

FIRST TRUST CENTRE

200 South Fifth Street
Louisville, KY 40202



**CUSHMAN &
WAKEFIELD**

Commercial Kentucky





BUILDING OVERVIEW

First Trust Centre was built in 1885 and is listed on the National Register of Historic Places. The north side of the building has a distinctive limestone façade with masonry construction on the south. The variation in floor sizes, windows, natural light and ornate features create unique office spaces and common areas for tenants. A fitness center, conference room and lounge have been added for tenants in the building.

The building has a full height atrium reaching from the lower level to the 4th floor skylights. Ornate windows circle the atrium and tenants enjoy the natural light it produces. The Lower Level includes open common areas, the building gym and conference center, as well as usable office space.

Floor sizes vary from 5,800 to 22,000 square feet and offer unique spaces for tenants seeking distinct offices. Tenant spaces range from open/creative to more traditional offices.

Tenants at First Trust Centre, enjoy attached parking, proximity to the courthouse, restaurants and visibility on the busy corner of S. 5th and W. Market Streets.

LOCATION AMENITIES

AMENITIES

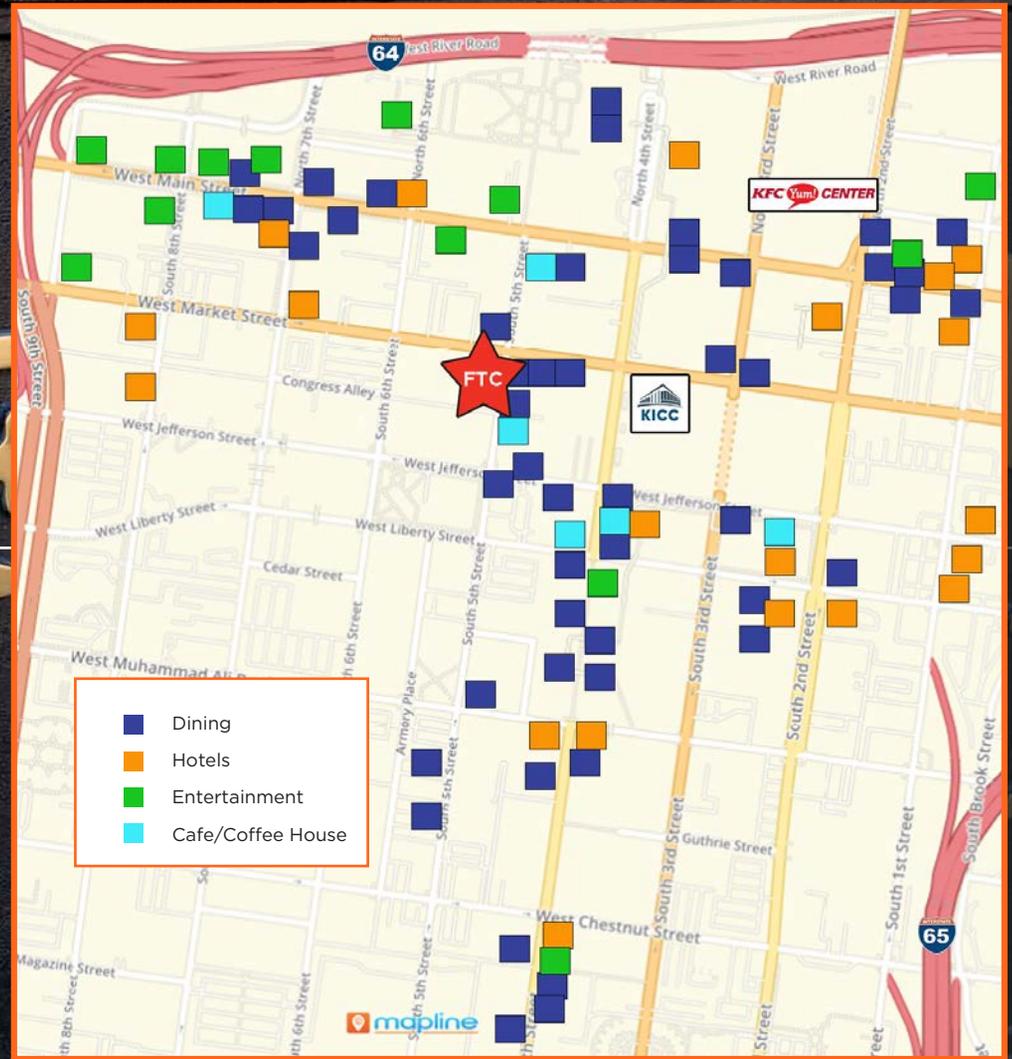
An estimated 69,000 people work in Louisville's CBD and First Trust Centre in the center of it all. The property is located at the busy intersection of South 5th and West Market Streets. This a key office location with four major Class A office towers located within one block. The property is strategically located for attorneys as it is one block from the Jefferson County Judicial Center and Louisville Metro Hall.

