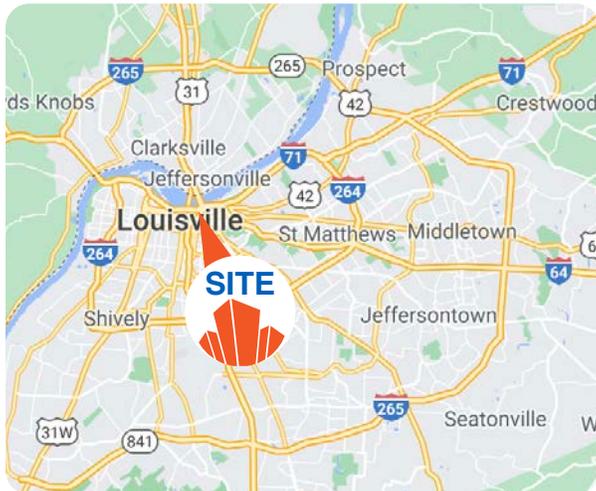


## OFFICE SPACE AVAILABLE FOR SALE OR LEASE

626 & 634 W Main Street | Louisville, KY 40202



### 626 & 634 W MAIN

**SALE PRICE:** \$8,750,000

**LEASE PRICE:** See Agent

### TOTAL BUILDING SF PER PVA

**ABOVE GRADE:** 86,252± SF

**LOWER LEVEL:** 17,049± SF

**115 S 7TH:** 7,920± SF

**TOTAL:** 111,221± SF

### LEASING AVAILABILITY:

#### 626 W MAIN

**PARTIAL 1ST FLOOR:** 3,450 SF

**2ND FLOOR:** 10,500 SF

**3RD FLOOR:** 10,500 SF

**5TH FLOOR:** 10,500 SF

**6TH FLOOR:** 10,500 SF

#### 634 W MAIN

**1ST FLOOR:** 1,596 SF

**2ND FLOOR:** 1,596 SF

**3RD FLOOR:** 1,596 SF

**4TH FLOOR:** 1,596 SF

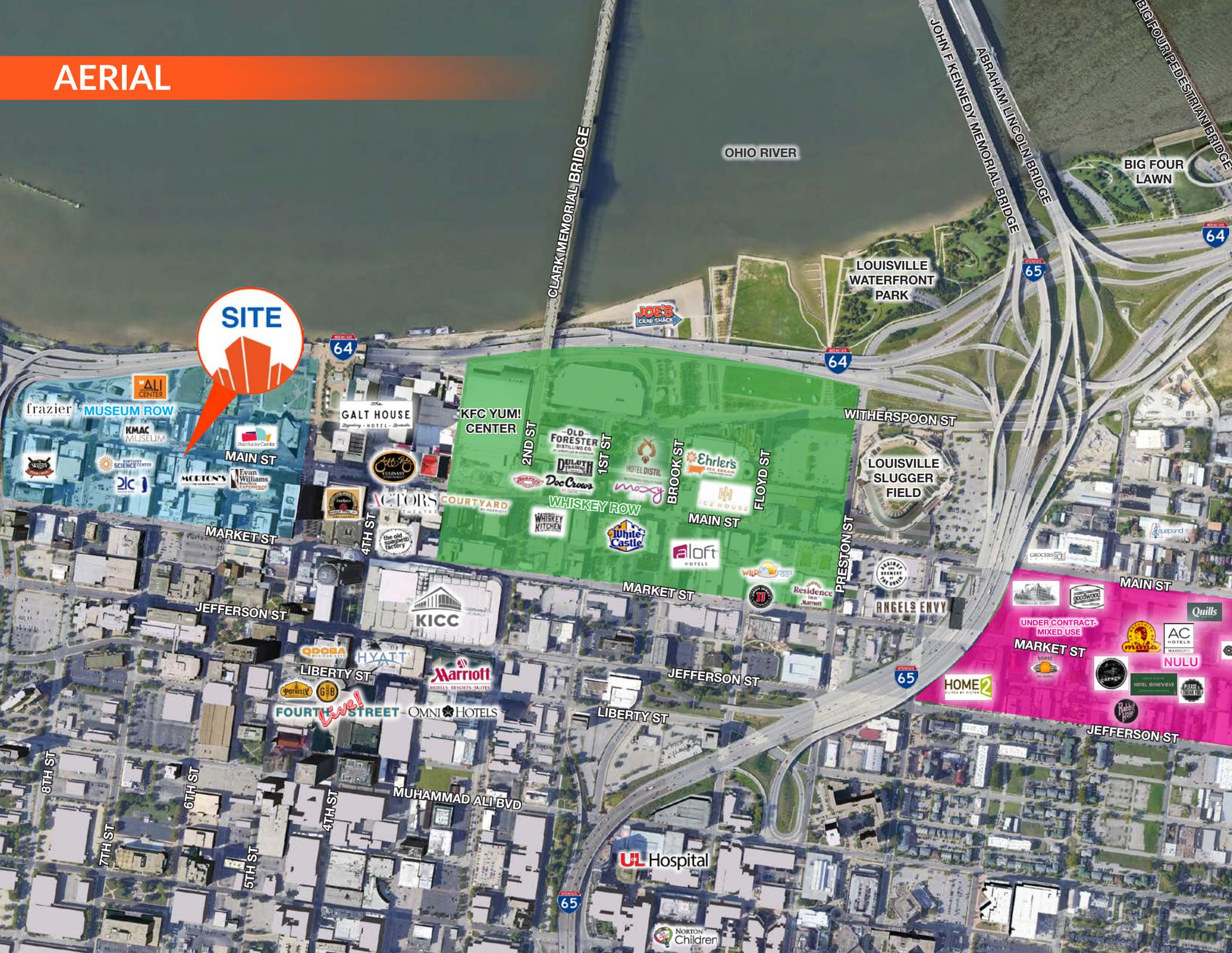
**JUSTIN BAKER, SIOR**  
**SETH EDENS, SIOR**

