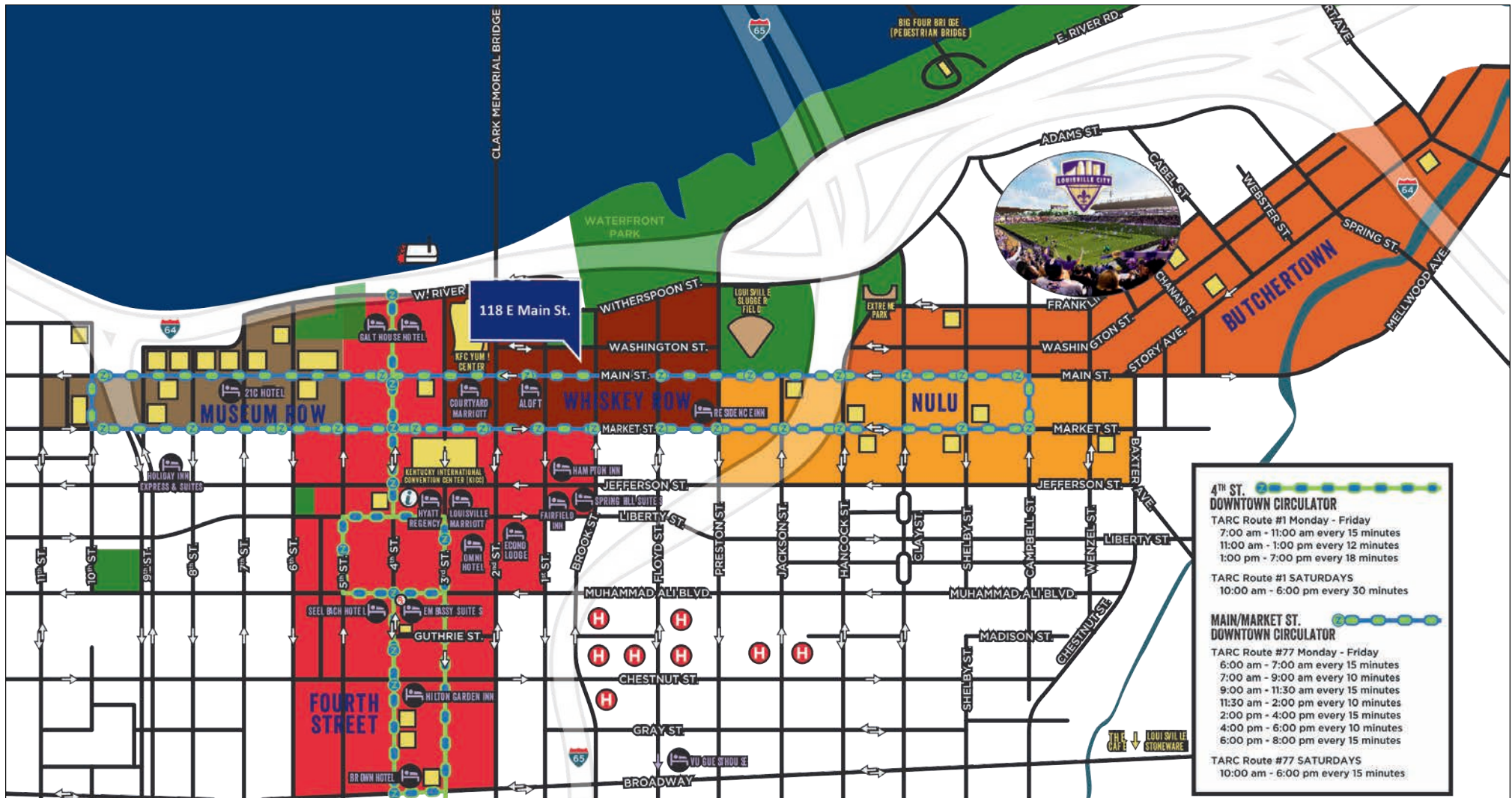
SHOPPING

Bourbon Barrell Foods
 Butchertown Market
 Buff City Soap
 Cellar Door Chocolates
 Falls City Market (Omni Hotel)
 Gifhorse
 Hadley Pottery
 Hazel & Hunt
 Mahonia
 Mamili
 Moss Hill
 Muth's Candy Store
 Objects of Desire Gallery
 Peace of the Earth
 Red Tree
 Rellek
 Revelry
 Scout

ACTIVITIES

Actors Theatre of Louisville
 Angel's Envy Distillery
 Belle of Louisville
 Brown Theatre
 Copper & Kings Distillery
 Evan Williams Bourbon Experience
 Flame Run
 Fourth Street Live!
 Frazier History Museum
 Goodwood Brewery
 Jim Beam Urban Stillhouse
 Kentucky Center for the Performing Arts
 Kentucky Science Center
 KFC Yum! Center
 Louisville City FC
 Louisville Palace
 Louisville Slugger Field
 Louisville Slugger Museum & Factory

Mercury Ballroom
 Michter's Distillery
 Muhammad Ali Center
 Old 502 Winery/Falls City Brewery
 Old Forester Distillery



HIGHWAY AND TRANSPORTATION

Easy access to I-64 and I-71

Transit Authority of River City (TARC) provides the ZeroBus Downtown Circulator, which offers complimentary rides along Main, Market and Fourth Streets in all-electric, zero-emissions buses with free Wi-Fi. There are also bus stops with service from downtown to the greater Louisville area.