

1741 Frankfort Avenue, Louisville, Kentucky, 40206

THE JAMES
ON
FRANKFORT



Why Louisville?

From the world-renowned excitement of the Kentucky Derby at Churchill Downs to the immersive journey through the bourbon distilleries along the Urban Bourbon Trail, Louisville offers an unforgettable experience for every traveler. Indulge your senses in the city's dynamic culinary scene, explore its captivating museums and historic landmarks, and immerse yourself in the warm embrace of Southern charm. Whether you're strolling along the scenic riverfront, admiring the stunning architecture of Old Louisville, or enjoying the festive atmosphere of its lively neighborhoods, Louisville promises an authentic and memorable adventure that will leave you enchanted and eager to return.



Top 10 Culinary Scene in the U.S.



World-Class Horse Racing



Legendary bourbon distilleries



Historic Architecture



Beautiful Public Parks



Immersive Theaters and Performances



Renowned Museums and Zoos



Euphoric Music Festivals



Top-Tier Sports



Reliable Public Transport



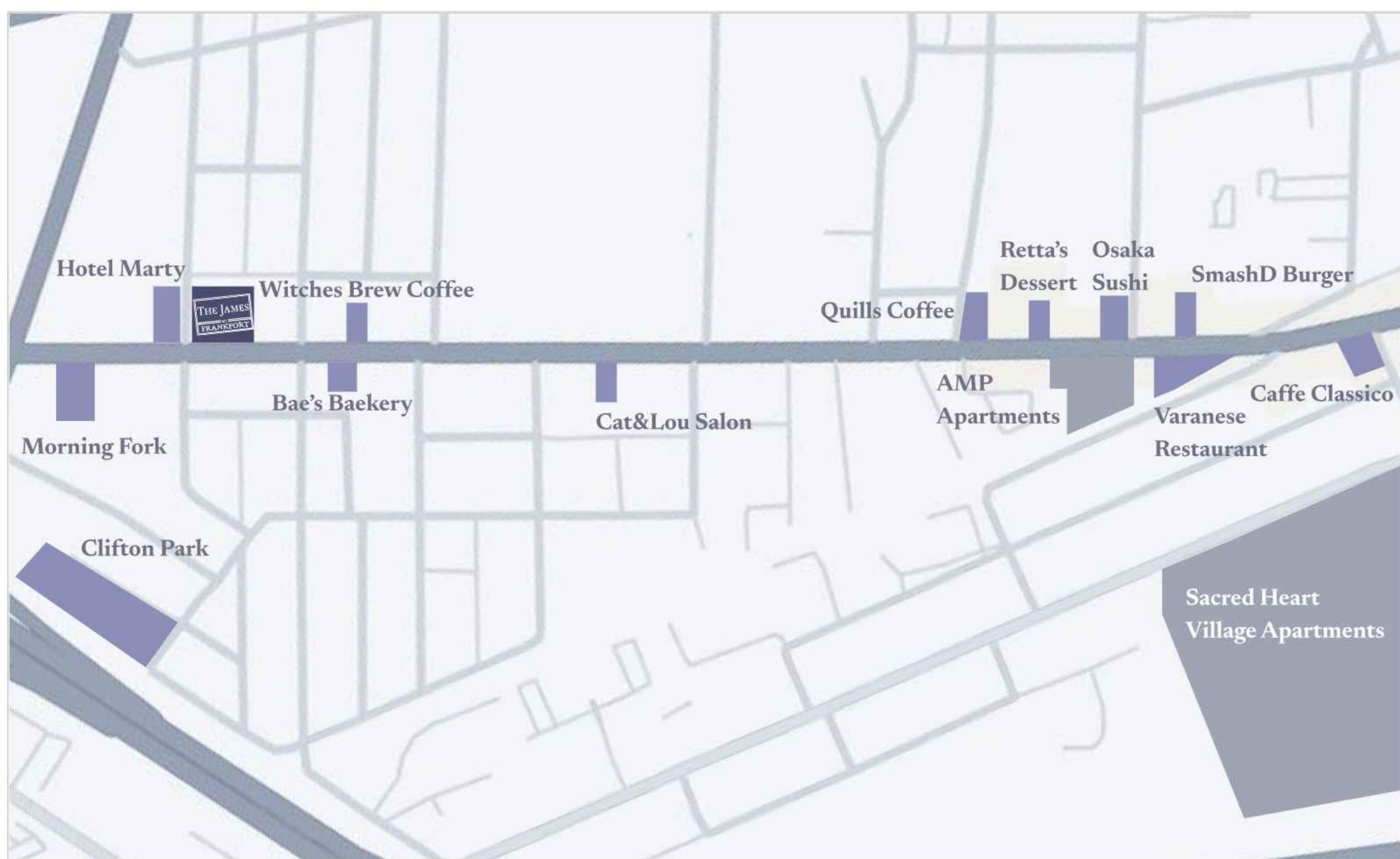
Highly Educated Population



Beautiful Hotels

Neighborhood

- The James on Frankfort
- Tourists & Local Attractions
- Residence/Hospitality



Clifton's walkable streets offer a variety of local attractions for visitors and locals to enjoy

