



500 West Jefferson Street
Louisville, Kentucky 40202

A graphic on the left side of the page consisting of several vertical rectangles of varying heights, some with internal horizontal lines, creating a stylized city skyline. The background is split diagonally from the bottom-left to the top-right, with a white area on the left and a brown area on the right.

WELCOME TO THE NEW



WITH A RECENTLY COMPLETED MULTI-MILLION DOLLAR
RENOVATION OFFERING UNPARALLELED TENANT AMENITIES
AND ONE OF THE ONLY GREEN-SCAPED ROOFTOP
TERRACES IN LOUISVILLE, 500W IS REDEFINING CLASS A
OFFICE SPACE RIGHT IN THE HEART OF DOWNTOWN.



2010 S FIFTH ST


500 W

500 W
TENANT 1
TENANT 2
TENANT 3


TENANT 1
TENANT 2
TENANT 3



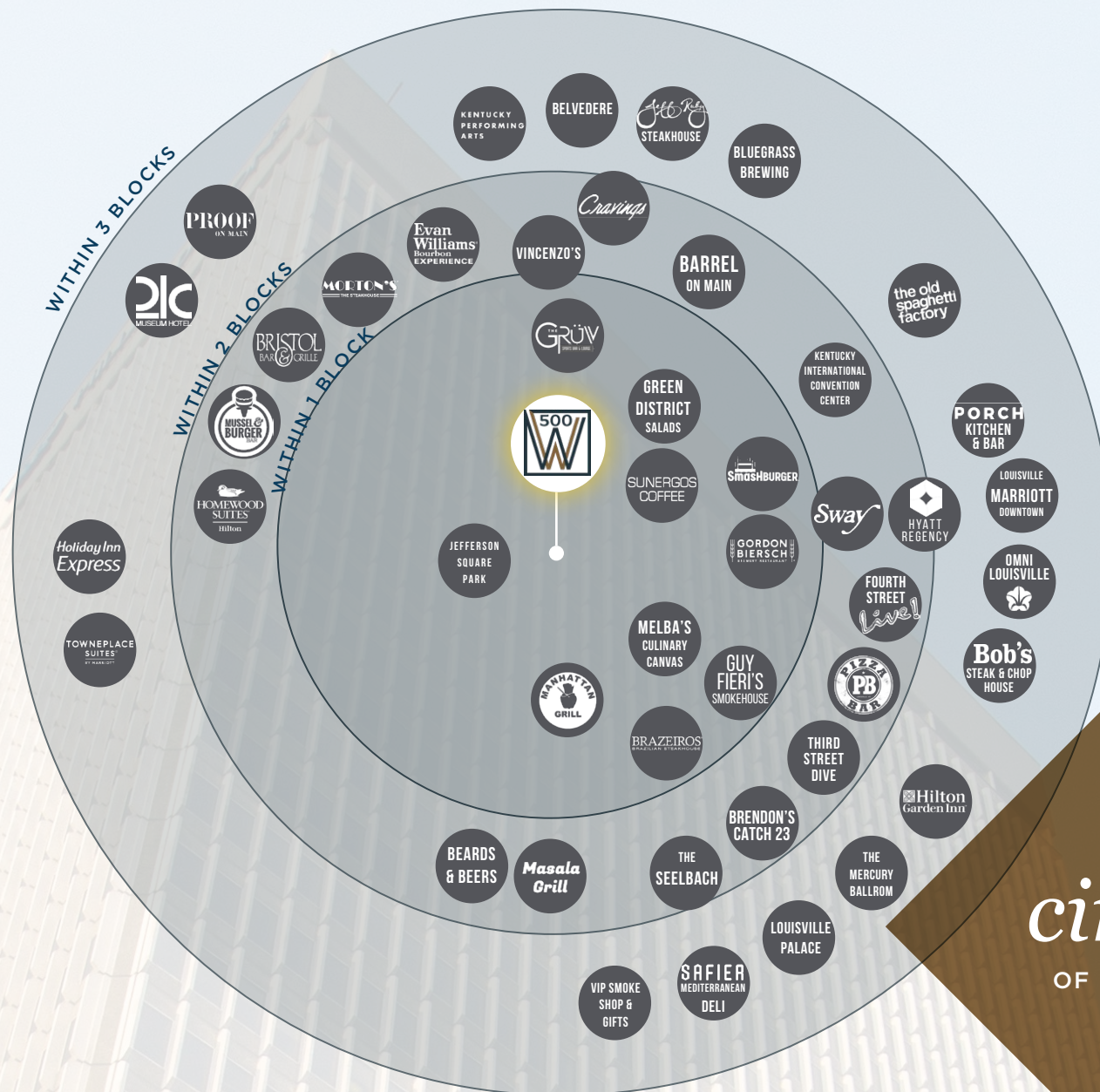
A WALKABLE *neighborhood*



500W IS LOCATED AT THE EPICENTER OF LOUISVILLE'S CENTRAL BUSINESS DISTRICT. THE "CIRCUIT" OF RETAIL, RESTAURANT, ENTERTAINMENT AND WELLBEING AMENITIES HAS ALL THE POWER TO REBOOT YOUR WORKDAY.



ALSO WITHIN 1 - 3 BLOCKS FROM LOUISVILLE METRO HALL, THE FISCAL COURT BUILDING, LOUISVILLE METRO REVENUE COMMISSION AND SEVERAL OTHER MUNICIPAL BUILDINGS, 500W IS AN ADDRESS THAT PROVIDES EXCELLENT WALKABILITY FOR ATTORNEYS AND CPA'S IN THEIR DAY TO DAY BUSINESS OPERATIONS.



A
circuit
OF AMENITIES

RECHARGE
your batteries



ON-SITE BARISTA PARLOR + CAFÉ

- GOURMET COFFEE, SANDWICHES, AND PASTRIES CONVENIENTLY AVAILABLE FOR TENANTS!
- DIRECT LOBBY ACCESS.
- PARLOR INCLUDES BAR SEATS AND COUCHES THROUGHOUT FOR MEETINGS AND GATHERINGS.
- PLUS AN OUTDOOR SEATING AREA ADJACENT TO JEFFERSON SQUARE PARK!



