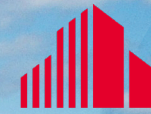


LARGE SCALE REDEVELOPMENT OPPORTUNITY
451,000 SF ON 3.5 AC
LOUISVILLE CENTRAL BUSINESS DISTRICT



CUSHMAN &
WAKEFIELD
Commercial Kentucky



525 W. BROADWAY
LOUISVILLE, KY 40202

TRANSACTION TEAM

SAM ENGLISH, CFA

SENIOR DIRECTOR
+1 502.589.5150 // senglish@commercialkentucky.com

BRENT DOLEN, SIOR, CCIM

SENIOR DIRECTOR
+1 502.589.5150 // bdolen@commercialkentucky.com

E.P. SCHERER

SENIOR DIRECTOR
+1 502.589.5150 // epscherer@commercialkentucky.com

SAM GRAY

SENIOR ASSOCIATE
+1 502.589.5150 // samgray@commercialkentucky.com

STEPHAN F. GRAY

PRESIDENT, SENIOR DIRECTOR
+1 502.589.5150 // sgray@commercialkentucky.com

CUSHMAN & WAKEFIELD COMMERCIAL KENTUCKY, INC.

333 E MAIN STREET
SUITE 510, LOUISVILLE, KY 40202
PHONE: +1 502 589 5150 // FAX: +1 502 589 9248
www.commercialkentucky.com



**CUSHMAN &
WAKEFIELD**

Commercial Kentucky



LARGE SCALE REDEVELOPMENT OPPORTUNITY IN LOUISVILLE'S CBD



EXECUTIVE SUMMARY

Cushman & Wakefield | Commercial Kentucky is pleased to offer for sale a **significant property assemblage** and **redevelopment opportunity** in Louisville's Central Business District.

The property includes 451,000 square feet of office space, warehouse and surface parking. This unique property is exceptional in size and ripe for one or many redevelopment projects. No other assemblage like this exists in Louisville's central business district.

PRICE: \$4,000,000

INVESTMENT HIGHLIGHTS

- Significant Property Broadway Assemblage in Louisville's Central Business District
- Poised for Redevelopment Near \$1.1 Billion of Planned Projects in the CBD
- Robust Physical Infrastructure Provides Significant Foundation for Redevelopment
- 136,000 sf of warehouse available separately

POISED FOR REDEVELOPMENT

The 451,000 square-foot art deco office building can be transformed to apartments, condominiums, hotel or renovated offices. The floor sizes range from 11,896 to 52,564 square feet with several areas on the 5th, 6th and 7th floors offering opportunities for rooftop amenities.

ROBUST PHYSICAL INFRASTRUCTURE

This property provides a Robust Physical Infrastructure as a foundation for redevelopment. The art deco, former office building, provides a solid foundation for conversion and the warehouse areas may remain warehouse or converted to another use. Of the 451,000 sf, there is 98,140 sf of lower-level space.



525 W BROADWAY - WEST BUILDING

The West building is comprised of 451,000 square feet on 3.5 acres and is adjacent to the East building, a 136,000 square-foot warehouse situated on 4.4 acres. The West and East properties are being offered for sale separately but may be purchased as one.