Property Overview

4,011 SF

Ground Floor Office Space

7

Furnished Apartments

2023

Year Renovated



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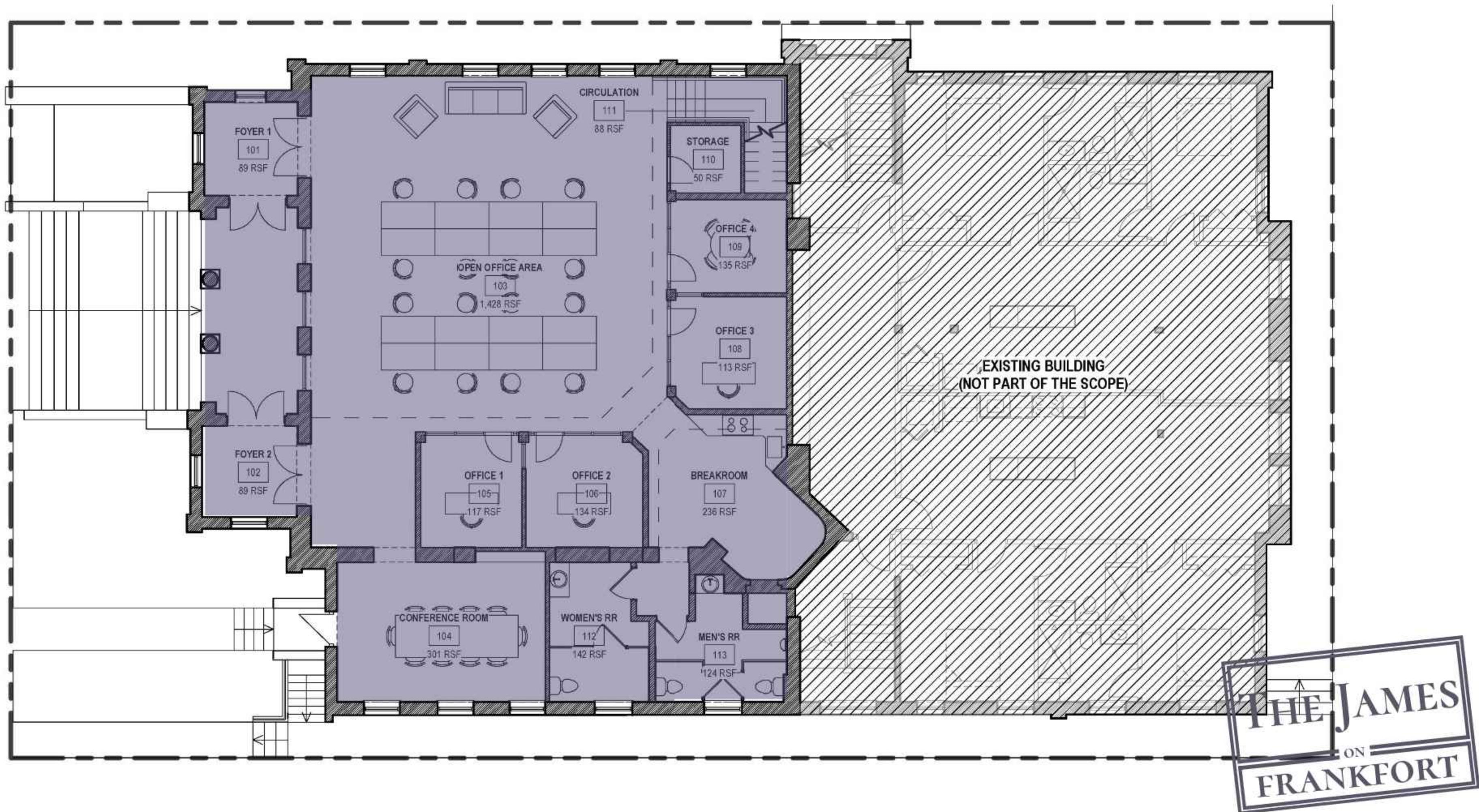