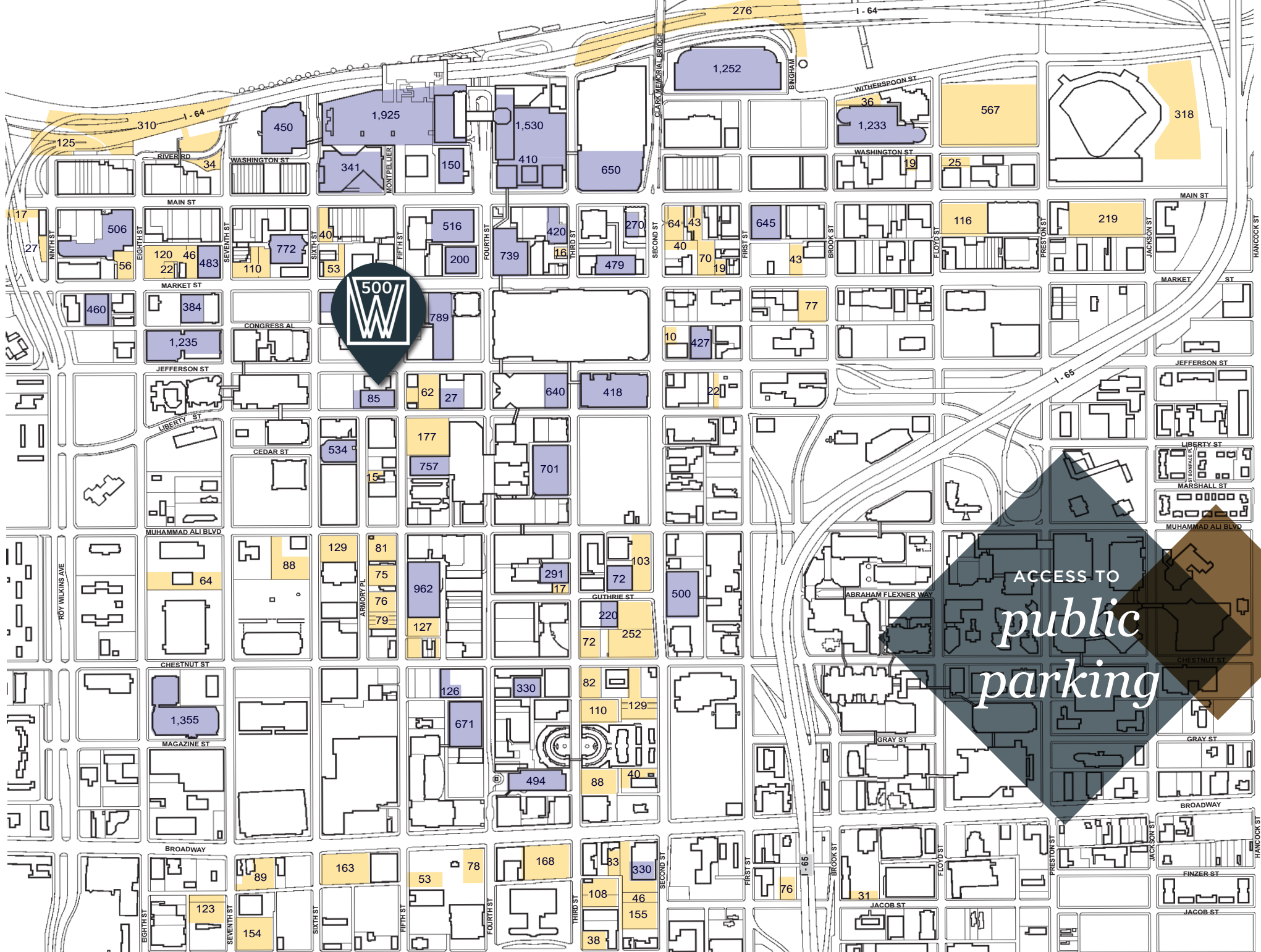
PARKING

available on-site

85 SPACE
UNDERGROUND
PARKING GARAGE WITH
VALET SERVICE IS ACCESSIBLE
VIA JEFFERSON STREET

IF YOUR NEEDS REQUIRE ADDITIONAL
PARKING, WE HAVE RELATIONSHIPS
WITH NEIGHBORING GARAGES
TO PROVIDE RESERVED OR
UNRESERVED SPACES

AN ADDITIONAL 7,184 PARKING
SPACES ARE LOCATED WITHIN
2 BLOCKS OF 500W, INCLUDING
984 SURFACE LOT SPACES AND
6,200 GARAGE SPACES.



Public Garage

Public Surface Lot

GET NOTICED



500W IS AN IDEAL HEADQUARTERS
LOCATION OFFERING A UNIQUE AND
PROMINENT SIGNAGE OPPORTUNITY ON
LOUISVILLE'S SKYLINE.





MAIN LOBBY RENOVATIONS

THE LOBBY SPANS THE ENTIRE NORTH SIDE OF THE BUILDING OFFERING SURROUNDING VIEWS, INCREDIBLE NATURAL LIGHT, AND BOASTS A TWO-STORY ATRIUM ANCHORED BY A CUSTOM LIGHT FIXTURE.

FUEL

your fitness



500W'S FITNESS CENTER COMES WITH STATE-OF-THE-ART EXERCISE EQUIPMENT, A YOGA STUDIO, AND PRIVATE LOCKER ROOMS ENABLING TENANTS TO REACH THEIR FITNESS GOALS FROM THE CONVENIENCE OF THEIR OFFICE BUILDING. ALSO INCLUDED IS A STATE-OF-THE-ART GOLF SIMULATOR WITH 50+ PGA COURSES AND PRACTICE SETTINGS.

FULLY-EQUIPPED
FITNESS CENTER



SPARK

conversation

FULL CONFERENCE
CENTER EQUIPPED
WITH THE LATEST
SMART BOARD AND
VIDEO CONFERENCING
TECHNOLOGY.

STATE-OF-THE-ART
CONFERENCE CENTER





TRAINING CENTER

INSPIRE
your team

A rooftop terrace with modern furniture, a pergola, and a city skyline in the background. The terrace features a mix of grey and green outdoor seating, a wooden pergola structure, and a patch of artificial grass. In the background, a tall brick building with many windows is prominent, along with other city buildings under a blue sky with some clouds. The image is framed with geometric shapes in shades of brown and white.

RELAX *outdoors*

ROOFTOP TERRACE

ENJOY COCKTAIL
EVENTS, CASUAL
LUNCHEONS, AND
OTHER ACTIVITIES
ON DOWNTOWN
LOUISVILLE'S ONLY
GREEN-SCAPED
ROOFTOP TERRACE.