[JBAKER@TRIOCPG.COM](mailto:JBAKER@TRIOCPG.COM)  
[SEEDENS@TRIOCPG.COM](mailto:SEEDENS@TRIOCPG.COM)

(502) 454-0911  
(502) 553-4180



# AERIAL



SITE

OHIO RIVER

BIG FOUR LAWN

LOUISVILLE WATERFRONT PARK

frazier MUSEUM ROW

ALI CENTER

KMAC MUSEUM

MAIN ST

GALT HOUSE

KFC YUM! CENTER

OLD FORESTER DISTILLING CO.

WILLY'S BAKERY

Doc Crow's

WHISKEY ROW

White Castle

1ST ST

BROOK ST

MAIN ST

FLOYD ST

WITHERSPOON ST

LOUISVILLE SLUGGER FIELD

MARKET ST

JEFFERSON ST

KICC

MARKET ST

ANGELS ENVY

LIBERTY ST

FOURTH LEVEL STREET

MARRIOTT

OMNI HOTELS

JEFFERSON ST

LIBERTY ST

MUHAMMAD ALI BVD

UL Hospital

NORTON Children

UNDER CONTRACT - MIXED USE

MARKET ST

HOME2

JEFFERSON ST

MAIN ST

Quills

AC HOTELS

NULU

HOTEL GENEVIE

PLEASE RESTART

8TH ST

7TH ST

6TH ST

5TH ST

4TH ST

65

PRESTON ST

65

64

64

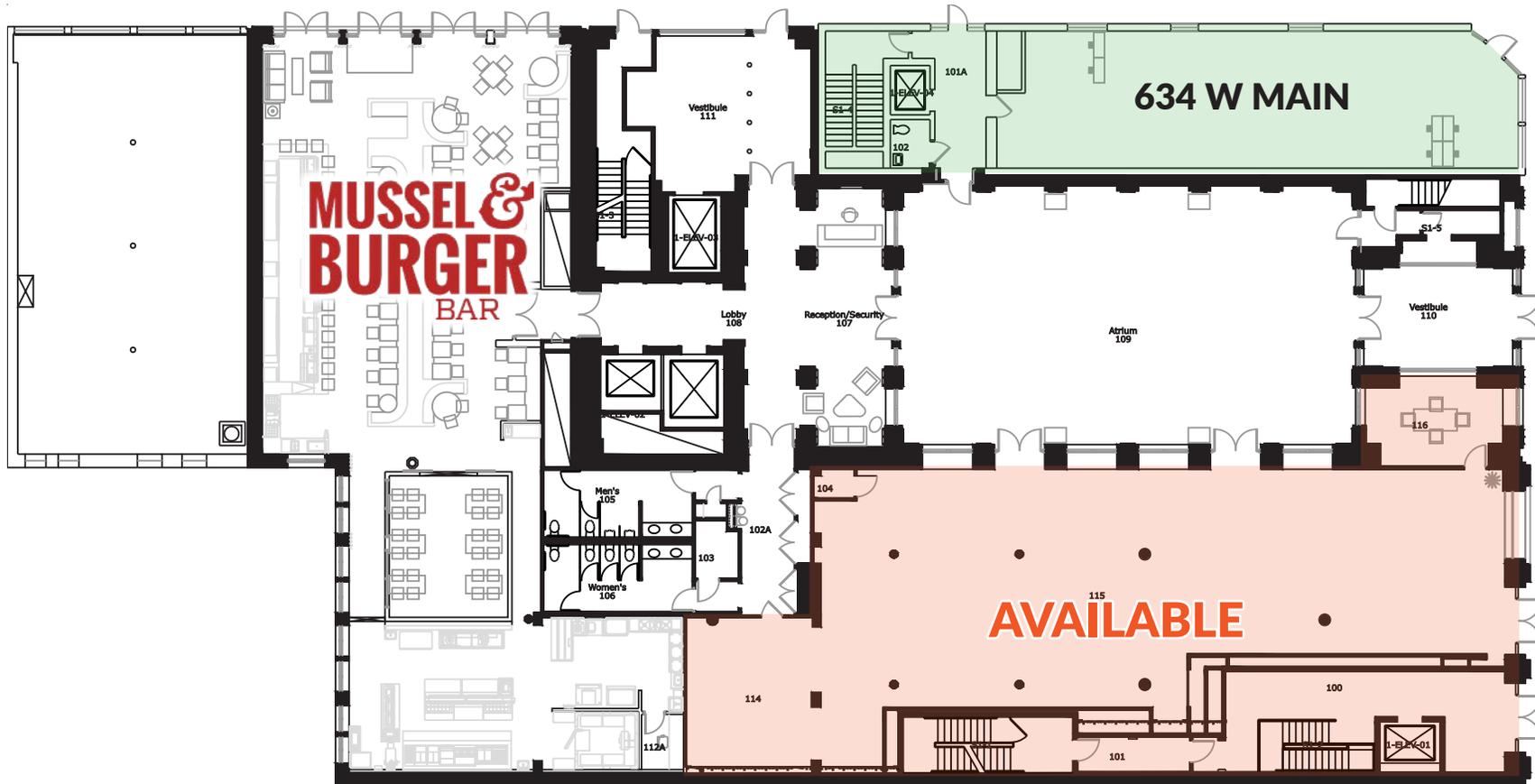
64

65

64

# SITE PLAN

## PARTIAL 1ST FLOOR - 626 W MAIN STREET



**3,450± SF**

# SITE PLAN

## 2ND FLOOR - 626 W MAIN STREET



**10,500± SF**

# SITE PLAN

## 3RD FLOOR - 626 W