

CBRE



HANOVER
PLACE

LOUISVILLE

Premium St. Matthews Office Opportunity
Available For Lease

4500 BOWLING BOULEVARD, LOUISVILLE, KY



The Opportunity

Discover Hanover Place, a prime office location in St. Matthews, built in 1997. Enjoy unparalleled access to downtown and the East End, with the lowest vacancy rate in the market.

Benefit from a traditional office environment surrounded by a wealth of amenities, including restaurants, hospitality, fitness centers, and shopping, all within a mile. Easy access to I-64 and I-264 ensures convenient commutes for your team.

Strategically located in the Dupont Medical District, Hanover Place is ideal for medical professionals, being less than a half mile from three major hospitals.

The beautiful two-story lobby, with high-end finishes makes a spectacular first impression for tenants and their clientele. The ample surface parking enhances convenience for employees and visitors.

The entire 2nd floor is available “Plug & Play,” complete with furniture, ready for immediate occupancy.



LOCATED IN THE DUPONT MEDICAL DISTRICT



PLUG & PLAY SPACE



BEAUTIFUL LOBBY

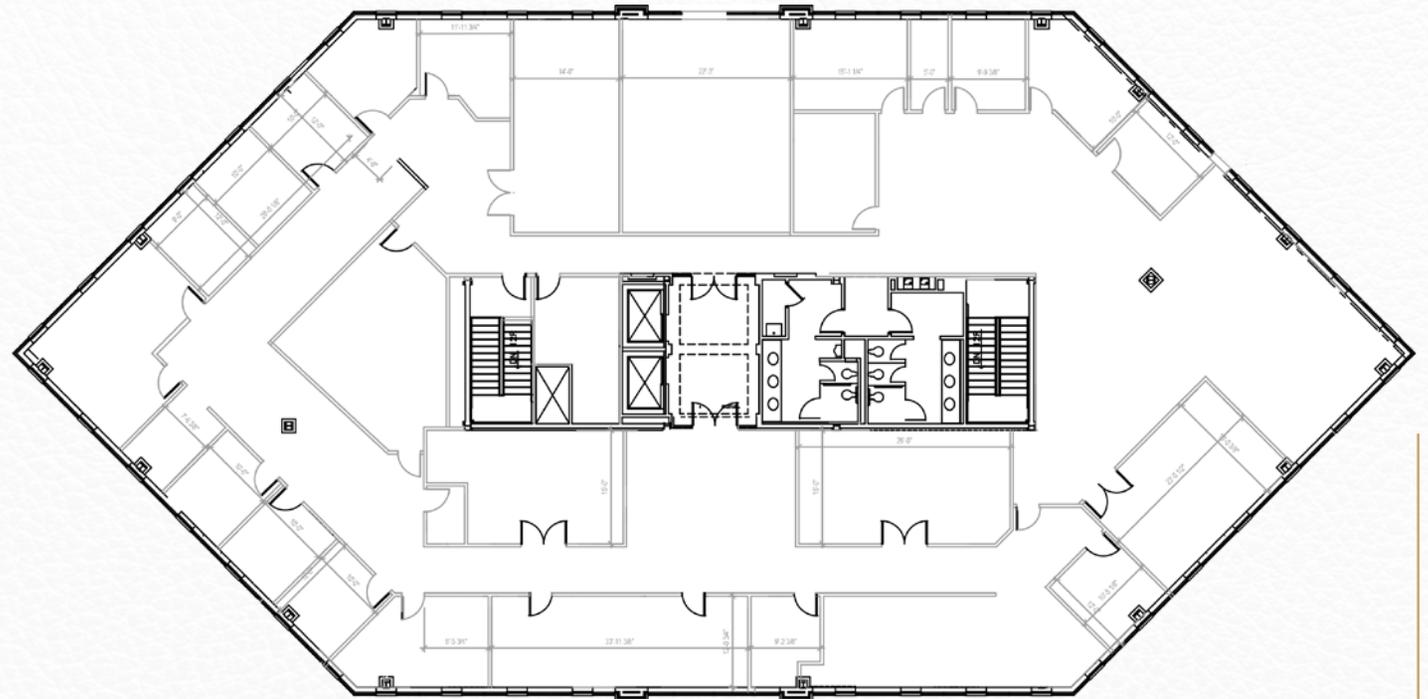


AMPLE FREE PARKING



Second Floor

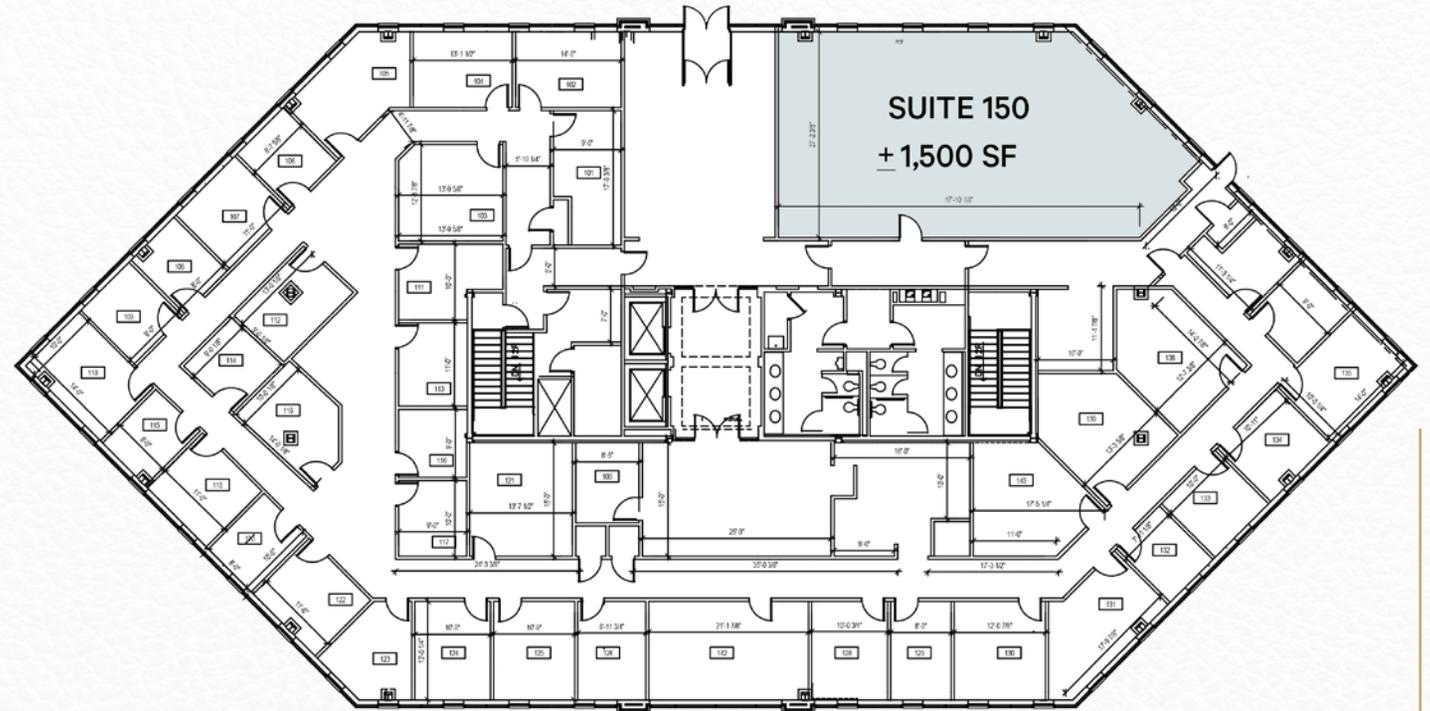
±12,710 SF
FULL FLOOR
AVAILABLE





First Floor

±1,500 SF
AVAILABLE





Perfectly Positioned

BETWEEN THE DUPONT MEDICAL DISTRICT AND ST. MATTHEWS RETAIL AMENITIES

Demographics

Within 5 Miles in 2025



Population:
235,939



Employees:
167,311



Average Household
Income:
\$113,885





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