ENGAGE

through networking

TENANT LOUNGE

PRIVATE TENANT
LOUNGE AND WET
BAR FOR TENANTS
ENTERTAINING CLIENTS
AND COLLEAGUES

AVAILABILITY & floor plans



large contiguous block of space

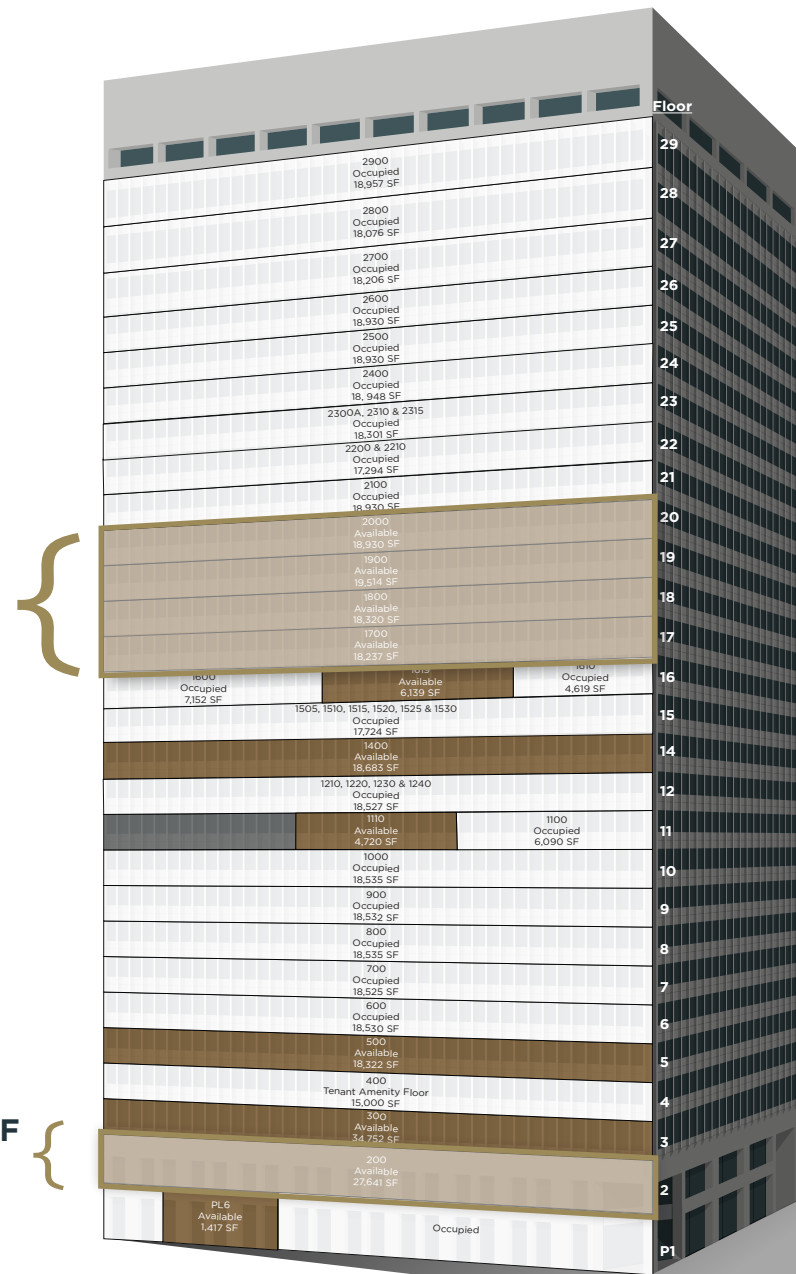
**576,645 SF
CLASS A OFFICE
BUILDING**

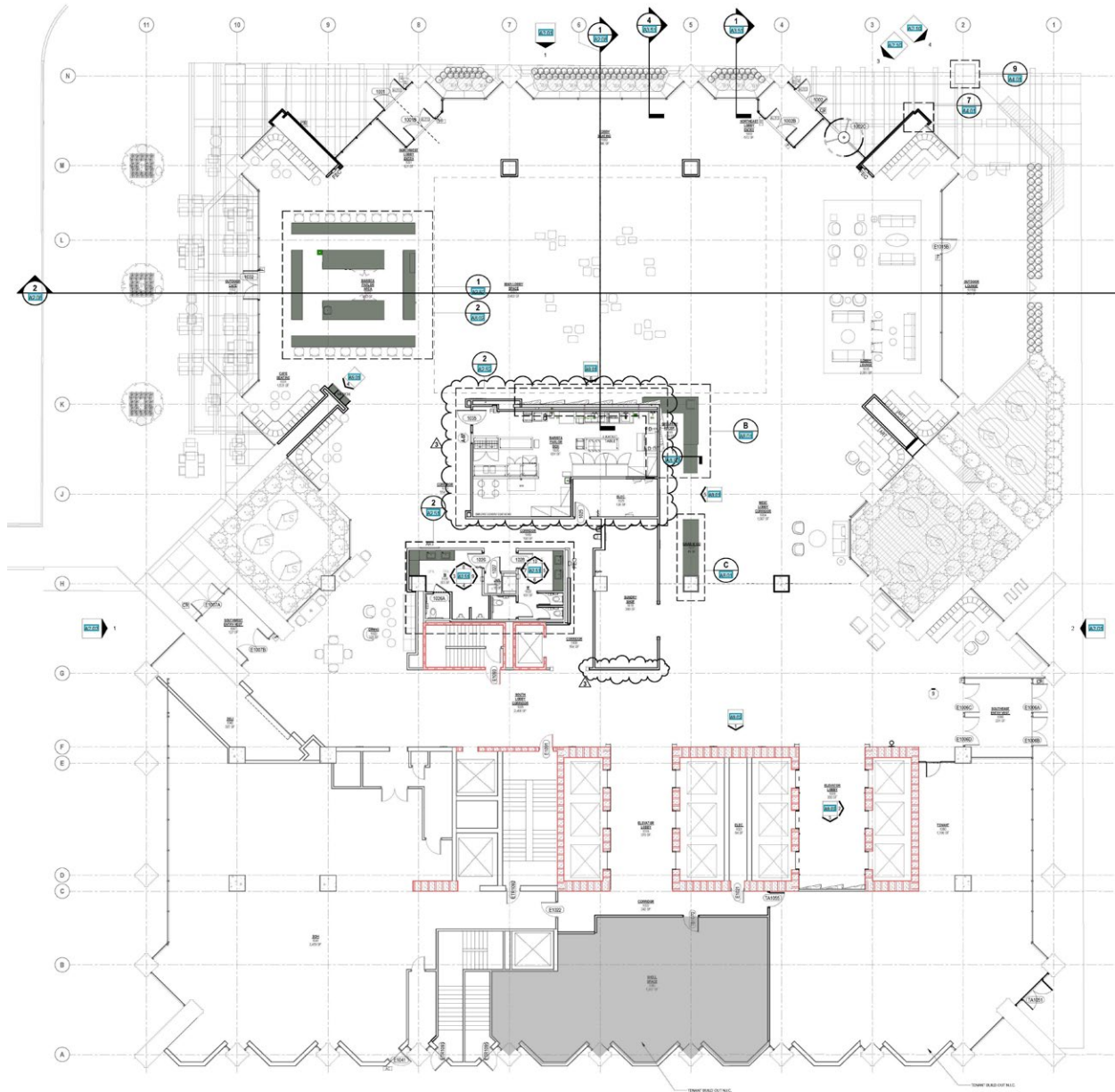