MAIN STREET



**10,500± SF**

# SITE PLAN

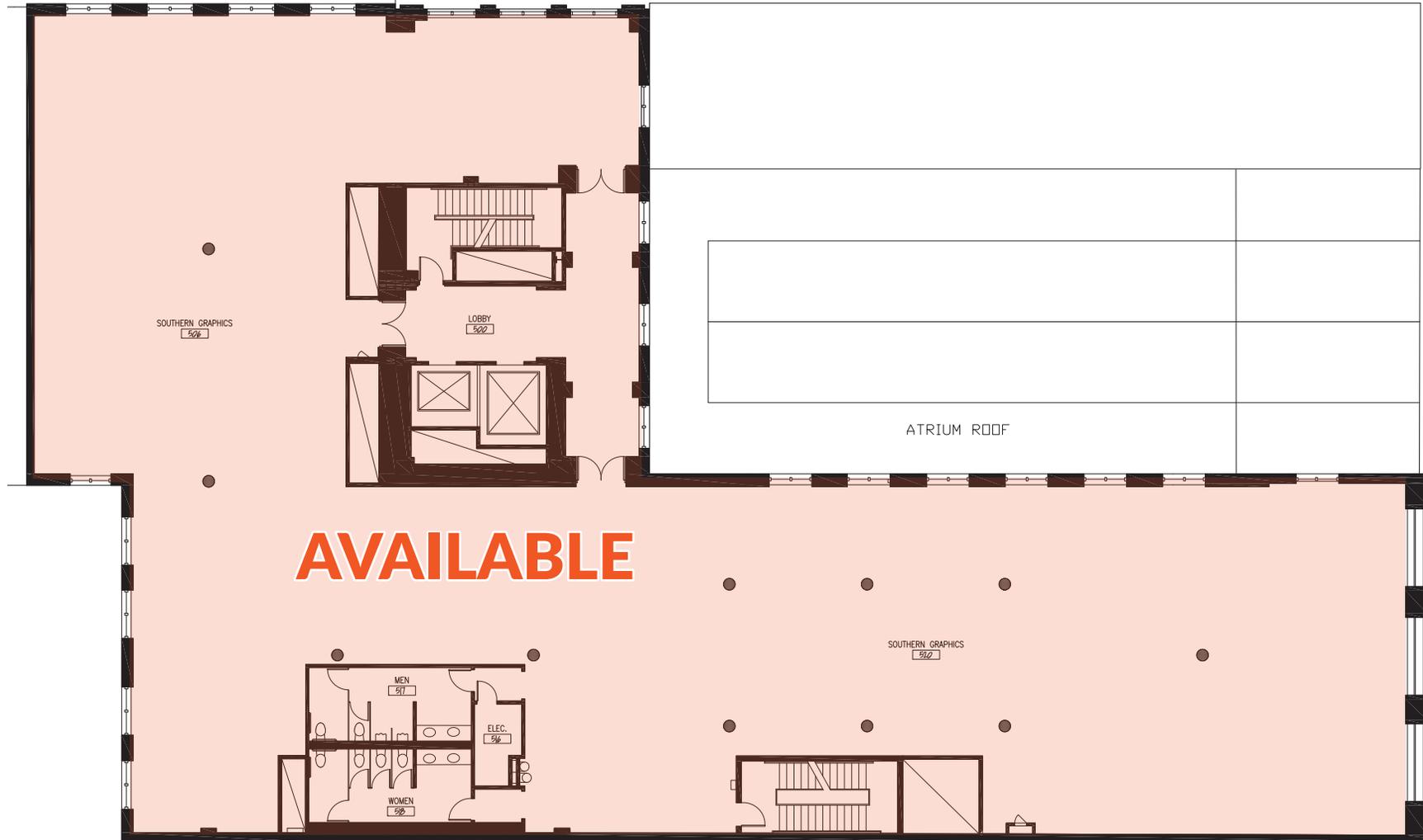
## 4TH FLOOR - 626 W MAIN STREET



**10,500± SF**

# SITE PLAN

## 5TH FLOOR - 626 W MAIN STREET



**10,500± SF**

# SITE PLAN

## 6TH FLOOR - 626 W MAIN STREET

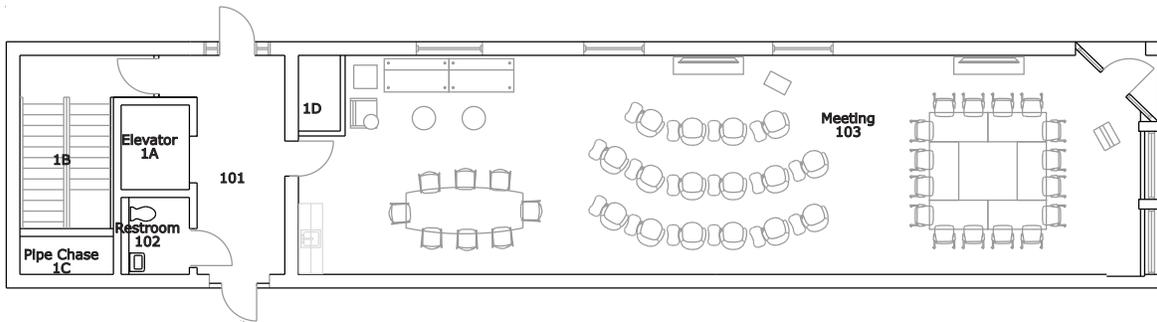


**10,500± SF**

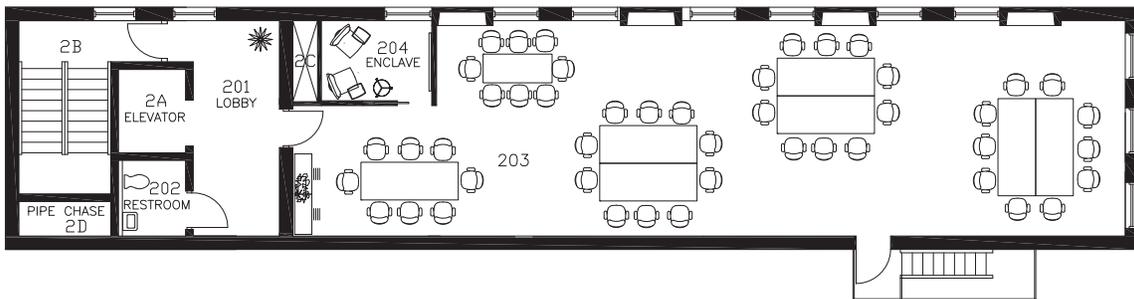