Within the last decade, Louisville has experienced a Downtown renaissance, highlighted by the addition of the KFC YUM! Center Arena, the resurgence of Whiskey Row on Main Street, and the \$207 million renovation of the Kentucky International Convention Center.

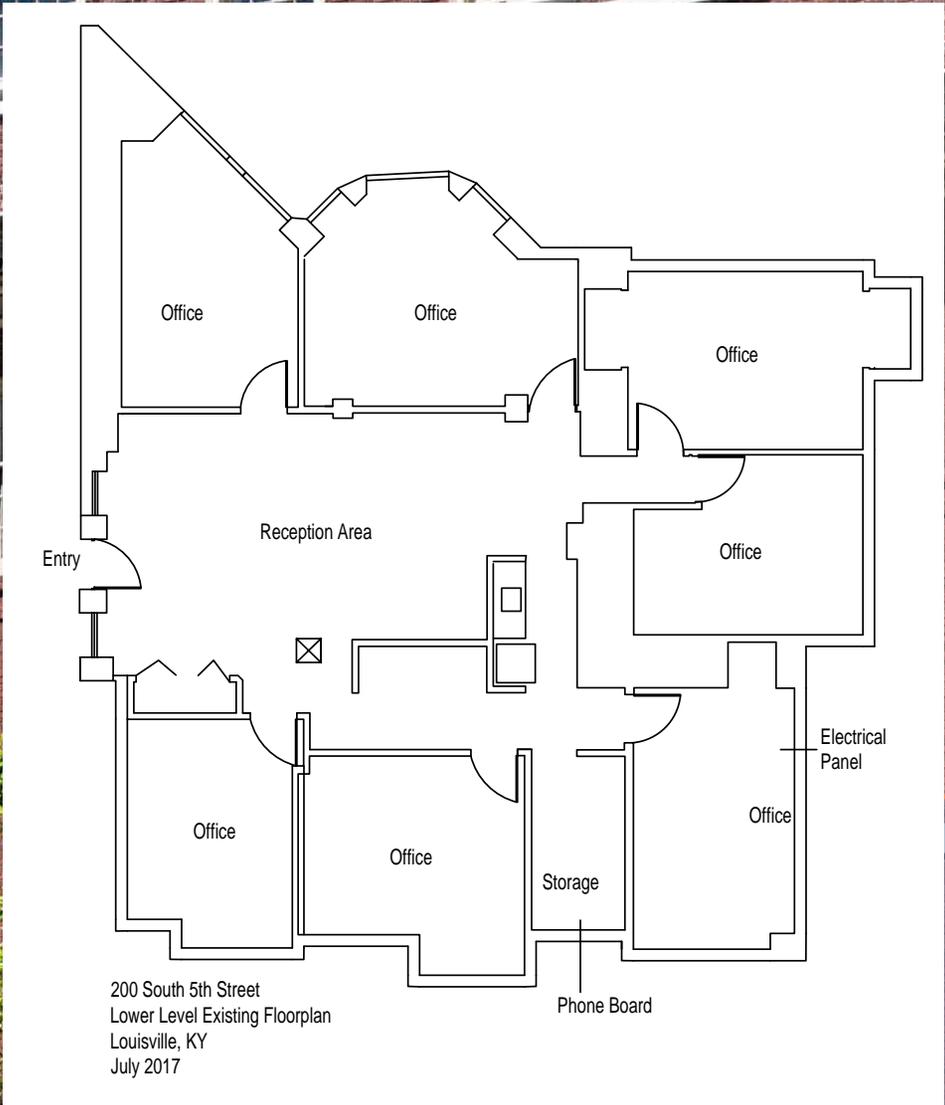
Multifamily and hotel developments followed as a result of these larger capital projects. Since 2014, the CBD has seen 10 hotel properties and 1,838 rooms added and another 871 rooms planned. During the same period, 840 apartment units have been added to the 3,250 total.