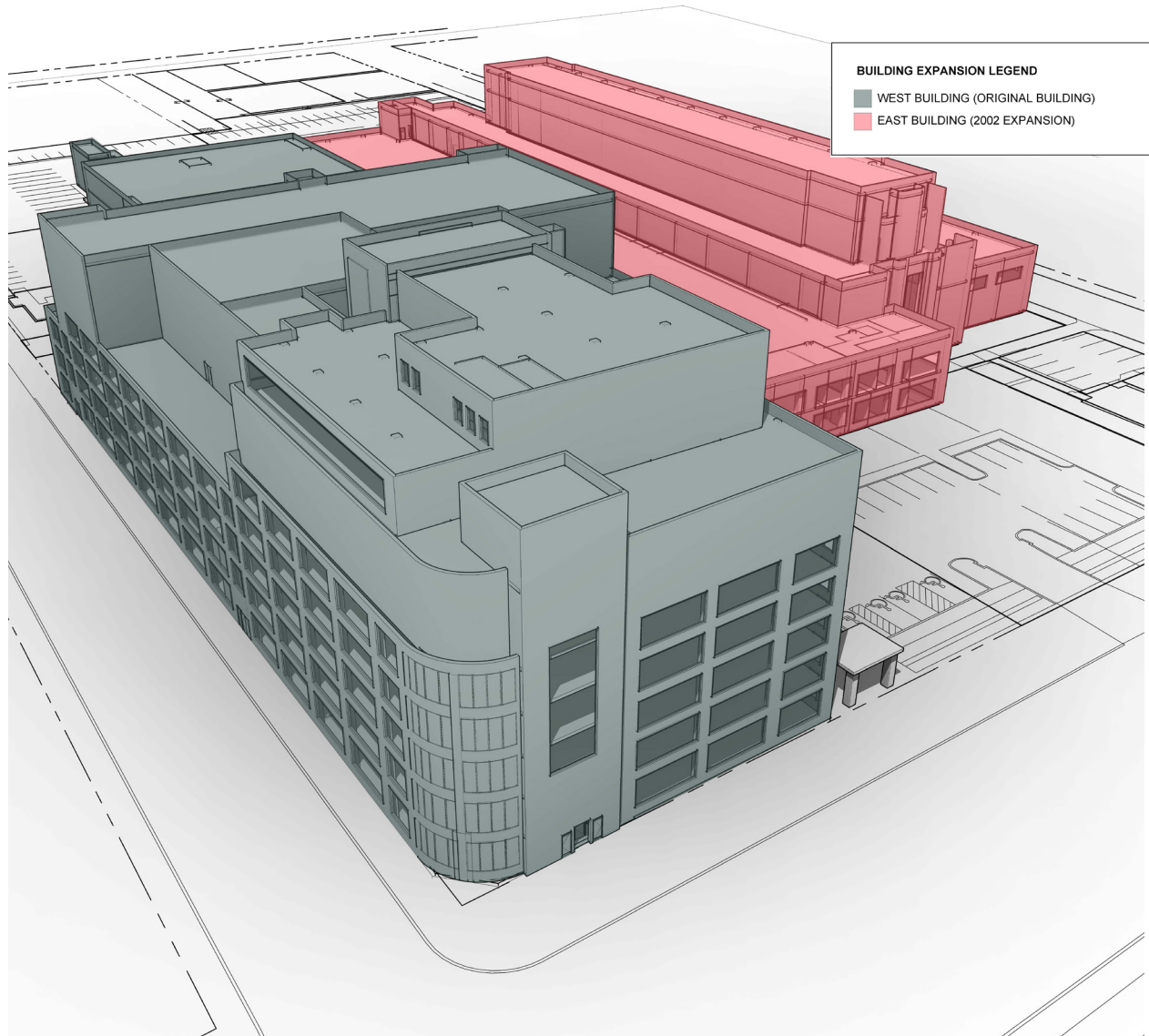
WEST BUILDING

525 W Broadway
Louisville, KY 40202

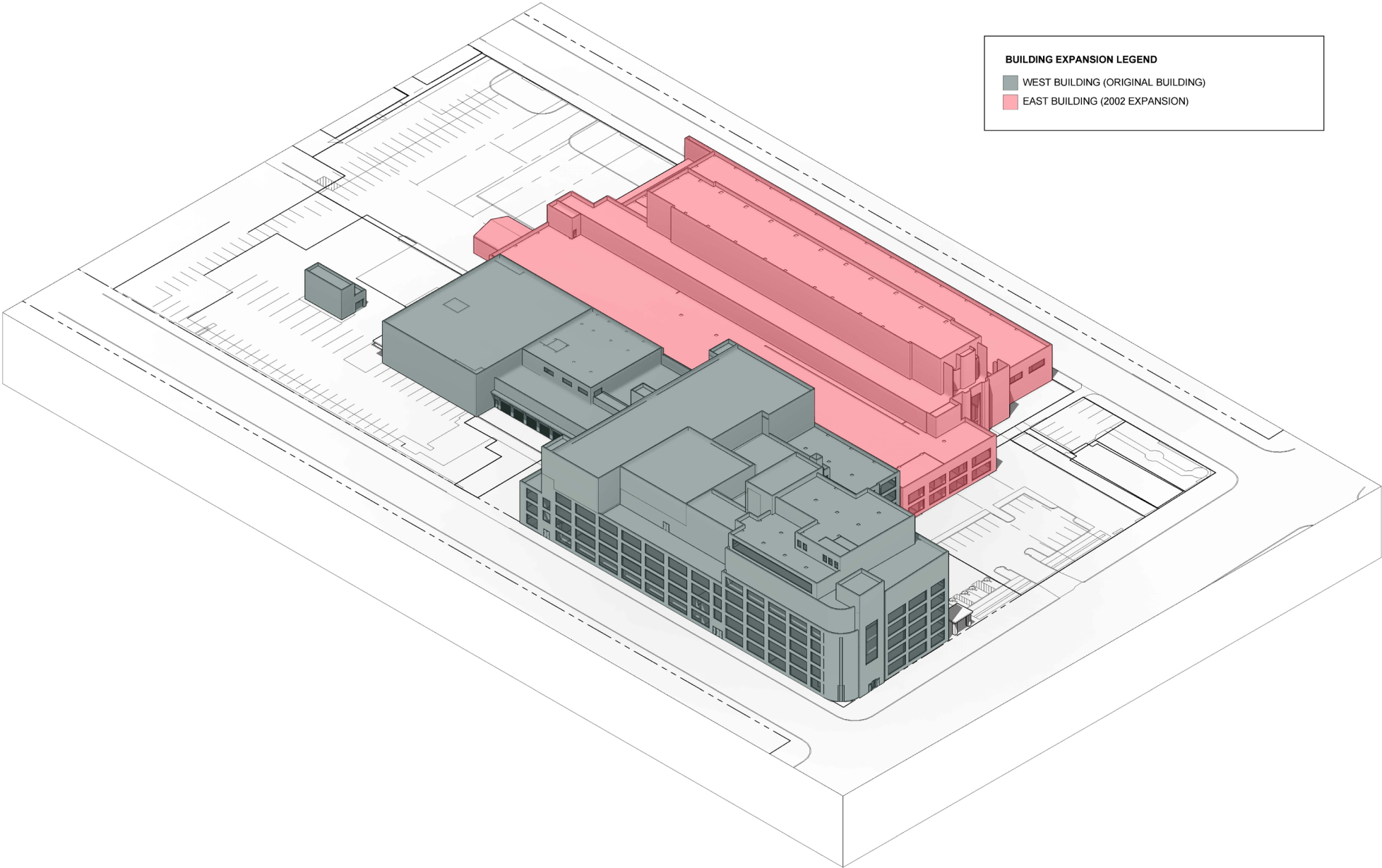
The property contains 451,000 square feet on 7 floors which includes over 98,000 square feet on the lower level.

