



## 204 East Market Street - Louisville, KY

NTS is pleased to present 204 E. Market St., an exciting leasing opportunity at the J.D. Nichols Campus for Innovation & Entrepreneurship in downtown Louisville. Please see the information below for more details:

### FOR LEASE

- 204 E. Market Street building: ~7,484 SF
- Located downtown, neighboring exciting Nulu District
- Mix of office and open work space
- Some parking available on site; new parking garage one block from building (additional cost applies)
- Average Daily Traffic (ADT) count is ~14,600 per day

For more information or to schedule a tour, please contact:

**Tony Fluhr, SIOR, CCIM**  
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502.429.9820  
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[www.ntsdevelopment.com](http://www.ntsdevelopment.com)

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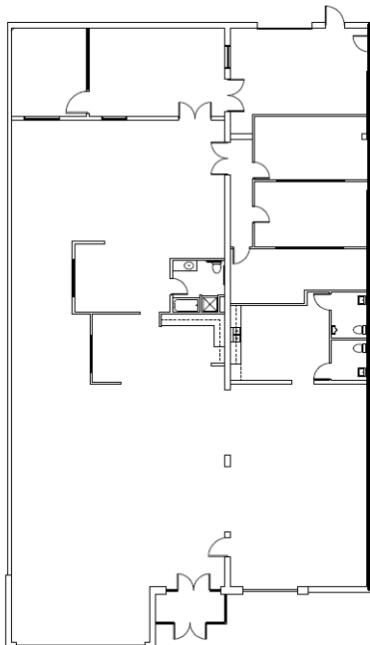
**NTS**



## AVAILABLE SUITE FLOOR PLAN

204 E. MARKET STREET

(Optimal Aging)



Suite 204-B

7,484 SF

Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other changes or conditions, prior sale, lease financing, or withdrawal without notice and to any special conditions imposed by our principal.



## LOCATION

- J.D. Nichols Campus for Innovation & Entrepreneurship is located in a dynamic area of urban development and redevelopment on the east border of the Louisville Central Business District.
- The Campus is steps away from NuLu, Louisville's hottest new urban restaurant/retail corridor, and Waterfront Park, Louisville's urban park development that stretches along the Ohio River.
- The Campus has quick access to Interstate 64, I-65, I-71, and I-264, as well as ample parking within the city-block.

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