# SITE PLANS

## 634 W MAIN STREET

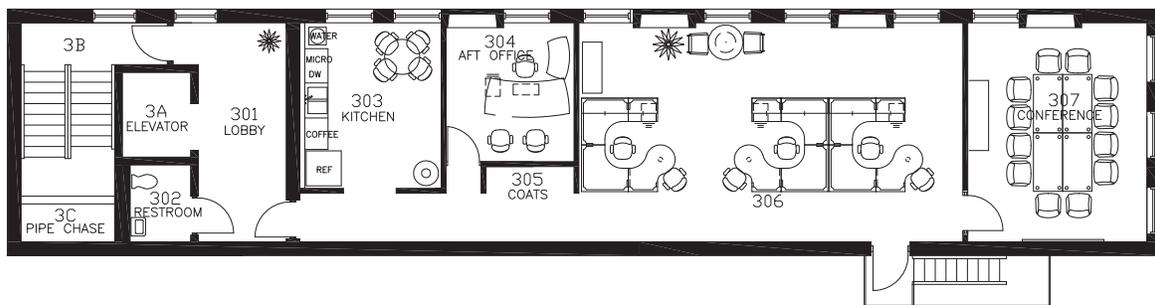
### St. Charles 1st Floor 1,596 SF



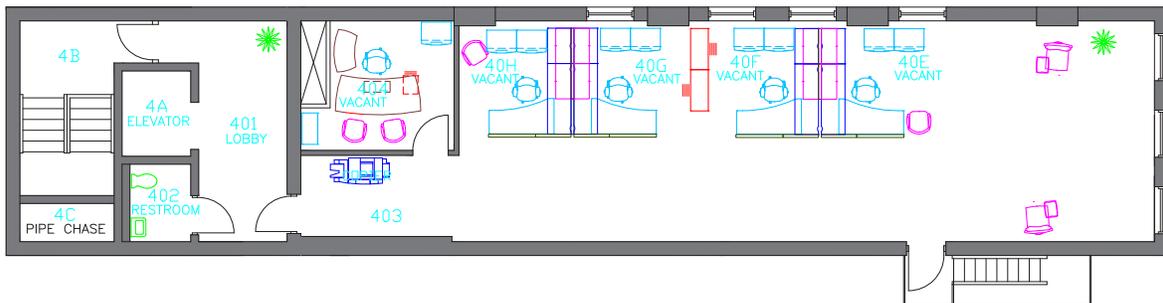
### St. Charles 2nd Floor 1,596 SF



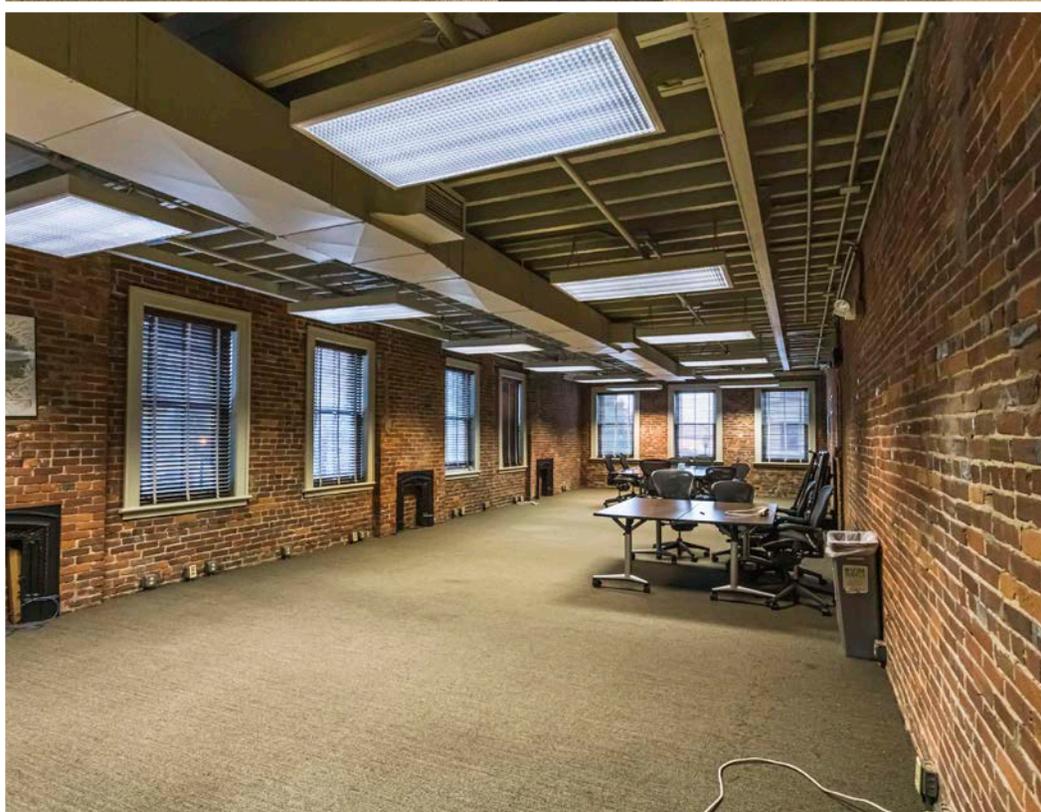
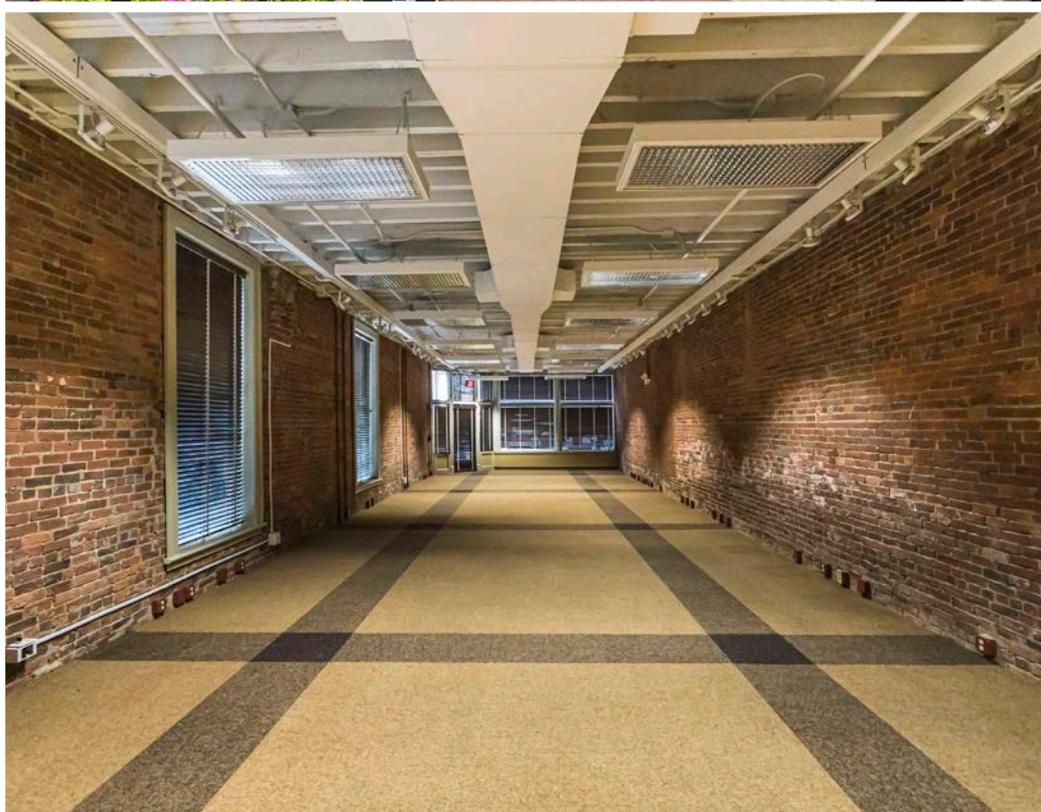
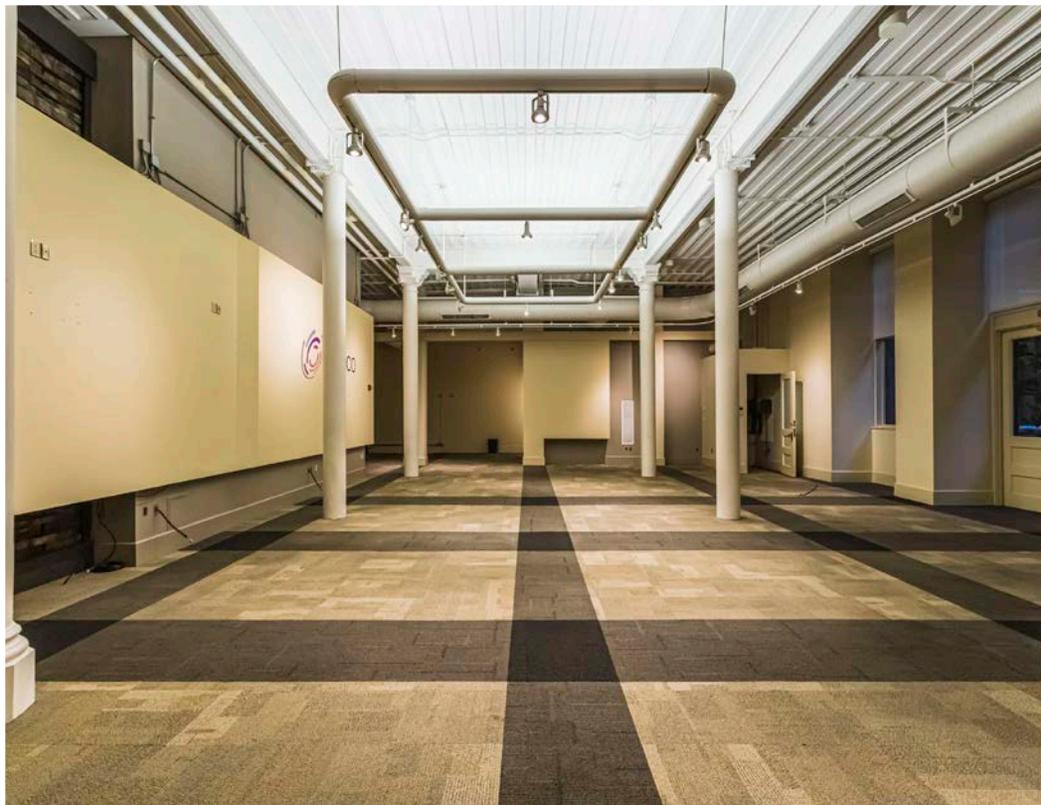
### St. Charles 3rd Floor 1,596 SF