Floor Sizes range from 11,800 square feet to 52,600 square feet.

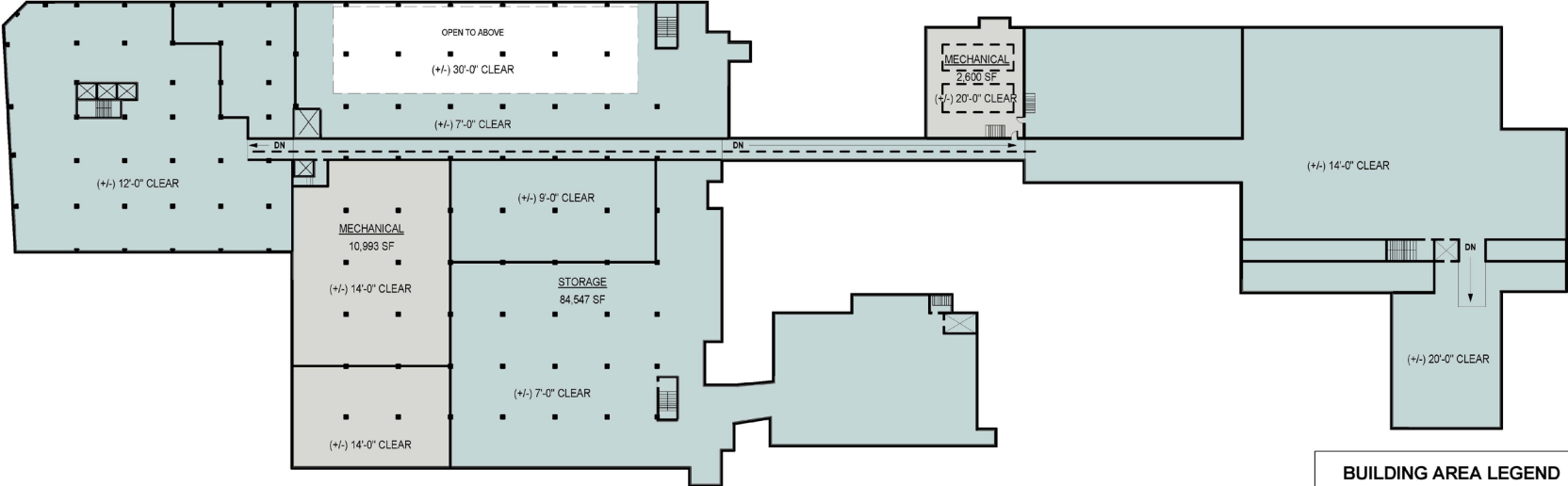
Year Built	1947
Total Square Footage	451,000
Below Grade Square Footage	98,140
Acreage	3.5
Opportunity Zone	Yes
Zoning	C-3
Parking	Surface
Price	\$4,000,000