Today, tourism related to the bourbon industry is driving even more traffic downtown. Old Forester, Jim Beam, Angel's Envy, Kentucky Peerless and others have opened new distilleries and visitor's centers, bringing tourist traffic downtown. Additionally, the new, 11,300 seat soccer stadium for Louisville City is completed. This project sits on 35 acres and will, in time, add apartments, entertainment venues and offices and more people downtown.

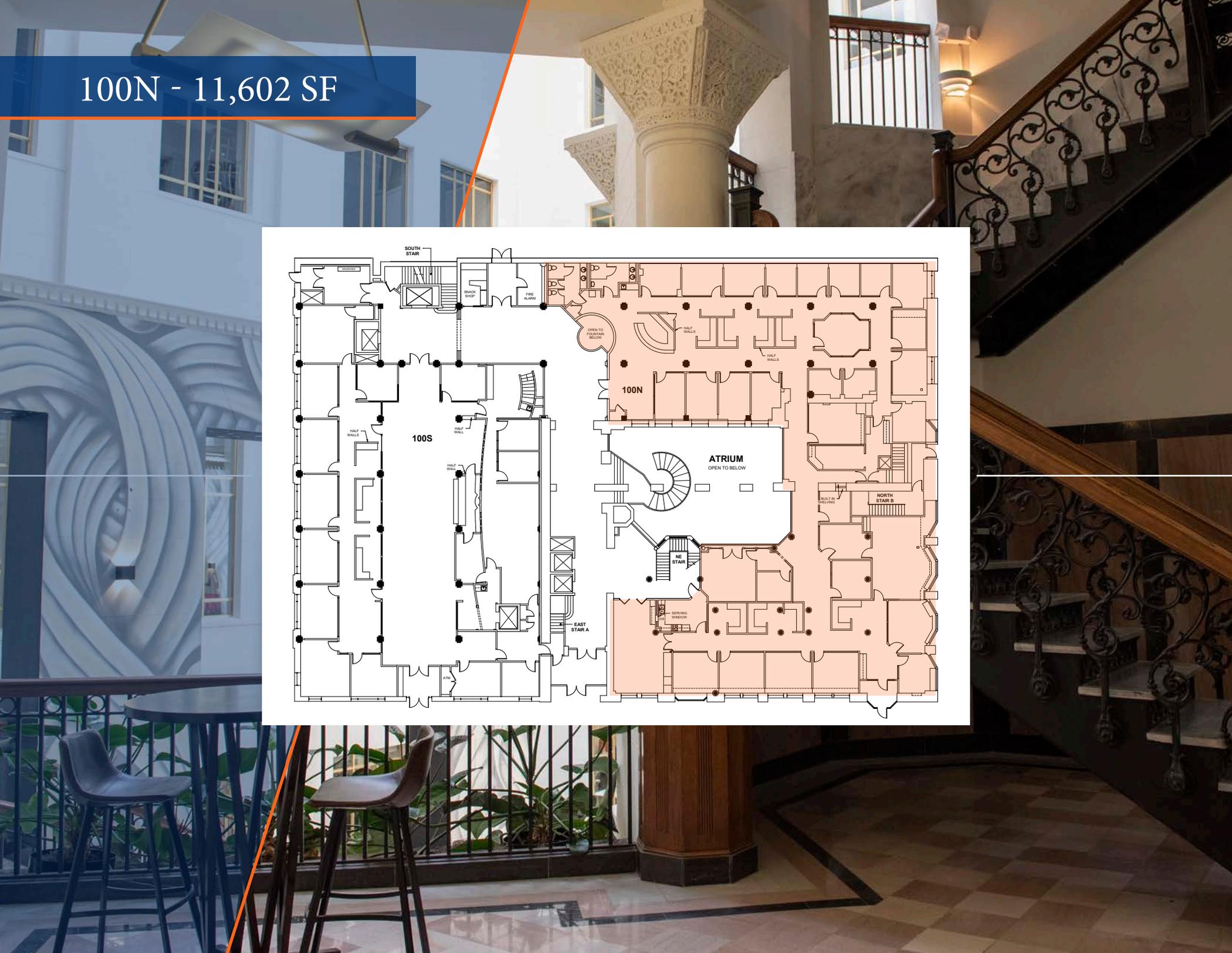
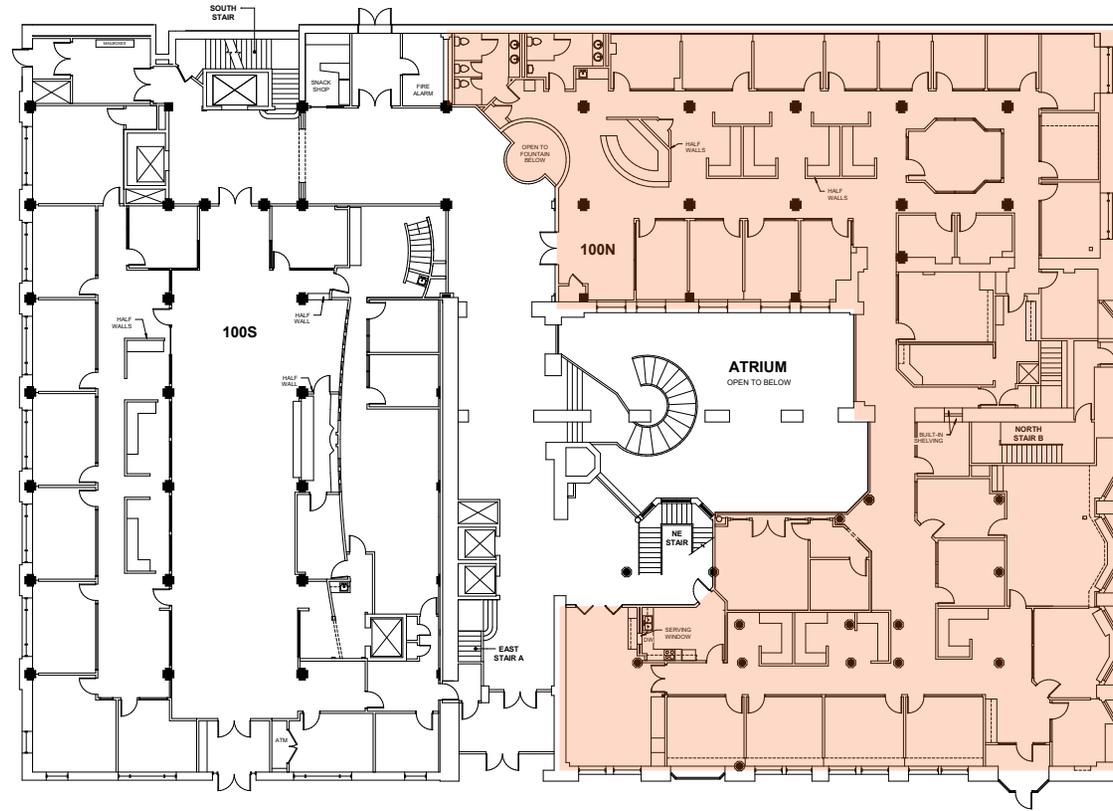
The rise of a Live/Work/Play lifestyle in the Louisville CBD, as well as the low cost of living and steady job growth, will drive more traffic to the downtown office market. First Trust Centre sits at its heart.