**SUITES
AVAILABLE FROM
1,417 SF**

**8
FULL FLOORS
AVAILABLE**

**75,000 SF OF
CONTIGUOUS SPACE
AVAILABLE**

**ADDITIONAL 27,641 SF
AVAILABLE**

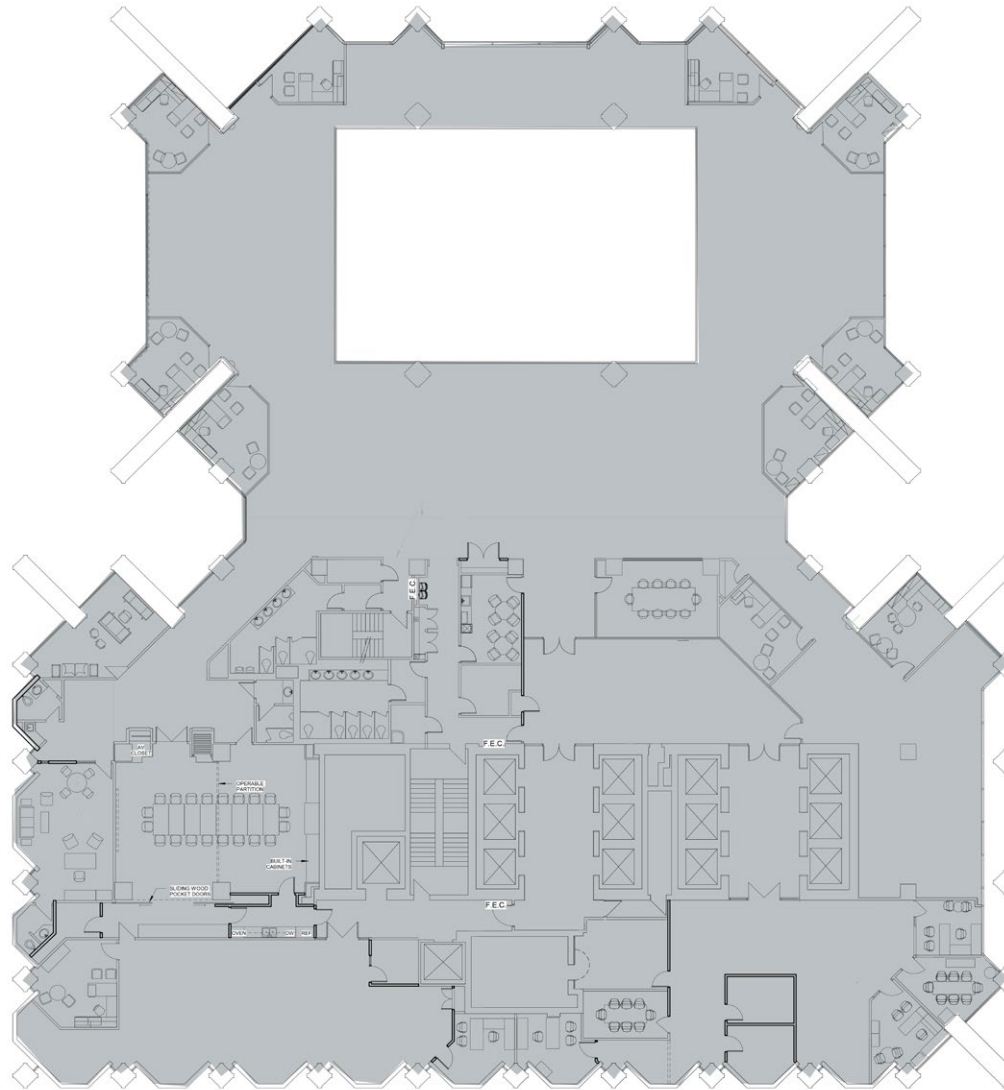




FLOOR 1
1,417 RSF

■ AVAILABLE

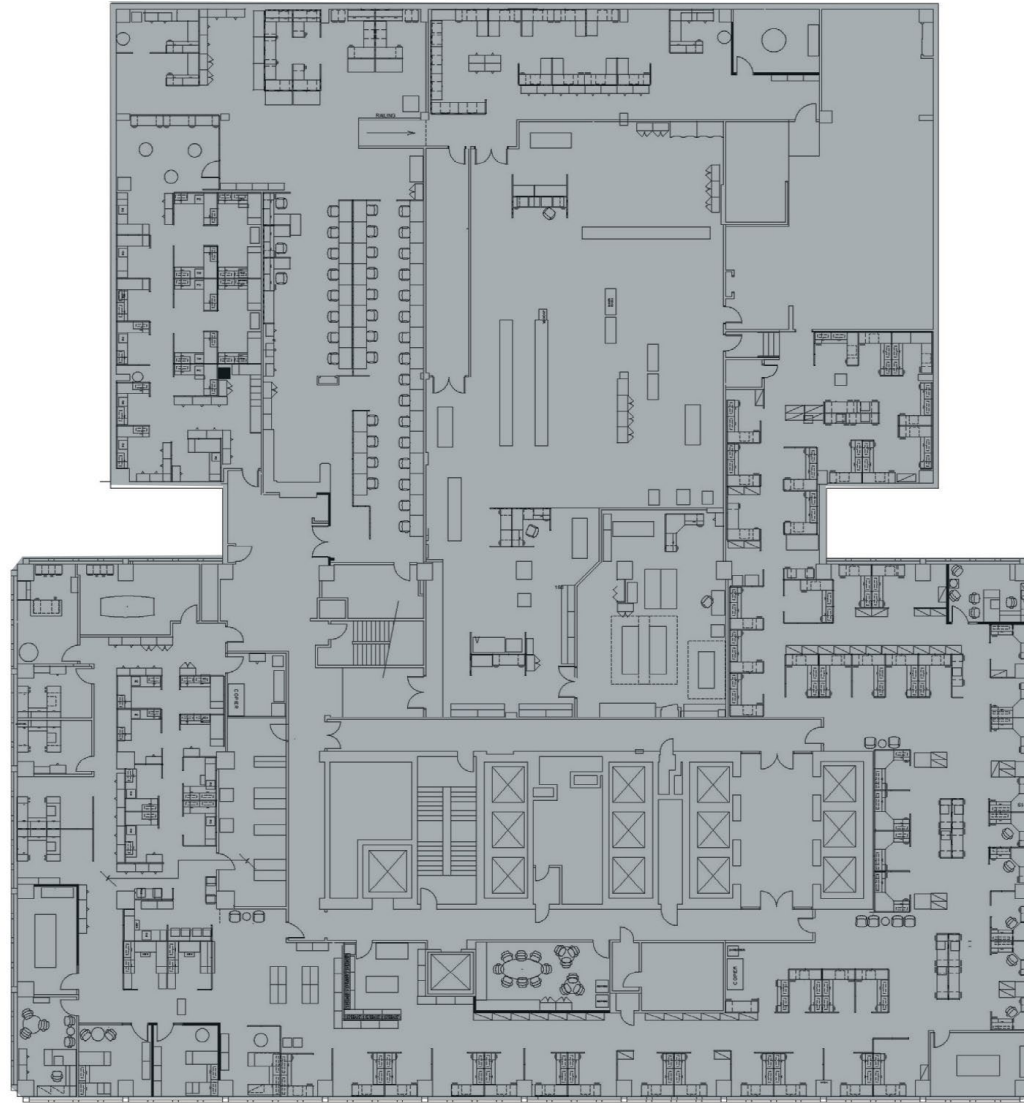




FLOOR 2
27,641 RSF (OPTIONAL ADDITION)

