

Crescent Centre



MEDICAL/OFFICE/RETAIL SPACE FOR LEASE

PROPERTY OVERVIEW

657 South 3rd Street offers a rare opportunity to create a fully customized space at an affordable rate. The first-floor suites, currently in shell condition, provide complete flexibility for interior layout, finishes, and functionality. Formerly medical offices, they can easily be adapted for traditional office or retail use. The property includes an attached parking garage, is adjacent to LouMed, and benefits from 209 on-site apartments within the mixed-use development—an area experiencing growing foot traffic. The landlord is offering tenant improvement allowances to reduce upfront costs and accelerate move-in while enabling full customization.

BROKER INCENTIVE

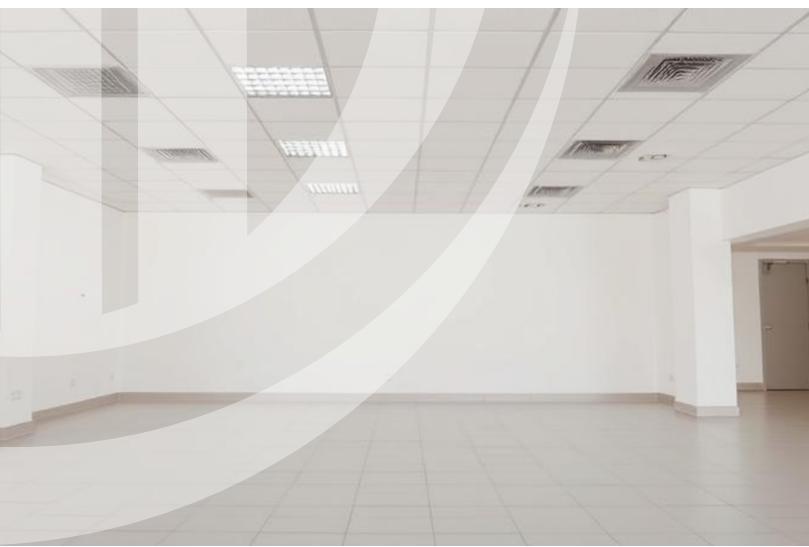
- 3% Commission on Total Lease Value
- +\$2.00/SF Bonus for any executed lease signed before December 31, 2025
- All commissions and bonuses paid in full at lease signing.

AVAILABLE SPACES

- Section 1: 5,972 RSF
- Section 3: 5,983 RSF
- Section 4: 9,672 RSF
- (Total Available: 21,627 RSF)

FEATURING

- Landlord strength: deeply capitalized ownership prepared to invest in your space to make your move in easy and affordable.
- Competitive economics: base rent positioned well below comparable downtown and near-downtown offerings.
- Functional value: first-floor footprint and garage parking support medical uses expecting patient turnover, professional offices needing staff parking, or retail concepts seeking customer convenience.
- Flexible layout: full design control allows for exam rooms, private offices, reception/waiting areas, consultation rooms, open-plan workspaces, or retail sales floor configurations.



