



1737 Frankfort Ave, Louisville Kentucky, 40206



# 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

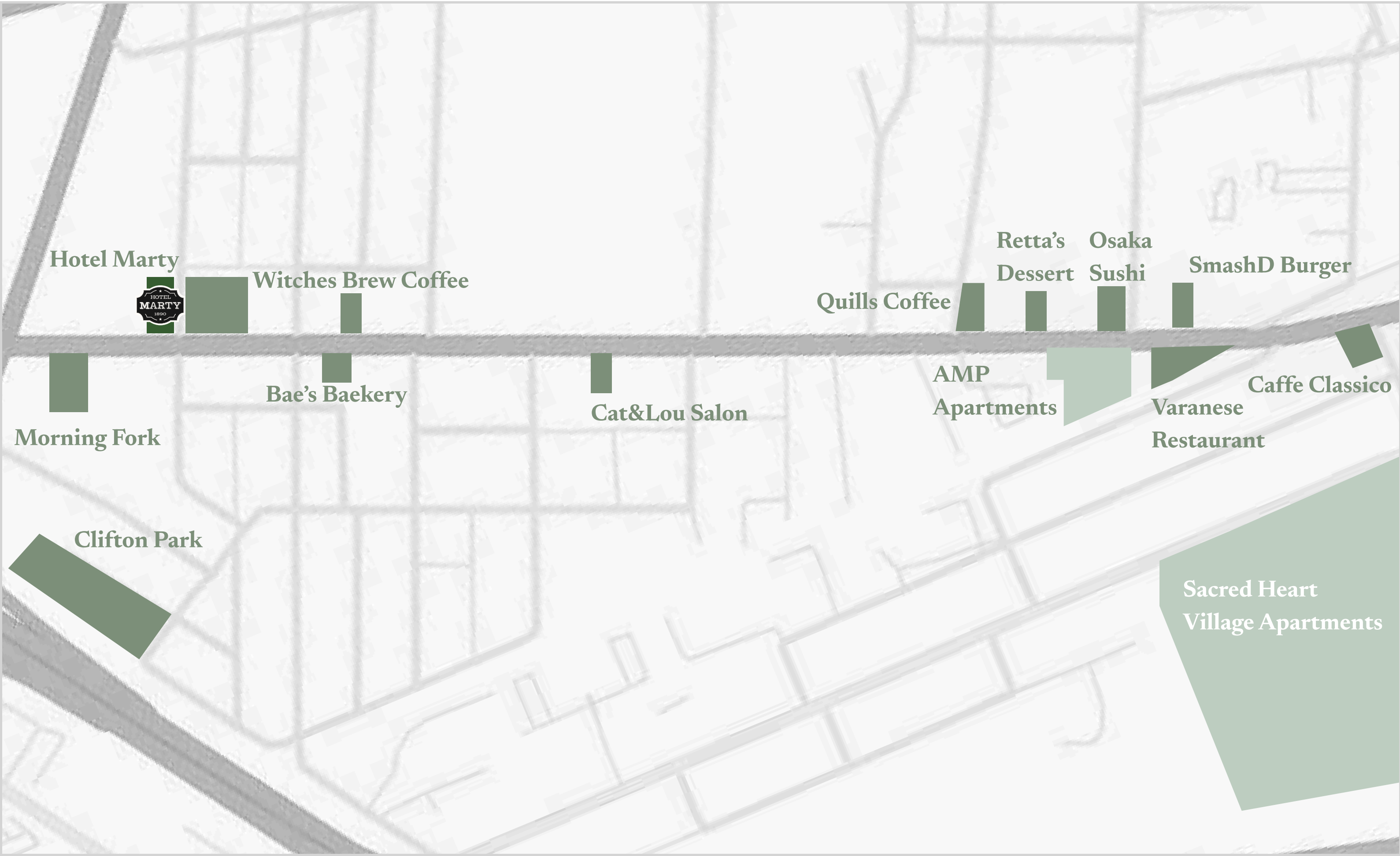


Beautiful Hotels



# Neighborhood

- Hotel Marty
- Tourists & Local Attractions
- Residence/Hospitality



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



# Property Overview

7.9K SF

Ground Floor Coffee Shop

6

Furnished Apartments

5

Parking Bays











HOTEL  
MARTY

William St  
100

STOP

COFFEE COCKTAILS BEER WINE

ESPRESSO  
COFFEE

FOR  
RENT  
502-419-7400

THE  
Avenue

Fork &  
BARREL