525 W BROADWAY - WEST BUILDING



525 W BROADWAY - LL FLOOR PLAN



BUILDING AREA LEGEND

- MECHANICAL
- STORAGE

AREA CALCULATIONS - LOWER LEVEL

MECHANICAL	13,593 SF	
STORAGE	84,547 SF	
TOTAL AREA	98,140 SF	GROSS

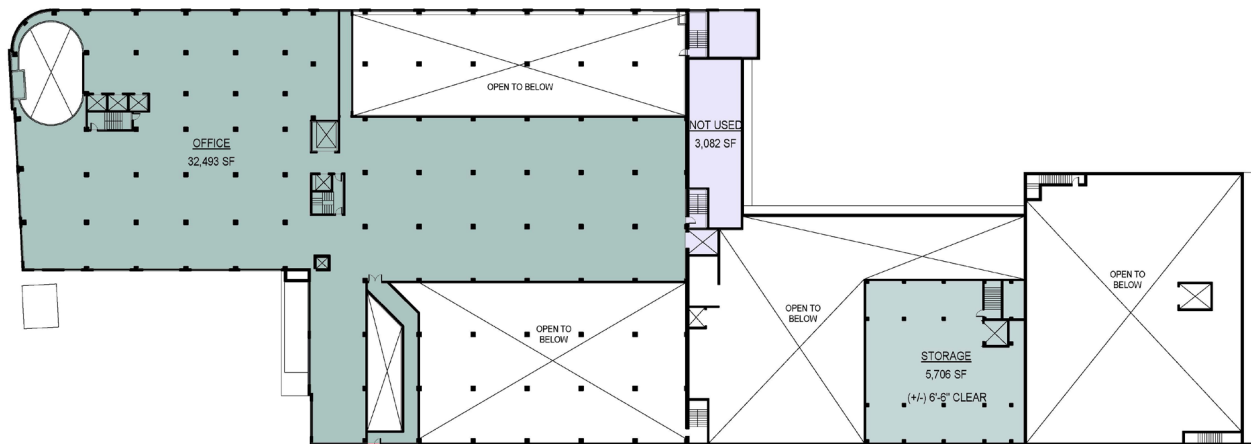
525 W BROADWAY - 1ST FLOOR PLAN



BUILDING AREA LEGEND	
■	COVERED LOADING DOCKS
■	LOADING
■	MECHANICAL
■	OFFICE
■	WAREHOUSE

AREA CALCULATIONS - 1ST FLOOR	
COVERED LOADING DOCKS	6,109 SF
LOADING	31,414 SF
MECHANICAL	1,100 SF
OFFICE	18,403 SF
WAREHOUSE	120,861 SF
TOTAL AREA	177,888 SF GROSS