■ AVAILABLE

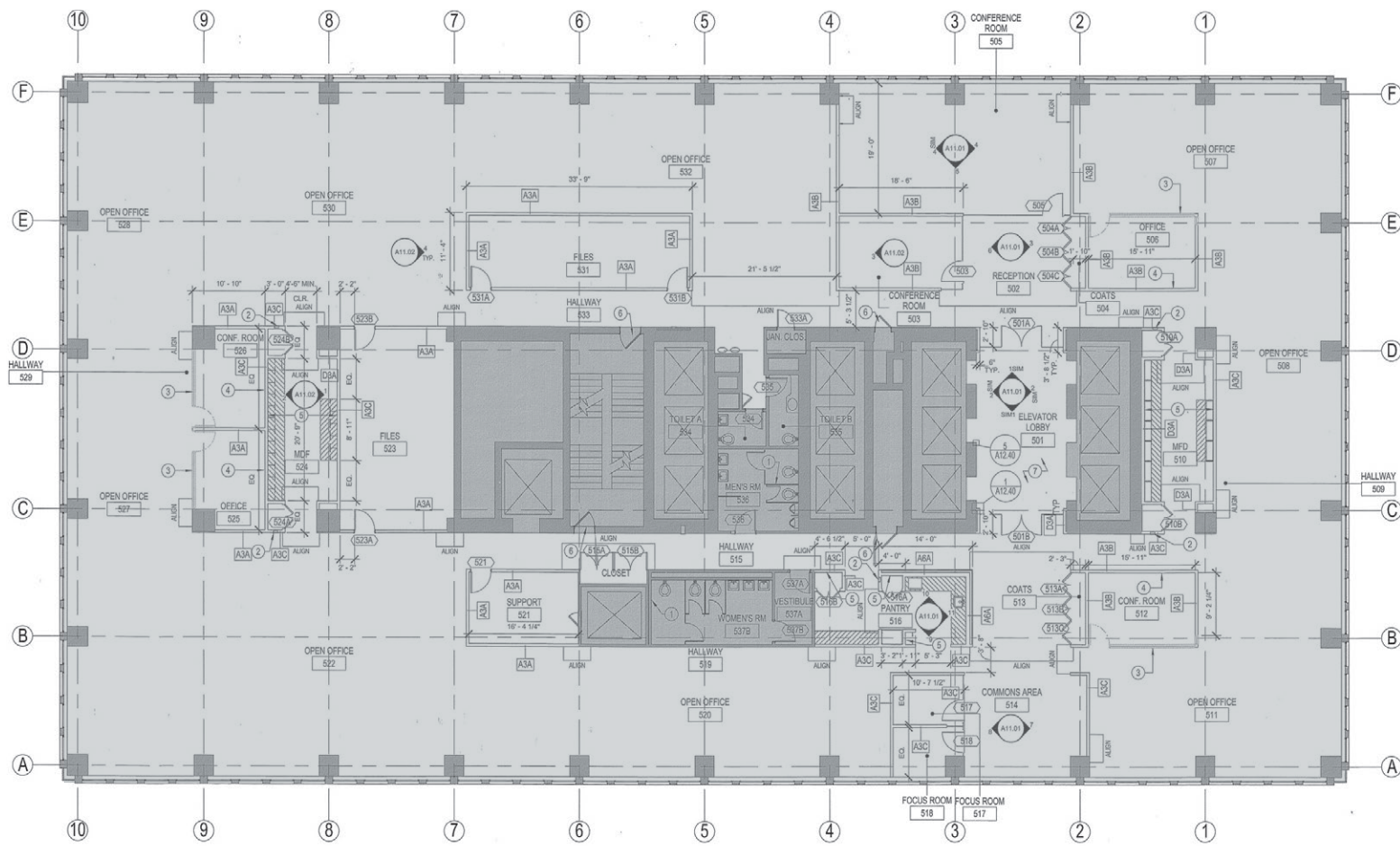




FLOOR 3
34,752 RSF

■ AVAILABLE

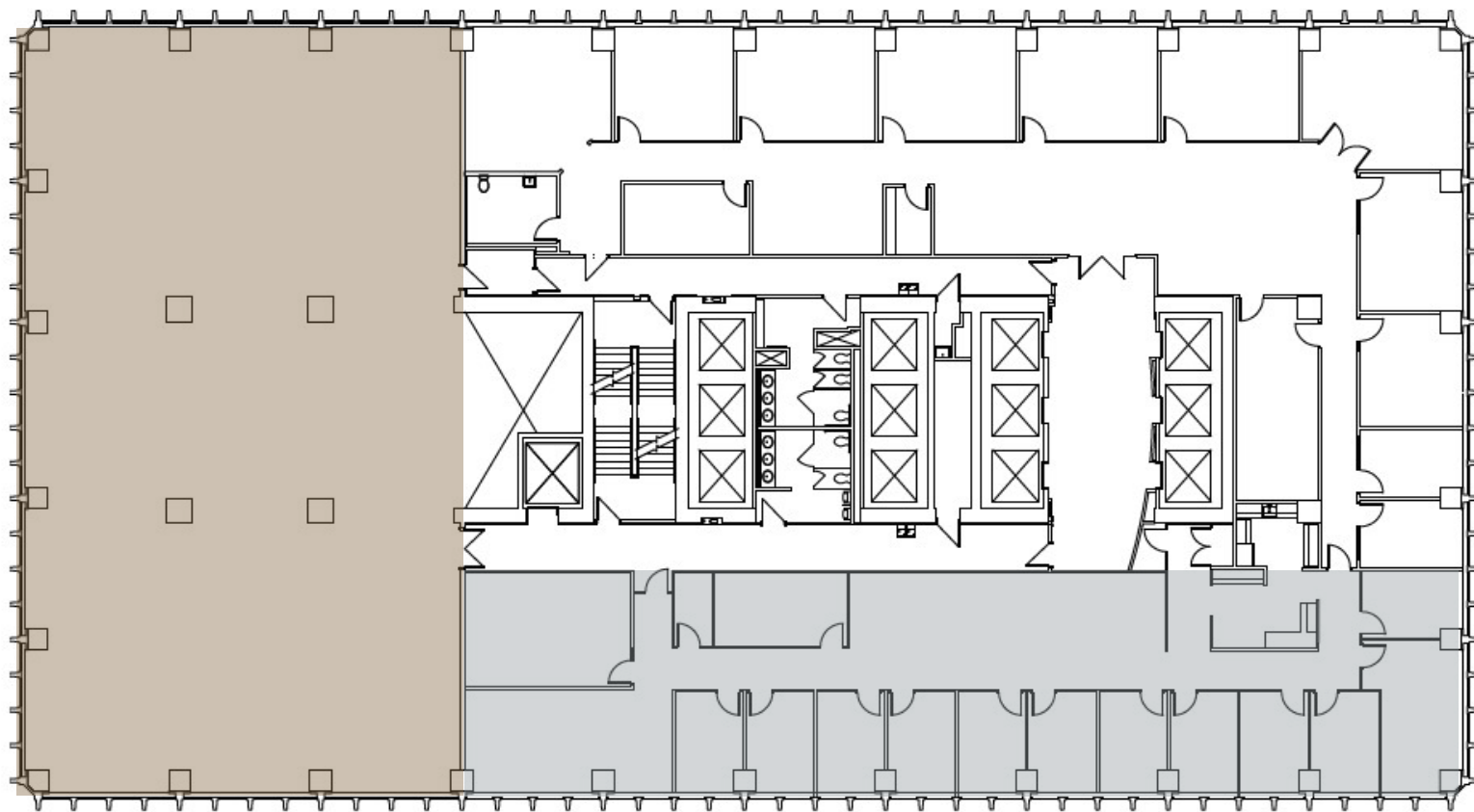




FLOOR 5
18,322 RSF



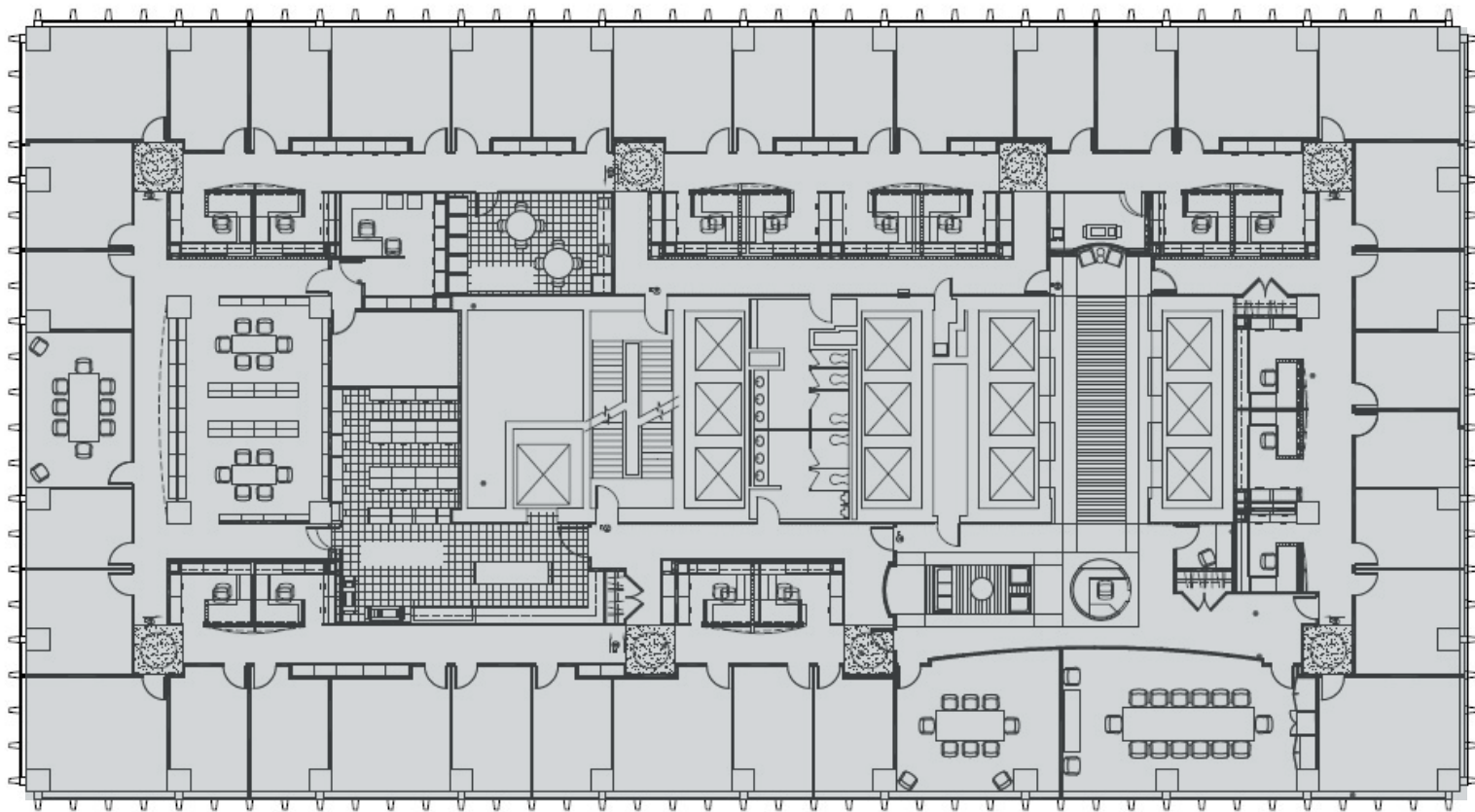
■ AVAILABLE



FLOOR 11
6,346 RSF

MECHANICAL AREA
AVAILABLE

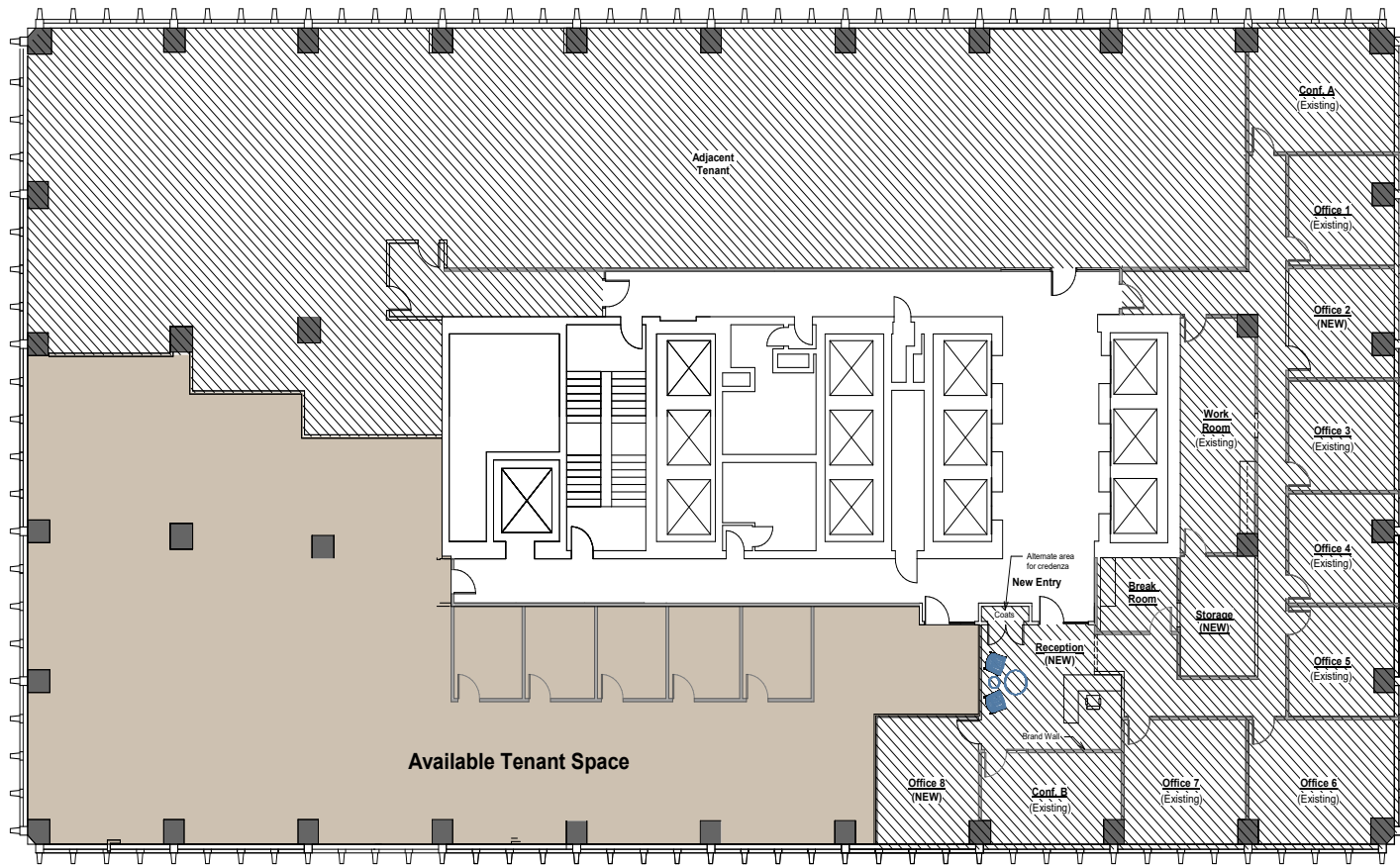




FLOOR 14
18,683 RSF

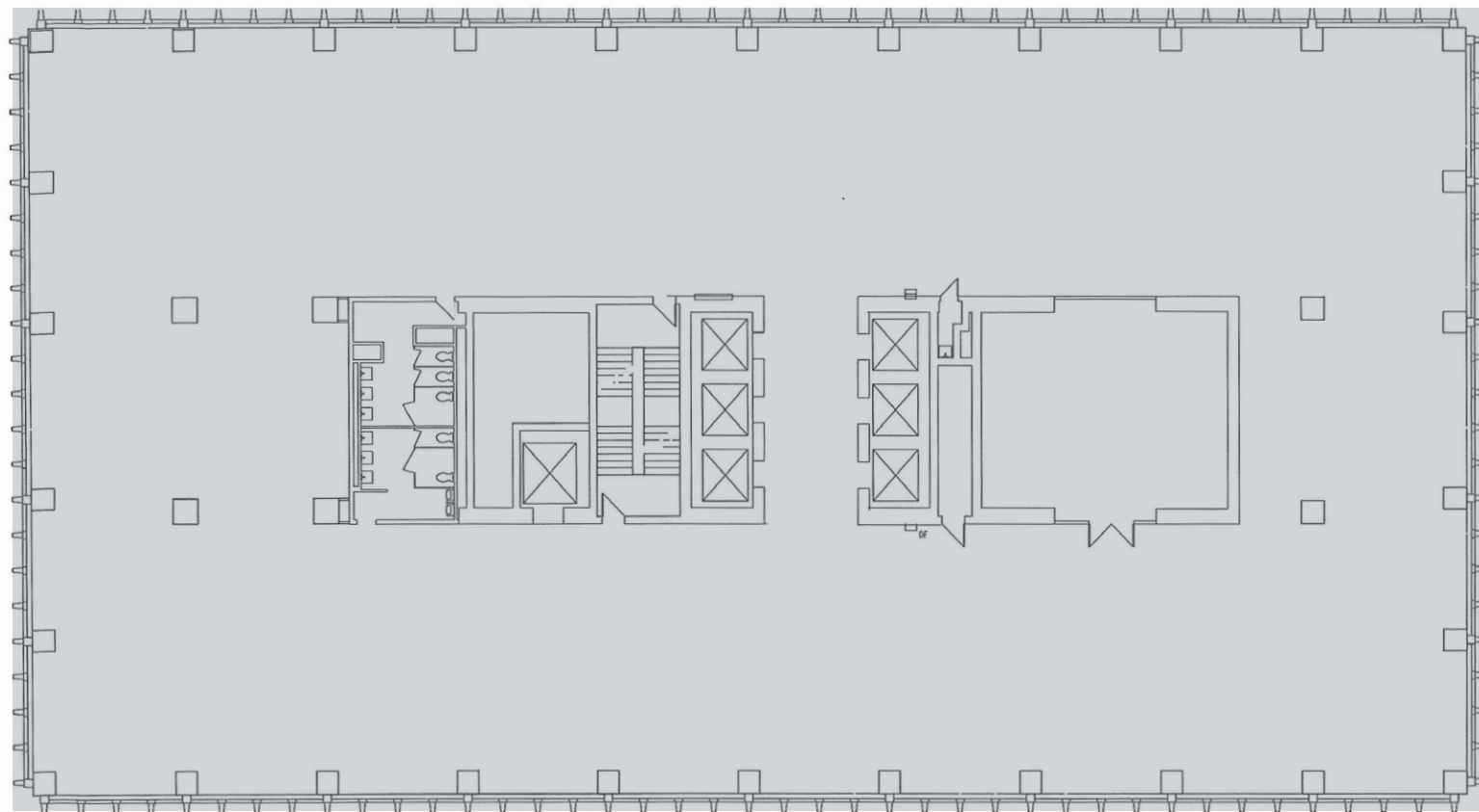
■ AVAILABLE





FLOOR 16
6,193 RSF

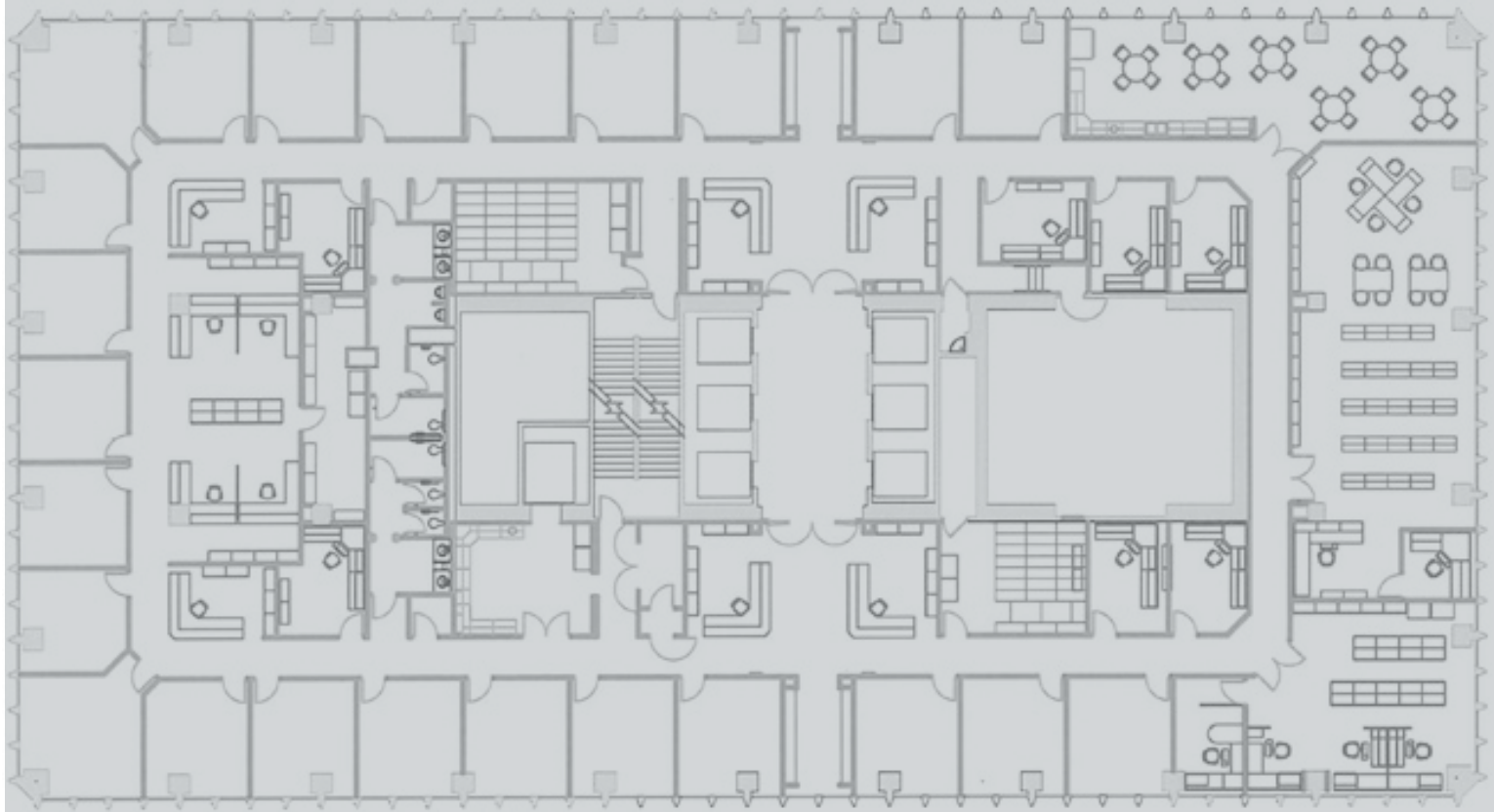
 **AVAILABLE**



FLOOR 17
18,237 RSF

■ AVAILABLE