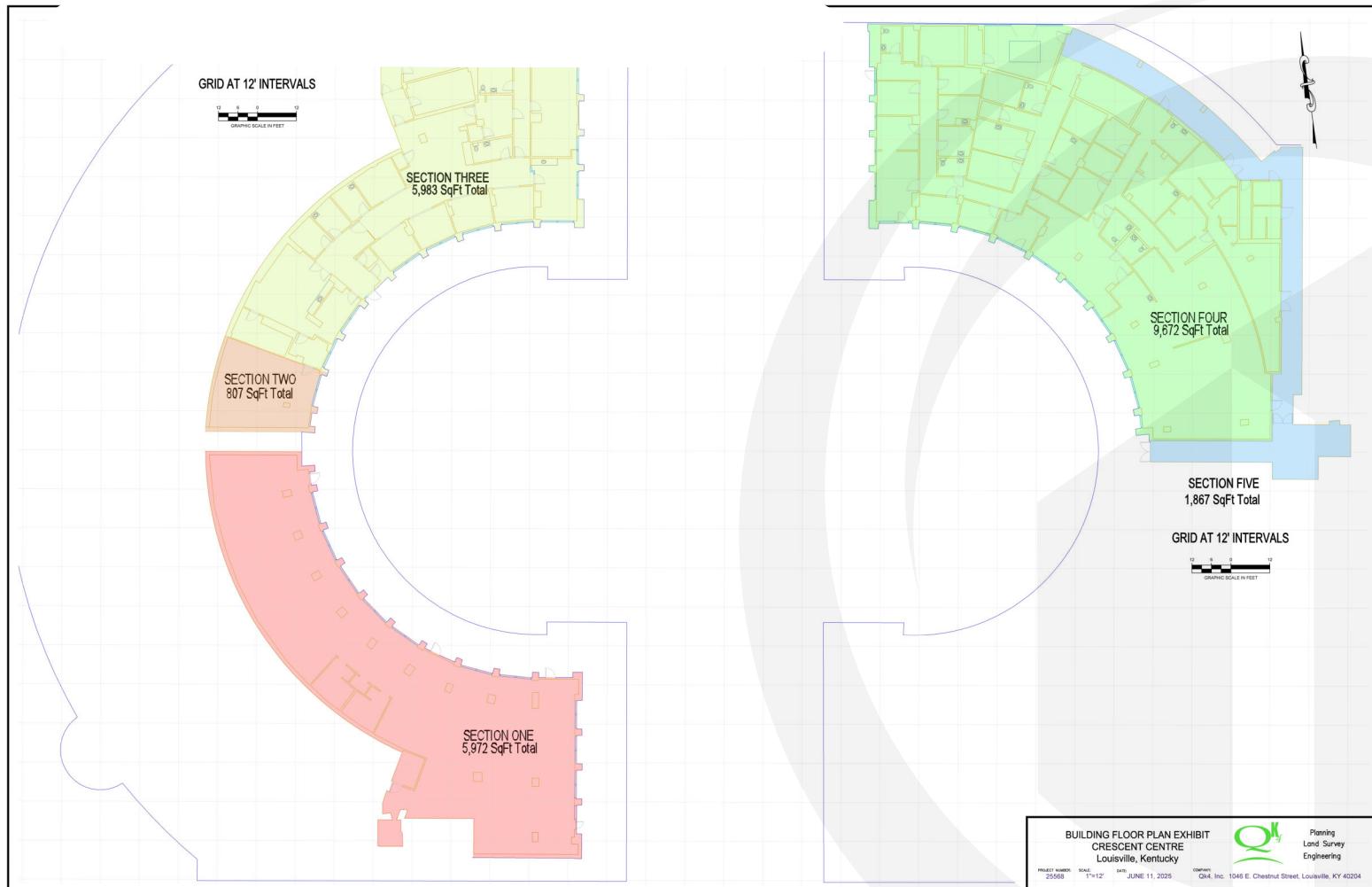
PROPERTY INFORMATION

Office Type: OFFICE/MIXED USE/MEDICAL
Lease Type: GROSS
Lease Rate: \$11.00 PSF (ANNUAL)

Zoning: C3
Total Availability: 21,627 RSF
Parking: SURFACE & STREET

FLOOR PLAN

657 S 3RD STREET LOUISVILLE, KY 40202



AVAILABLE SPACES

- 5,972+/- RSF
- 5,983 +/- RSF
- 9,672 +/- RSF

PROPERTY CONTACTS:

CORE Real Estate Partners



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ABOUT US

Founded in Louisville, KY, CORE Real Estate Partners utilize a data-driven approach to provide comprehensive and unique full-service solutions for our clients' real estate needs. CORE specializes in urban, near-urban areas and town-centers, for long term commercial real estate strategies and solutions.

Our collaborative approach attracts clients who understand and appreciate the benefits of long-term real estate investment to grow income producing assets. With more than 55 years of combined real estate experience in Louisville, we incorporate technology and entrepreneurship into our strategy to enhance the real estate investment results for our partners.

Learn more about this property and CORE Real Estate Partners at: core502.com