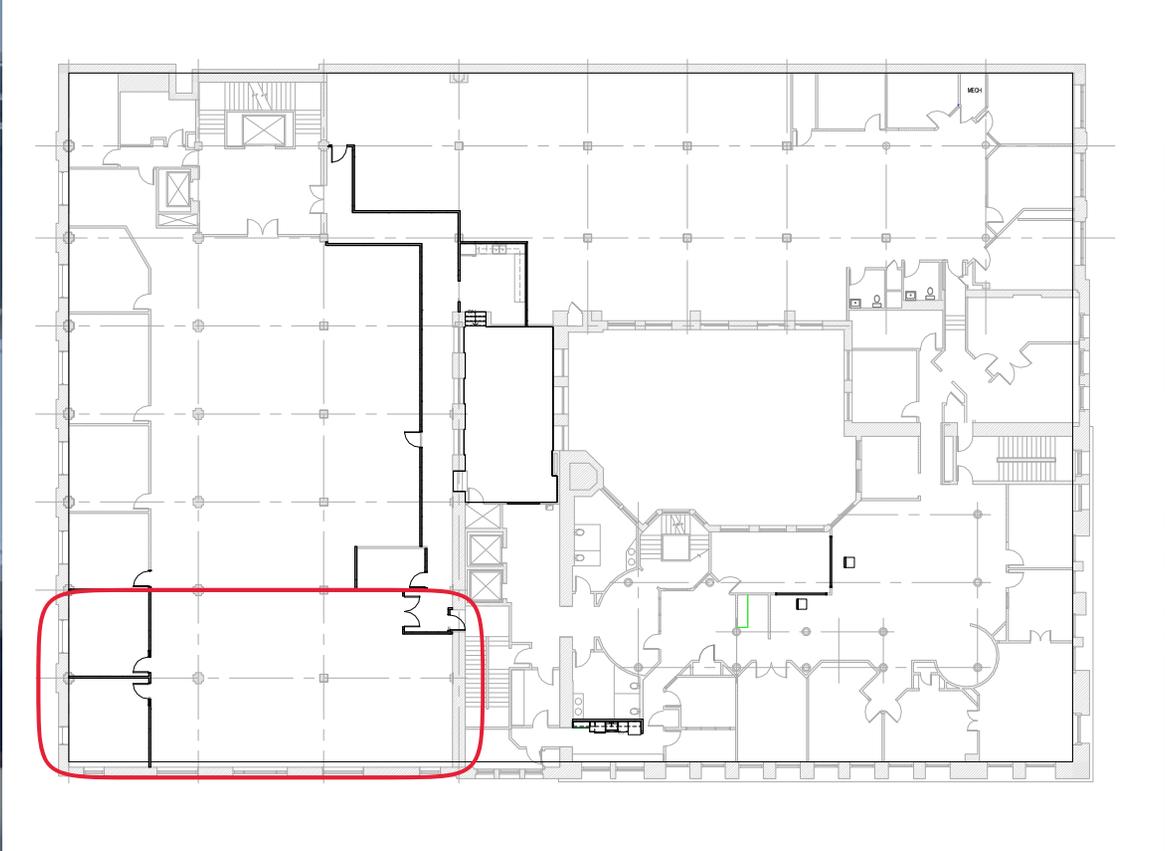
LOWER LEVEL - 2,298 SF



100N - 11,602 SF

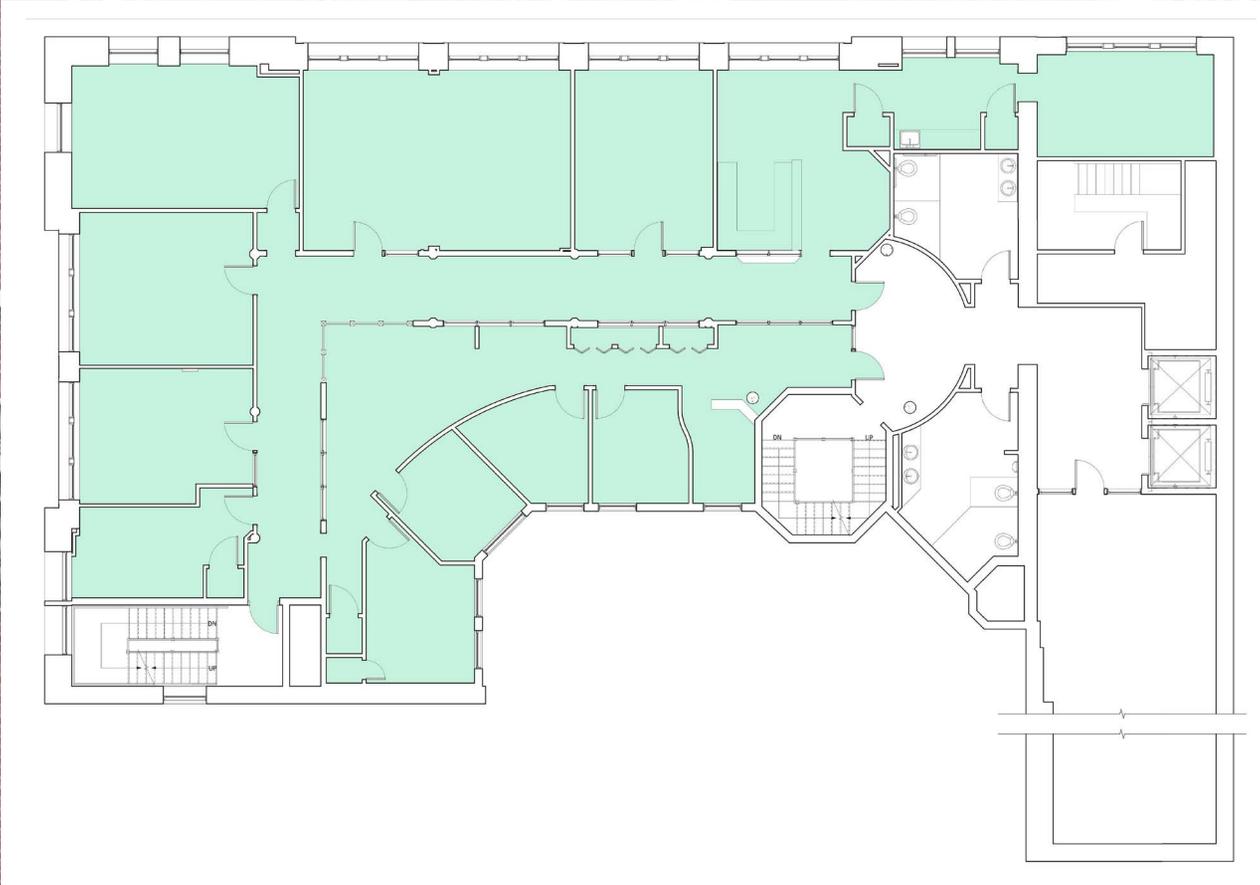