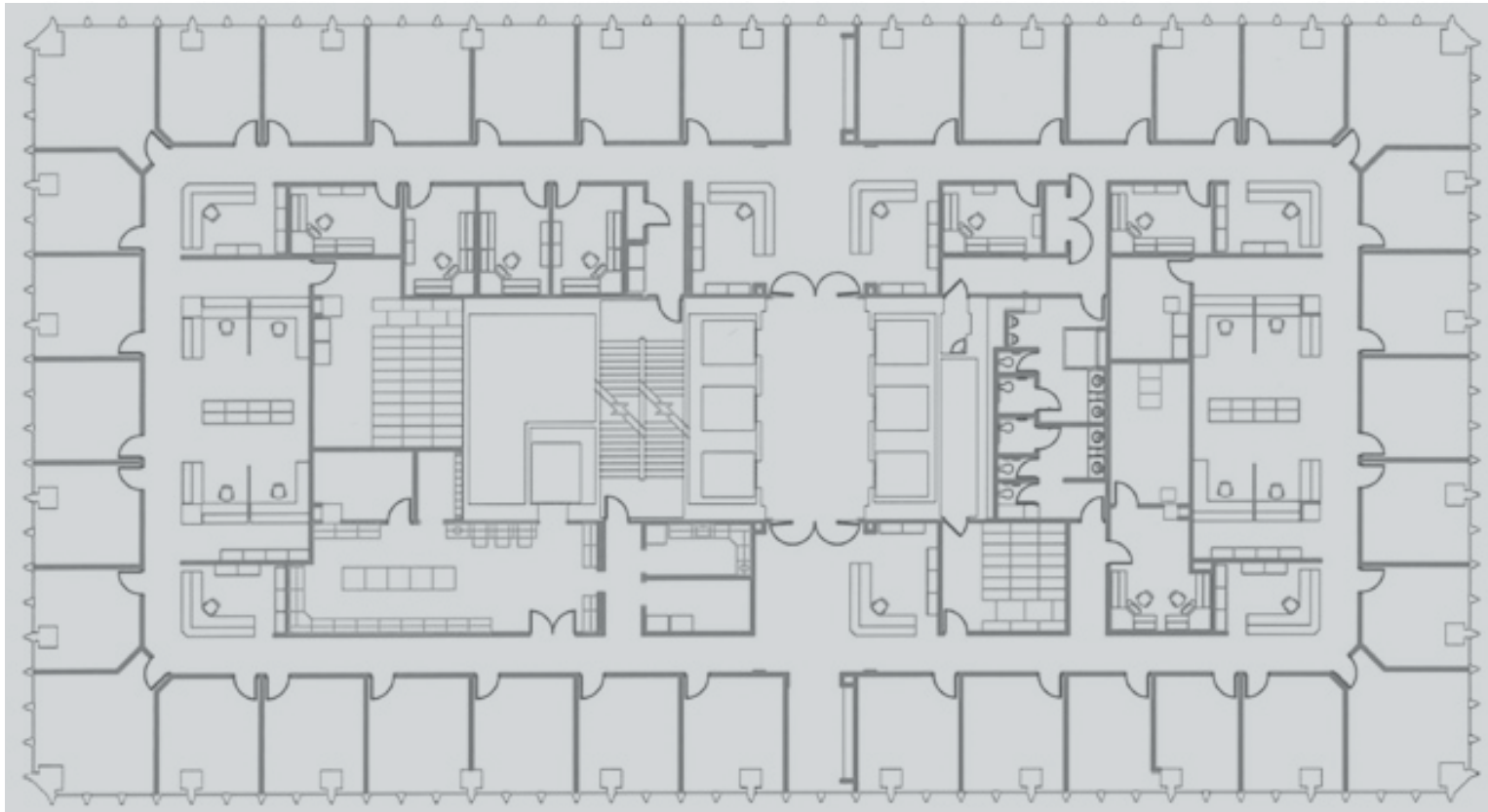




FLOOR 18
18,320 RSF

■ AVAILABLE

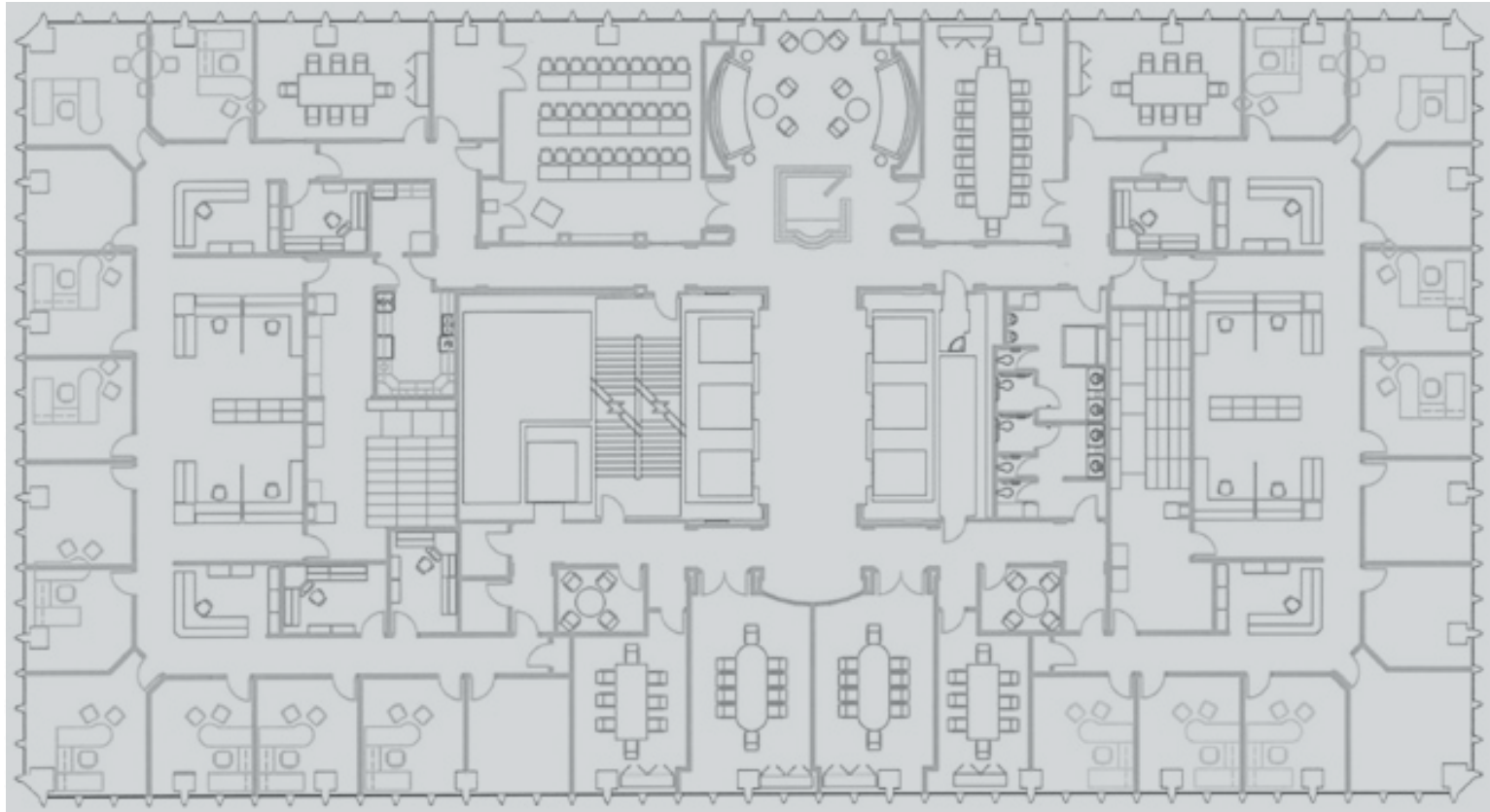




FLOOR 19
19,514 RSF

■ AVAILABLE





FLOOR 20
18,930 RSF

■ AVAILABLE









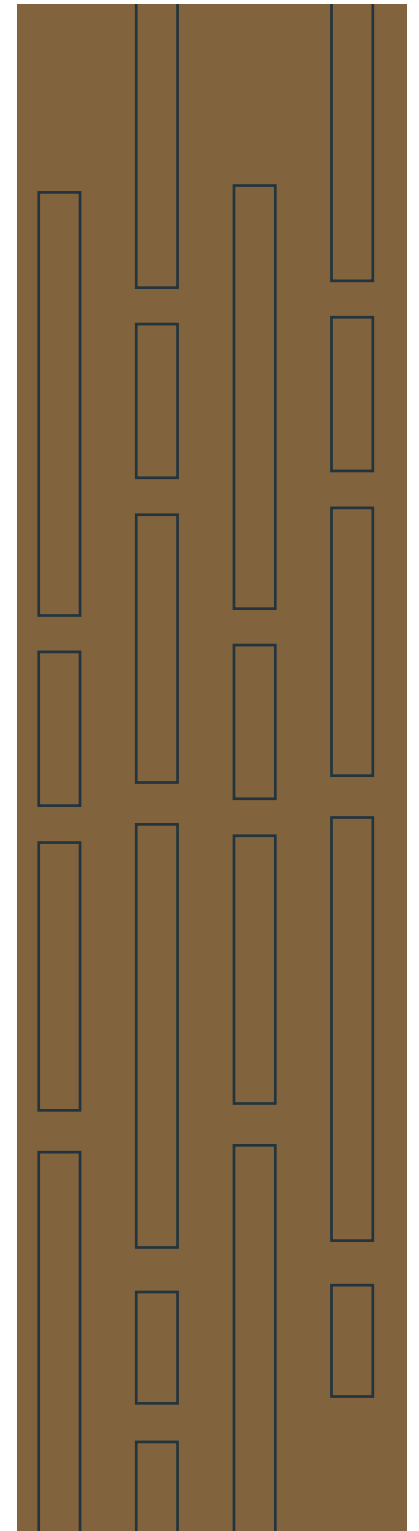
A POWERFUL
PARTNERSHIP

500W IS A OWNED AND OPERATED BY SOMERAROAD, INC.



SOMERAROAD WAS FOUNDED IN 2016 TO TAKE AN ENTREPRENEURIAL AND CREATIVE APPROACH TO VALUE-ADD AND OPPORTUNISTIC REAL ESTATE. THE COMPANY HAS SINCE EVOLVED INTO A DIVERSIFIED, VERTICALLY-INTEGRATED