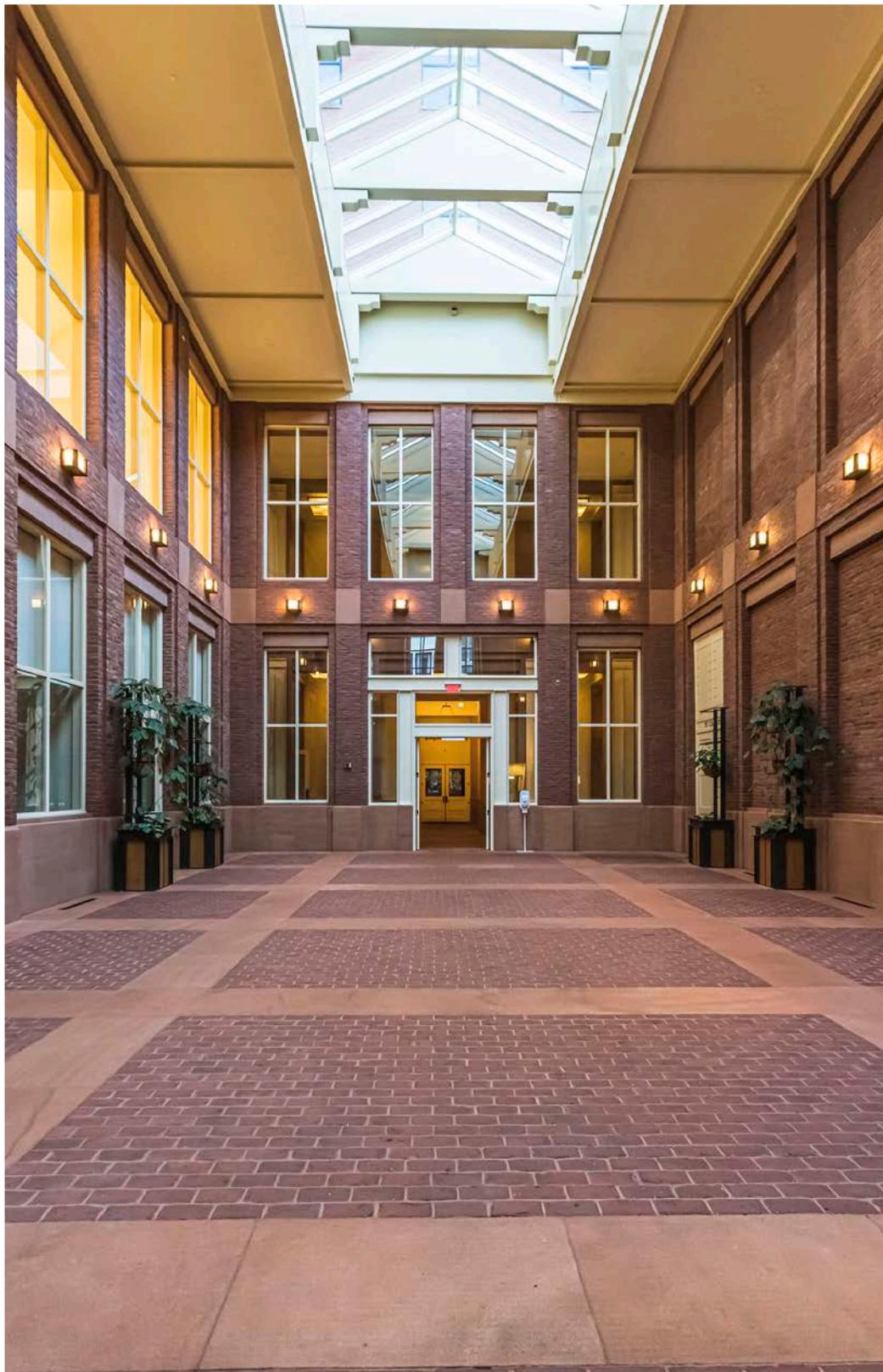
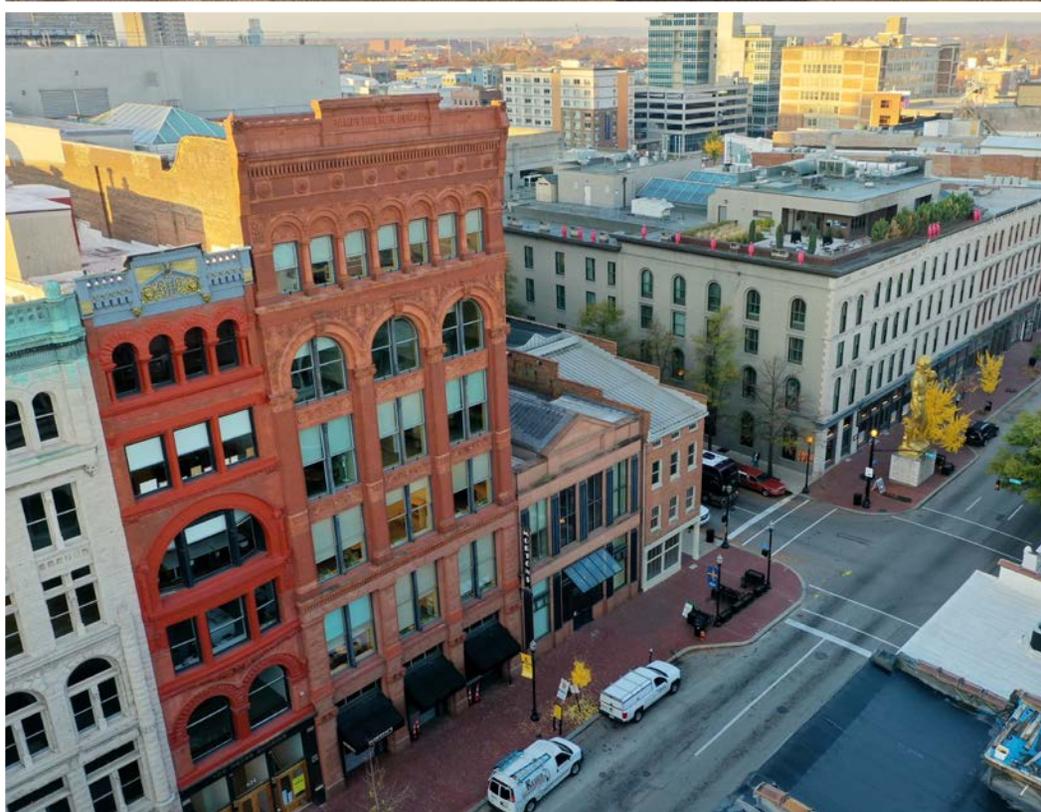
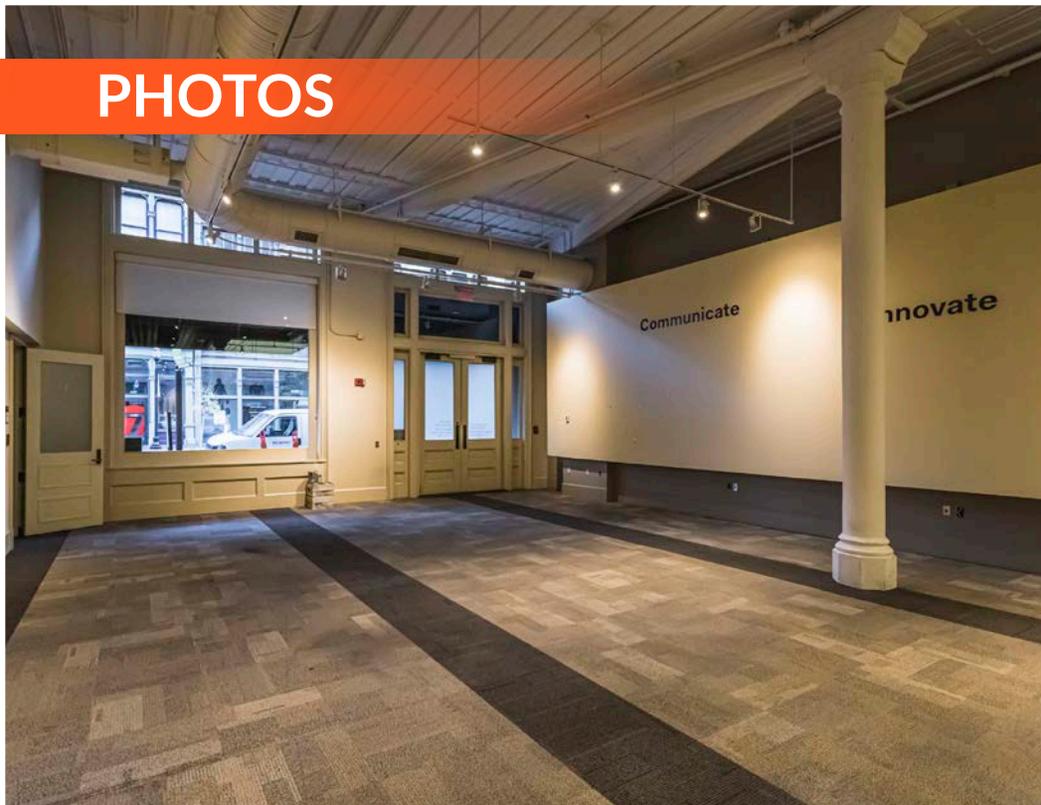
### St. Charles 4th Floor 1,596 SF



# PHOTOS



# PHOTOS



# DEMOGRAPHICS

## POPULATION



1 MILE **10,630**  
3 MILES **113,862**  
5 MILES **263,495**

## HOUSEHOLDS



1 MILE **4,899**  
3 MILES **52,205**  
5 MILES **118,157**

## BUSINESSES



1 MILE **2,398**  
3 MILES **7,606**  
5 MILES **13,354**

## EMPLOYEES



1 MILE **38,216**  
3 MILES **95,942**  
5 MILES **148,781**

## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