220S - 2,890 SF

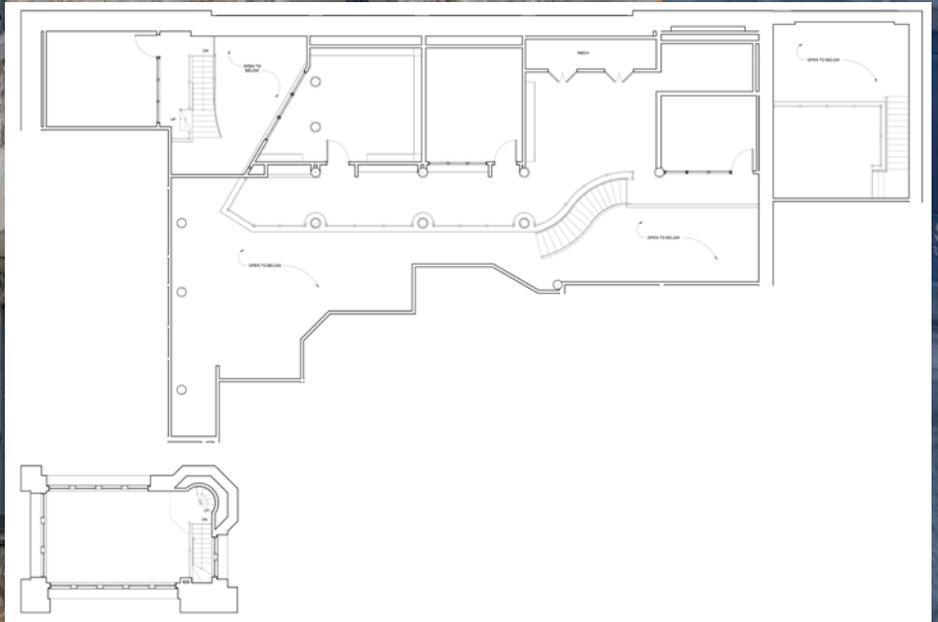
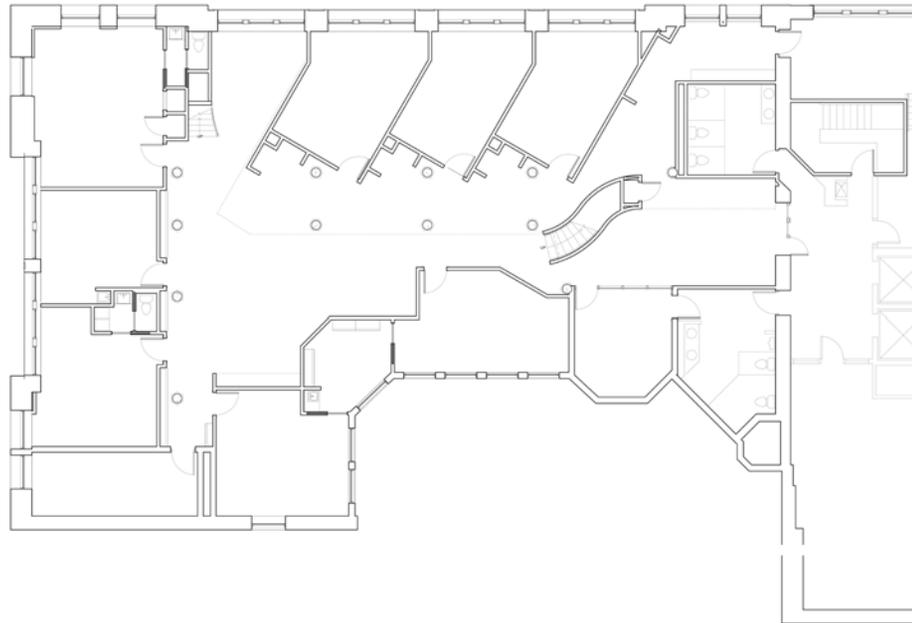


Stock Yards WEALTH
Bank & Trust MANAGEMENT
& TRUST

5TH FLOOR - 5,063 SF



7TH FLOOR - 5,709 SF



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