PLATFORM WITH A REPUTATION FOR SOLVING COMPLEX PROBLEMS, BECOMING LOCAL EXPERTS, AND AGGRESSIVELY EXECUTING BUSINESS PLANS. SOMERAROAD REMAINS ENTREPRENEURIALY NIMBLE AND PASSIONATE ABOUT EXECUTING OUR VARIOUS STRATEGIES NATIONWIDE. TODAY, ITS EFFORTS ARE FOCUSED ACROSS FIVE CATEGORIES: VALUE-ADD/OPPORTUNISTIC, OPPORTUNITY ZONE, DEVELOPMENT, DEBT INVESTING, AND NET-LEASE/INCOME-PRODUCING.

HEADQUARTERED IN NASHVILLE AND NEW YORK CITY, THE COMPANY HAS ADDITIONAL OFFICES IN PITTSBURGH, INDIANAPOLIS, KANSAS CITY, AND CLEVELAND. SINCE ITS INCEPTION, SOMERAROAD HAS EXECUTED MORE THAN \$2 BILLION IN TRANSACTIONS OVER 50 UNIQUE MARKETS ACROSS THE COUNTRY.





POWER YOUR WORKDAY



BRENT DOLEN, SIOR, CCIM

Senior Director

+1 502 719 3262

bdolen@commercialkentucky.com

SAM ENGLISH, CFA

Senior Director

+1 502 719 3244

senglish@commercialkentucky.com

E.P. SCHERER

Senior Director

+1 502 719 3234

epscherer@commercialkentucky.com

SAM GRAY

Senior Associate

+1 502 719 3240

samgray@commercialkentucky.com