Ground Floor - Office Space Opportunity

Available from January 2026

William Street Strut Alley

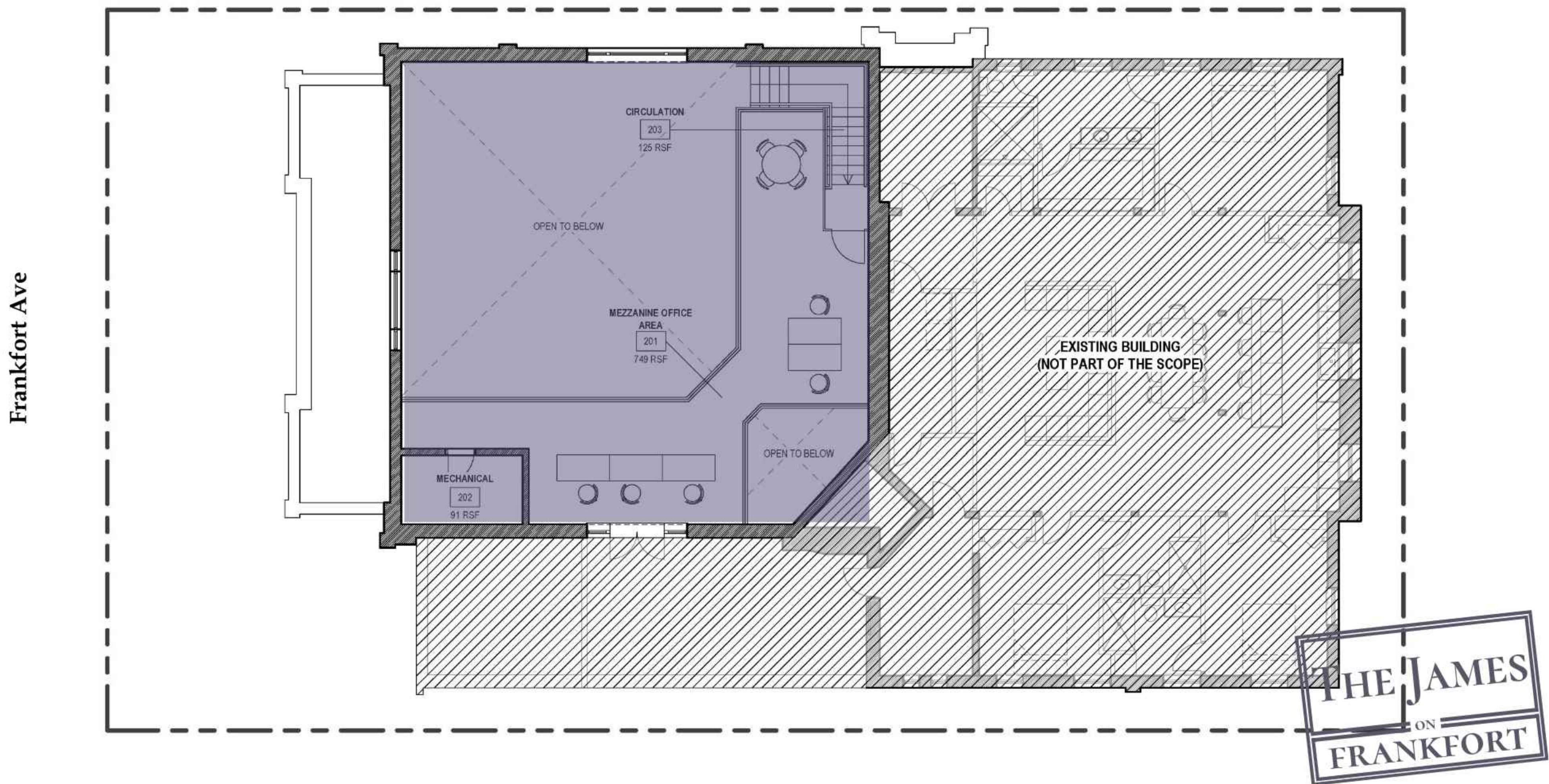
Frankfort Ave



Second Floor - Office Space Opportunity

Available from January 2026

William Street Strut Alley





Restaurant-Anchored Streetscapes

Clifton's dining scene is a local destination, anchored by a diverse mix of well-loved restaurants and neighborhood favorites that create daily foot traffic, support small business vitality, and strengthen the corridor's identity.



© Volare Italian Ristorante



© Varanese Restaurant



© Bourbons Bistro



© Irish Rover



Dining Destination
Consistent local
and regional draw



Walkable Neighborhood
Walkable streets encourage
repeat visits



Durable Local Character
Independent retail
anchors identity

Alternative Leasing Opportunities

Premium Tenant Space Just For You

1.1K SF

Smallest Space Available

13.5K SF

Largest Space Available

Variable

Price Per Square Foot

Reach out to info@zyyo.com for more information



The Billy Goat

600 E Main St Street, Louisville, KY, 40202

2.5K to 4.5K SF Available

■ 2026

■ F&B/Retail

■ New-Build & Renovation



Hotel Marty

1737 Frankfort Ave, Louisville, KY 40206

1.8K SF Available

■ 2026

■ F&B/Retail & Office

■ New-Build & Renovation



NuLu Crossing

700 East Main Street Louisville, KY 40202

4.1K to 64.2K SF Available

■ 2027

■ F&B/Retail & Office

■ New-Build



Sunday School

629 E Market St, Louisville, KY 40202

13.5K SF Available

■ 2026

■ F&B/Retail

■ New-Build & Renovation



The Zen

620 E Market St, Louisville, KY 40202

1.5K SF Available

■ 2026

■ F&B/Retail

■ New-Build & Renovation



Gateway to NuLu

552 E Market St, Louisville, KY 40202

1.1K - 7.5K SF Available

■ 2026

■ F&B, Office & Retail

■ Redevelopment



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ZYYO

The James on Frankfort Leasing Brochure
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