525 W BROADWAY - 2ND FLOOR PLAN



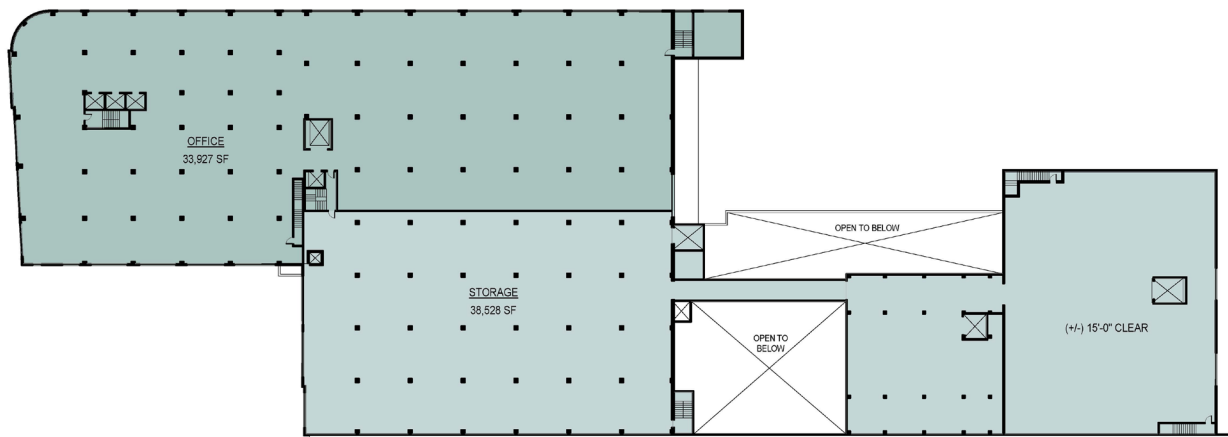
BUILDING AREA LEGEND	
NOT USED	
OFFICE	
STORAGE	

AREA CALCULATIONS - 2ND FLOOR	
NOT USED	3,082 SF
OFFICE	32,493 SF
STORAGE	5,706 SF
TOTAL AREA	41,281 SF GROSS

SECOND FLOOR - (F.F.E. = +12'-0")

SCALE: 1/32" = 1'-0"

525 W BROADWAY - 3RD FLOOR PLAN

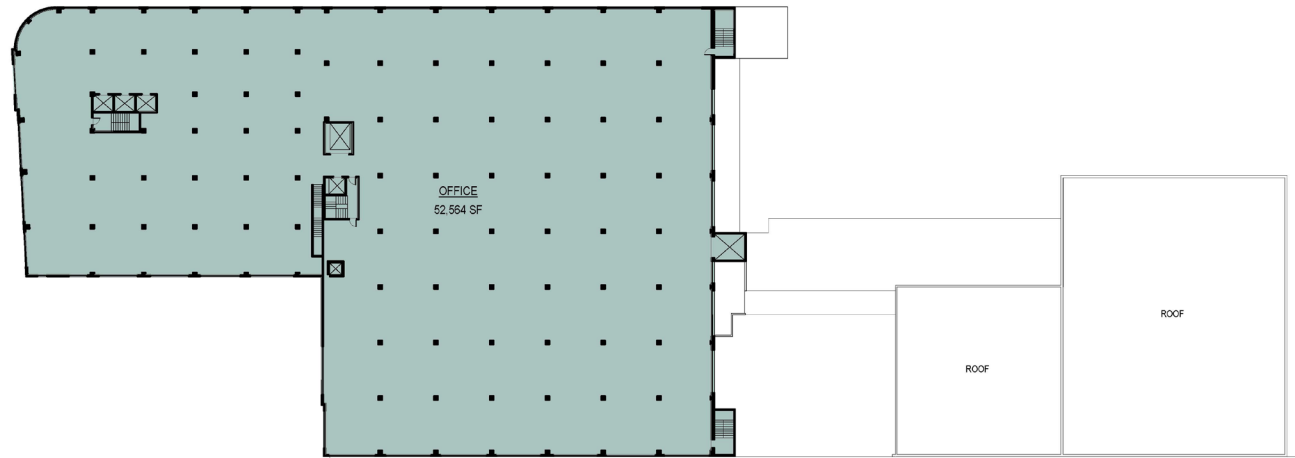



BUILDING AREA LEGEND	
	OFFICE
	STORAGE
AREA CALCULATIONS - 3RD FLOOR	
OFFICE	33,927 SF
STORAGE	38,528 SF
TOTAL AREA	72,455 SF GROSS

THIRD FLOOR - (F.F.E. = +24'-0")

SCALE: 1/32" = 1'-0"