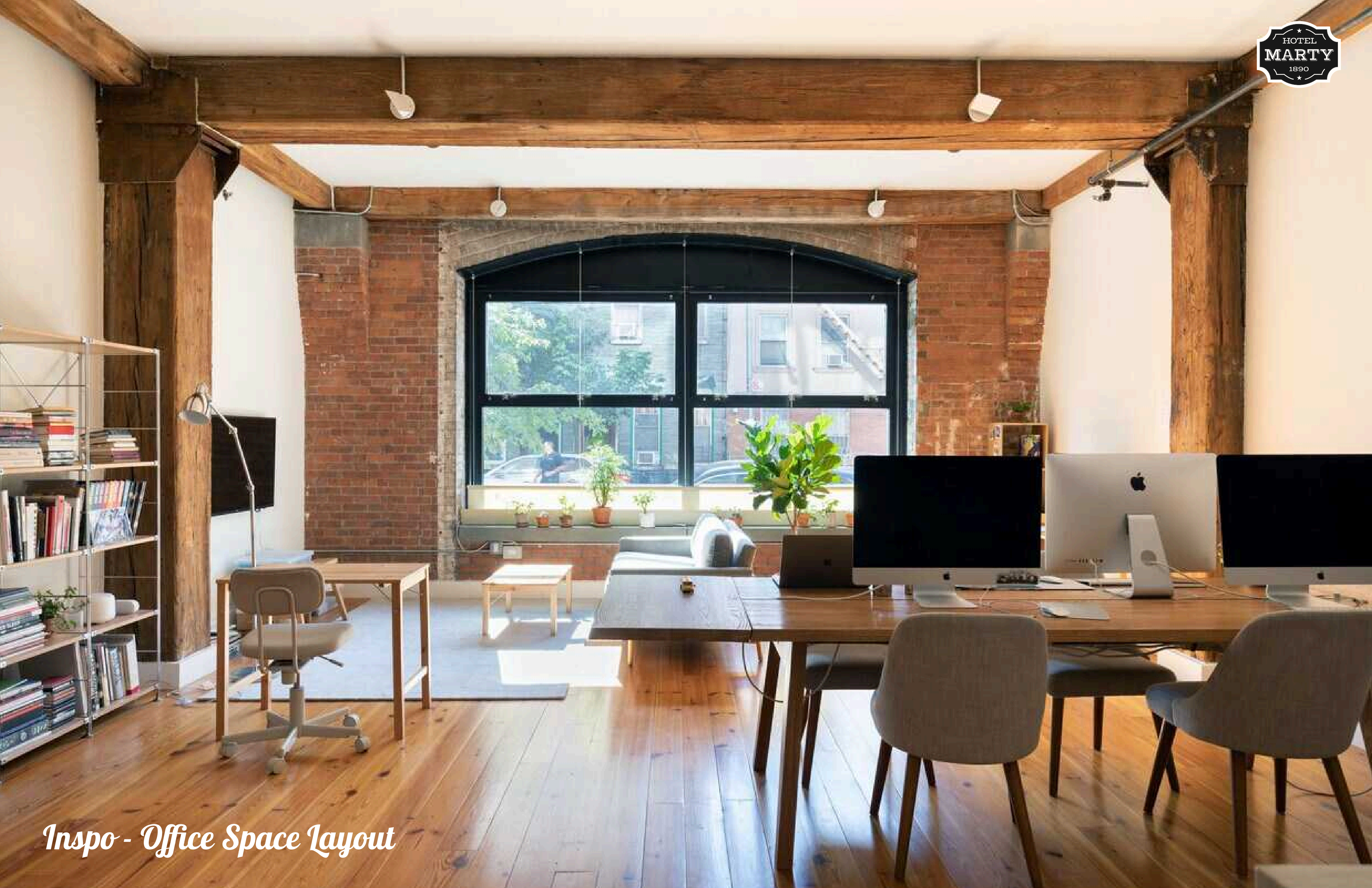












*Inspo - Office Space Layout*



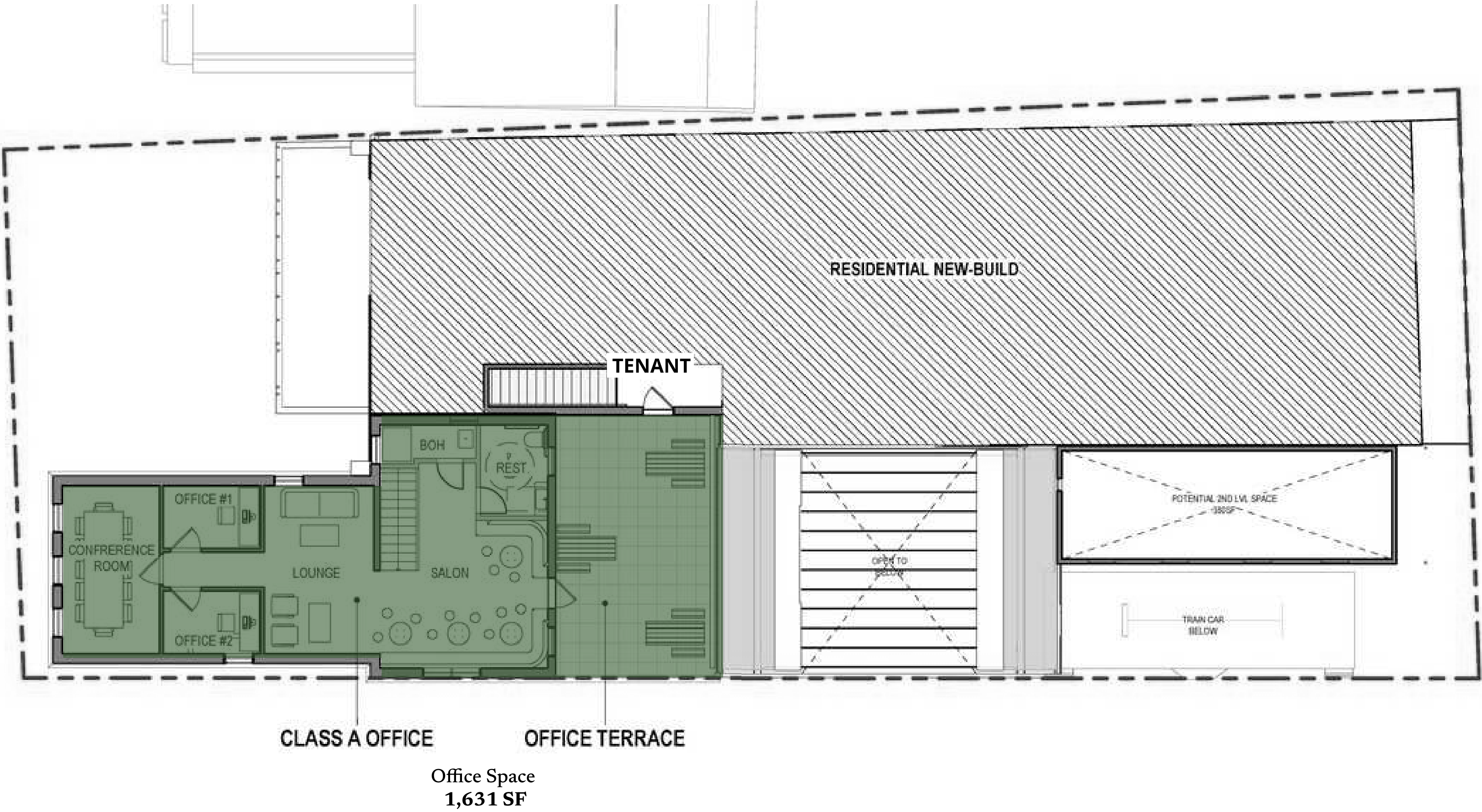


*Covered Outdoor Space*



# Second Floor - Office Opportunity

Available from February 2026





# 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



**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

Negotiable  
Price Per Square Foot

Reach out to [info@zyyo.com](mailto:info@zyyo.com) for more information



### The James

4.0K SF Available

- 2026
- F&B/Retail & Office
- New-Build & Renovation



### The Billy Goat

2.5K to 4.5K SF Available

- 2026
- F&B/Retail
- New-Build & Renovation



### NuLu Crossing

4.1K to 64.2K SF Available

- 2027
- F&B/Retail & Office
- New-Build



### Sunday School

13.5K SF Available

- 2026
- F&B/Retail
- New-Build & Renovation



### The Zen

1.5K SF Available

- 2026
- F&B/Retail
- New-Build & Renovation



### Gateway to NuLu

1.1K - 7.5K SF Available

- 2026
- F&B, Office & Retail
- Redevelopment





1737 Frankfort Ave, Louisville  
Kentucky, 40206

Zyyo

Hotel Marty Leasing Brochure  
2026 Zyyo. Privileged and Confidential

KY  
Jord Green  
Jord@zyyo.com  
502-294-3728