



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



## Historic Architecture



## Beautiful Public Parks



## Renowned Museums and Zoos



## Euphoric Music Festivals



## Reliable Public Transport



## Highly Educated Population



## Legendary bourbon distilleries



## Immersive Theaters and Performances



## Top-Tier Sports



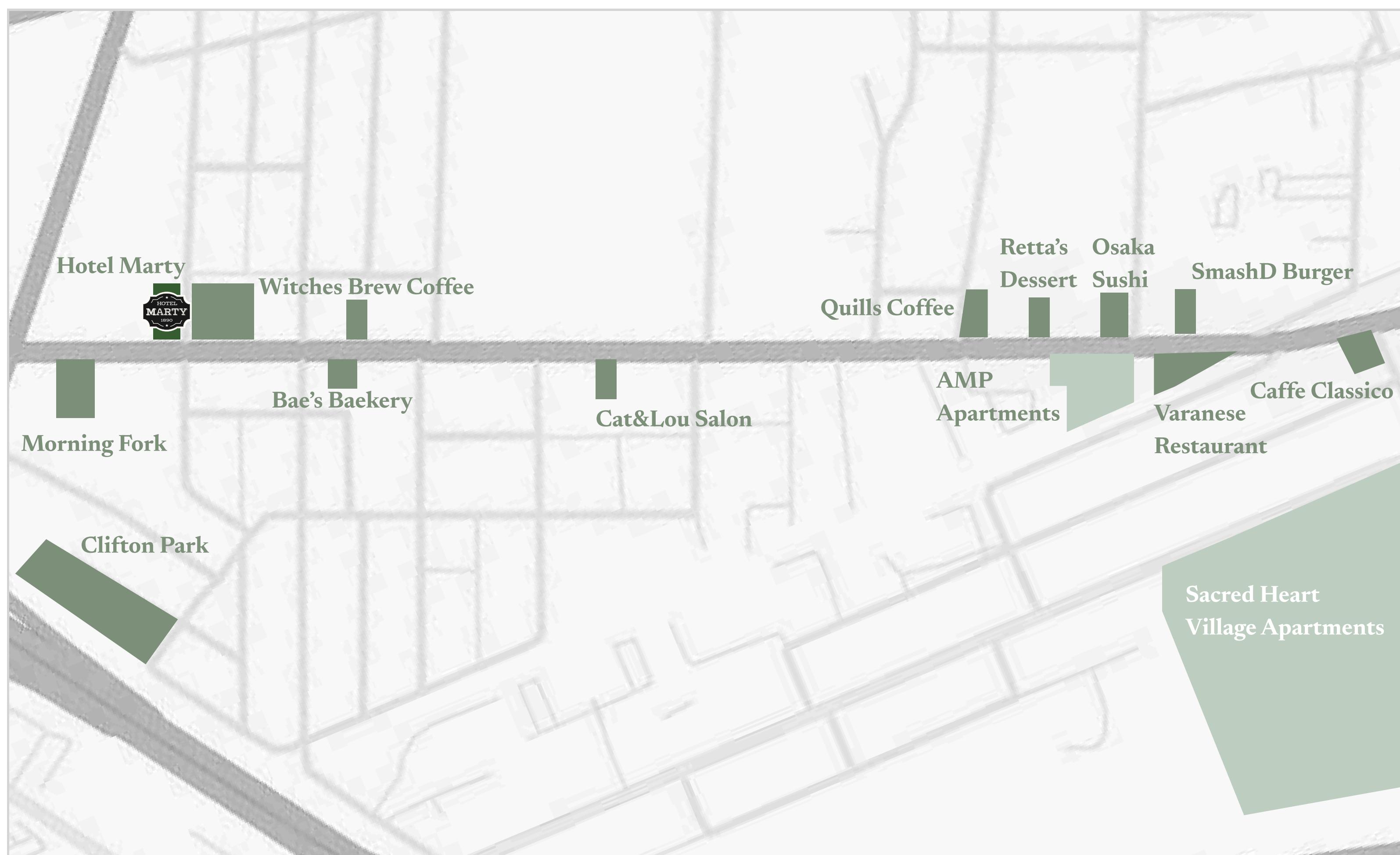
## Beautiful Hotels

# 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  
1890

HOTEL  
MARTY



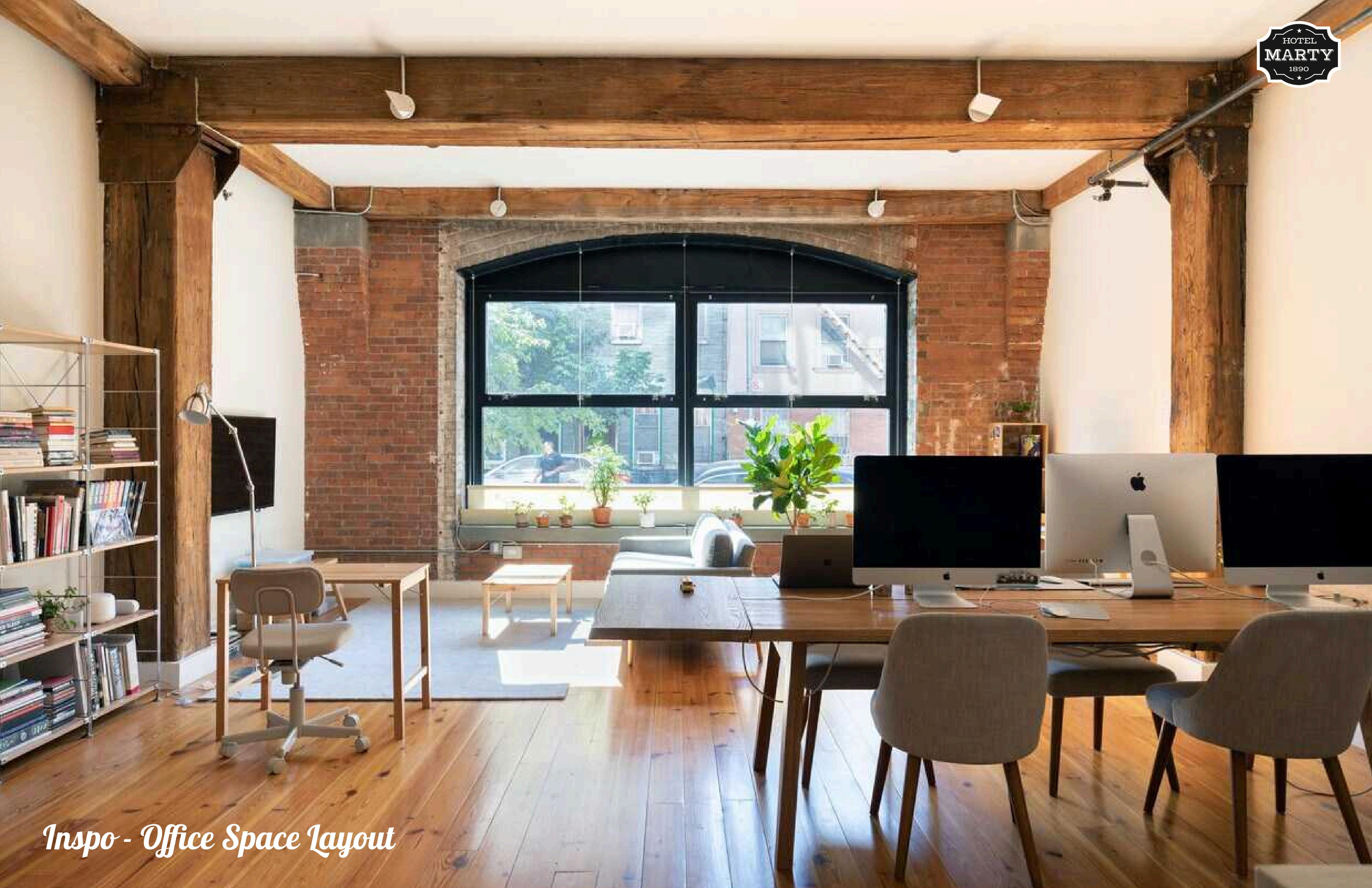








*Inspo - Office Space Layout*



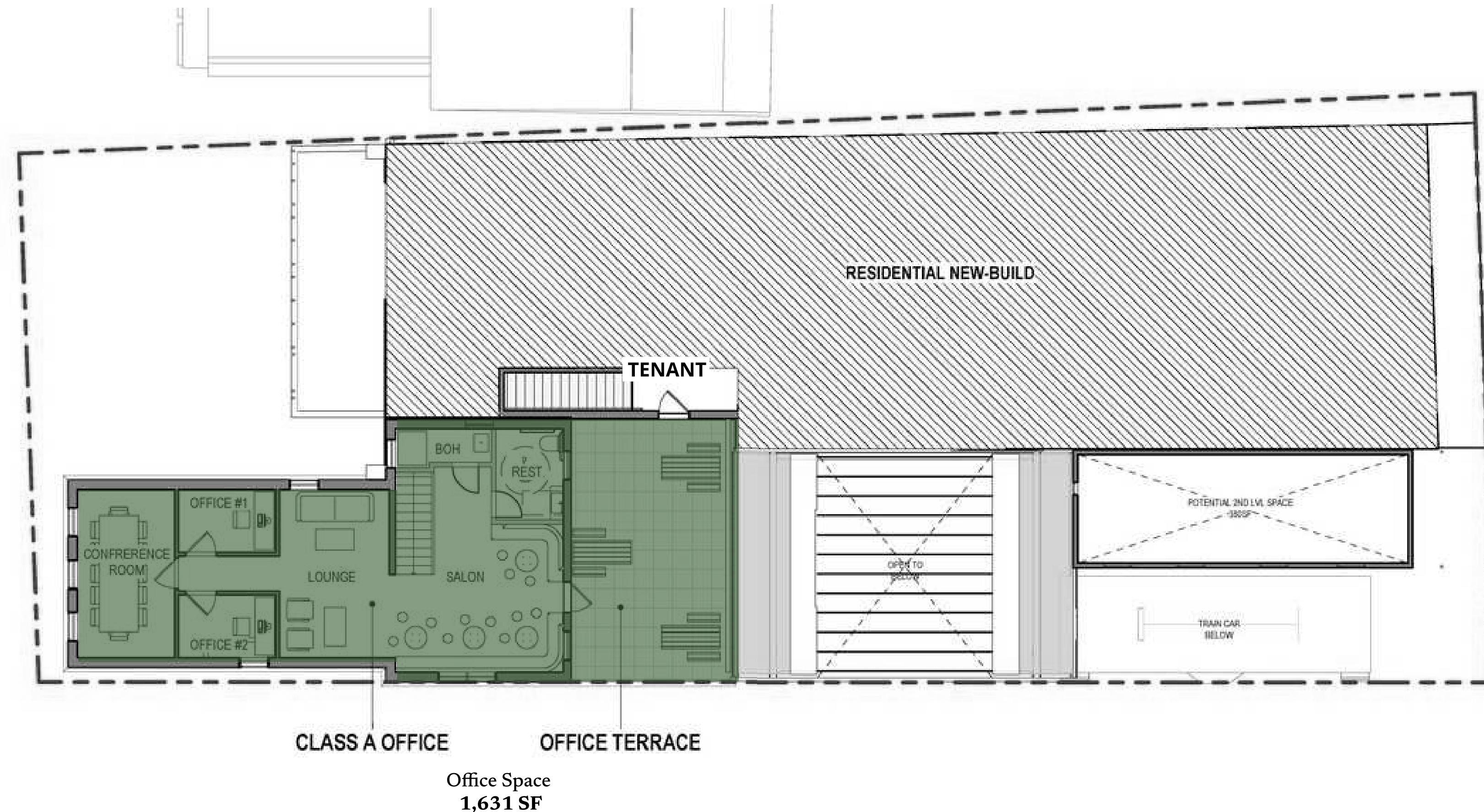
*Inspo - Office Space Layout*



*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



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Kentucky, 40206

ZYYO

Hotel Marty Leasing Brochure  
2026 Zyyo. Privileged and Confidential

KY  
Jord Green  
[Jord@zyyo.com](mailto:Jord@zyyo.com)  
502-294-3728