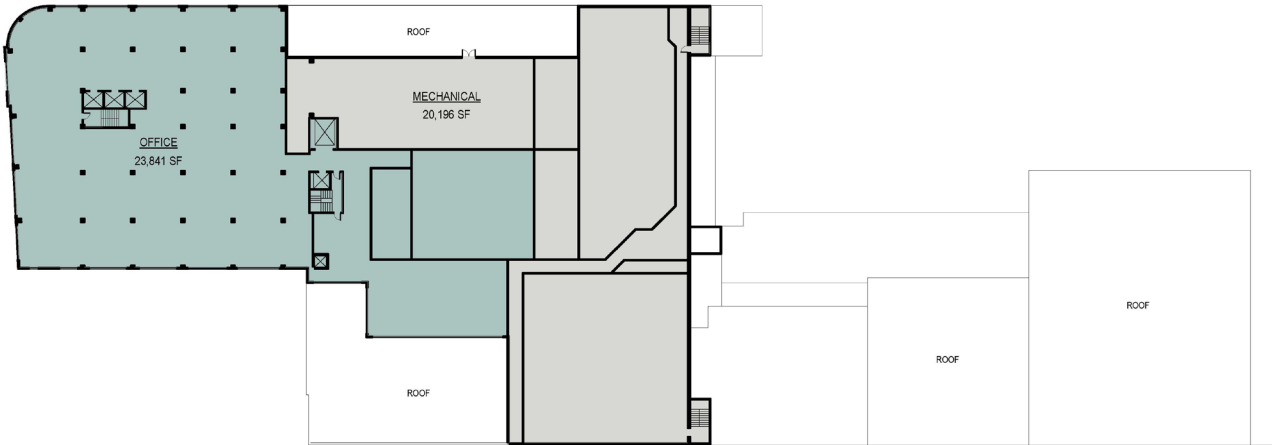
525 W BROADWAY - 4TH FLOOR PLAN





BUILDING AREA LEGEND	
	OFFICE

AREA CALCULATIONS - 4TH FLOOR	
OFFICE	52,564 SF
TOTAL AREA	52,564 SF GROSS

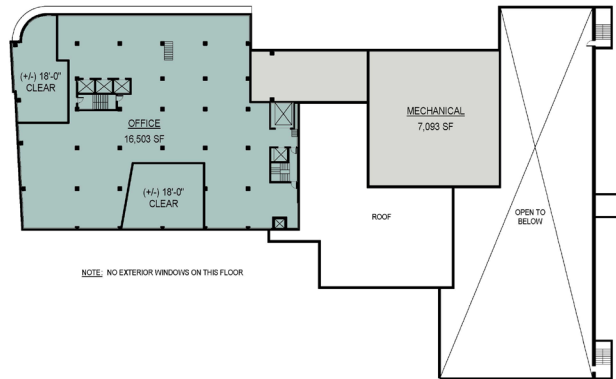
525 W BROADWAY - 5TH FLOOR PLAN





BUILDING AREA LEGEND	
	MECHANICAL
	OFFICE

AREA CALCULATIONS - 5TH FLOOR	
MECHANICAL	20,196 SF
OFFICE	23,841 SF
TOTAL AREA	44,037 SF GROSS

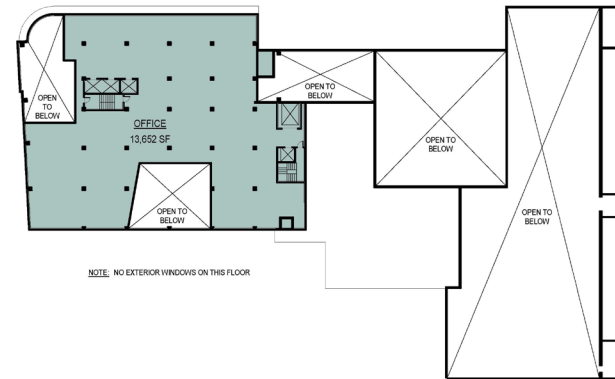
525 W BROADWAY - 6TH FLOOR PLAN




BUILDING AREA LEGEND		AREA CALCULATIONS - 6TH FLOOR	
	MECHANICAL	MECHANICAL	7,093 SF
	OFFICE	OFFICE	16,503 SF
		TOTAL AREA	23,596 SF GROSS

SIXTH FLOOR - (F.F.E. = +60'-0")

SCALE: 1/32" = 1'-0"

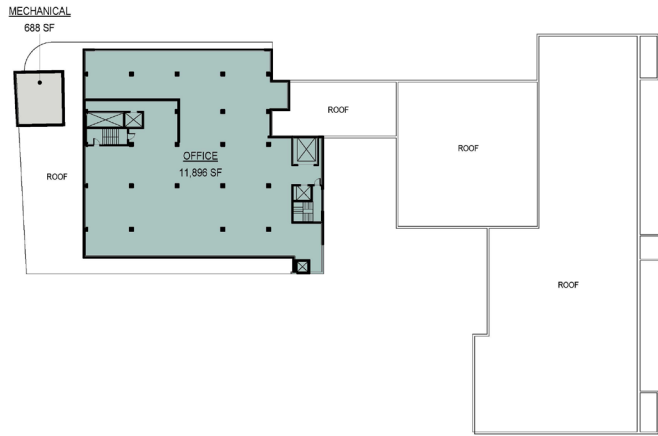




BUILDING AREA LEGEND		AREA CALCULATIONS - 6TH FLOOR MEZZ	
	OFFICE	OFFICE	13,652 SF
		TOTAL AREA	13,652 SF GROSS

SIXTH FLOOR MEZZANINE - (F.F.E. = +70'-0")

SCALE: 1/32" = 1'-0"

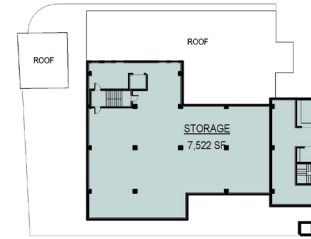
525 W BROADWAY - 7TH FLOOR PLAN




BUILDING AREA LEGEND		AREA CALCULATIONS - 7TH FLOOR	
	MECHANICAL	MECHANICAL	688 SF
	OFFICE	OFFICE	11,896 SF
		TOTAL AREA	12,585 SF GROSS

SEVENTH FLOOR - (F.F.E. = +80'-0")

SCALE: 1/32" = 1'-0"



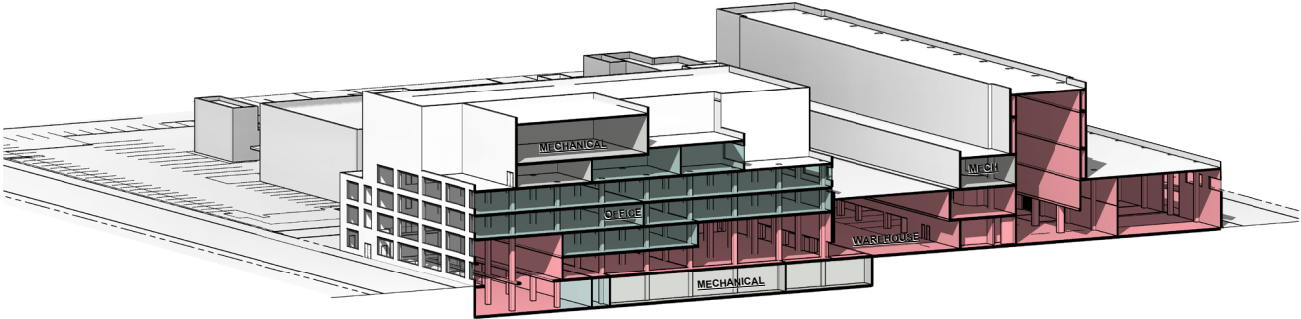
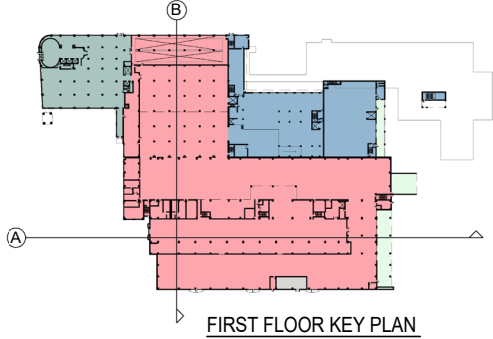
NOTE: NO ELEVATOR ACCESS TO THIS FLOOR
NO EXTERIOR WINDOWS ON THIS FLOOR

BUILDING AREA LEGEND		AREA CALCULATIONS - 7TH FLOOR MEZZ	
	STORAGE	STORAGE	7,522 SF
		TOTAL AREA	7,522 SF GROSS

SEVENTH FLOOR MEZZANINE - (F.F.E. = +92'-0")

SCALE: 1/32" = 1'-0"

525 W BROADWAY - ISOMETRIC PLAN



ISOMETRIC BUILDING SECTION - B



VIEW FROM SOUTH