

1741 Frankfort Avenue, Louisville, Kentucky, 40206

THE JAMES  
ON  
FRANKFORT



# Why The James on Frankfort?

**A statement building in one of Louisville's most desirable neighborhoods**

Walkable, charming, and rich with character.

**Central and connected**

Minutes to Downtown, NuLu, and two blocks from Interstates 64 and 71.

**Work-life balance built in**

Coffee shop across the street, easy lunch meetings, after-work drinks, and neighborhood energy without downtown congestion.

**A professional environment that feels elevated, not corporate**

Impressive for clients, enjoyable for teams.

**Furnished and move-in ready!**



THE JAMES  
ON  
FRANKFORT

# 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



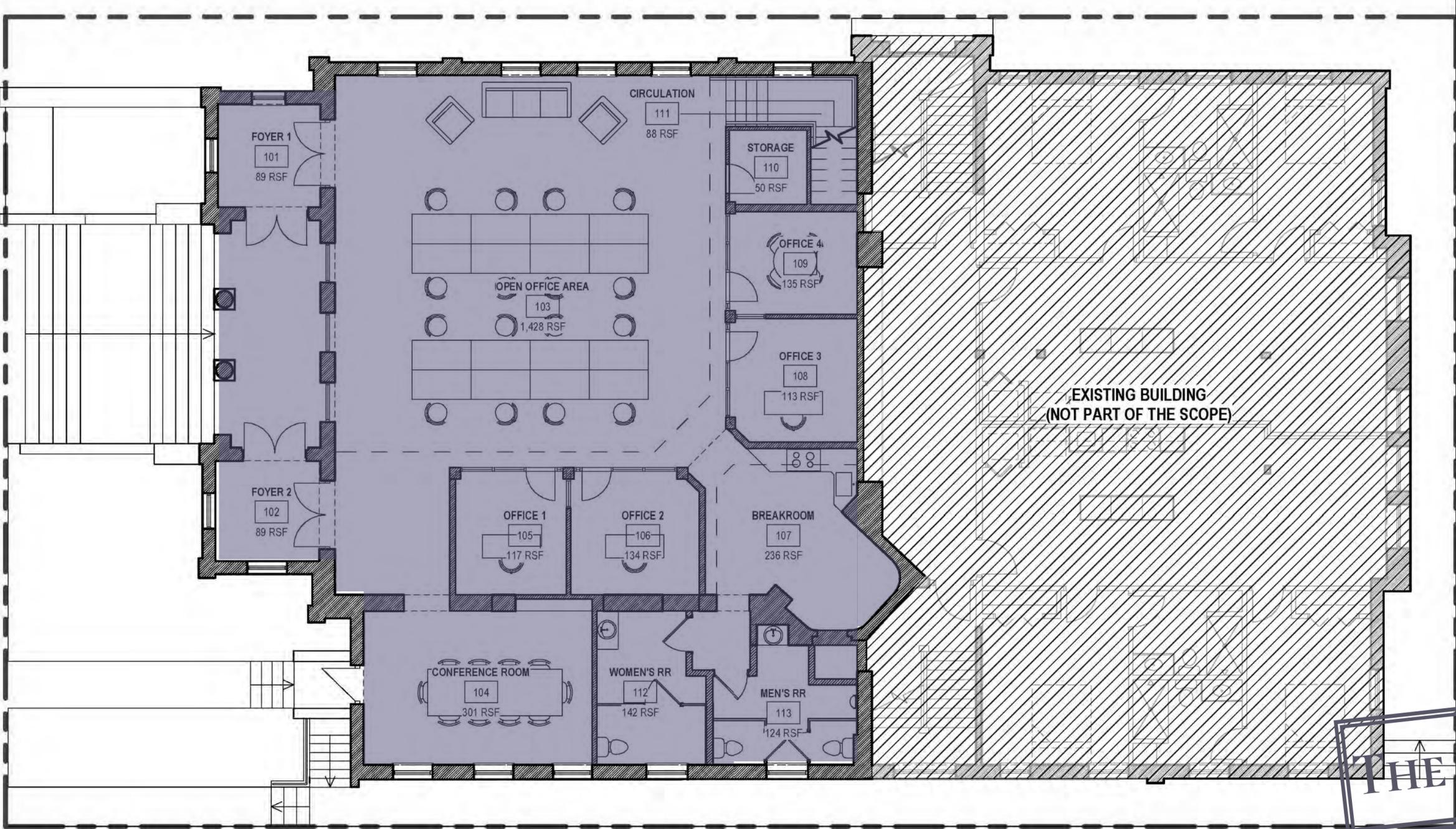
**THE JAMES**  
ON  
**FRANKFORT**

# Ground Floor - Office Space Opportunity

Available from January 2026

William Street Strut Alley

Frankfort Ave

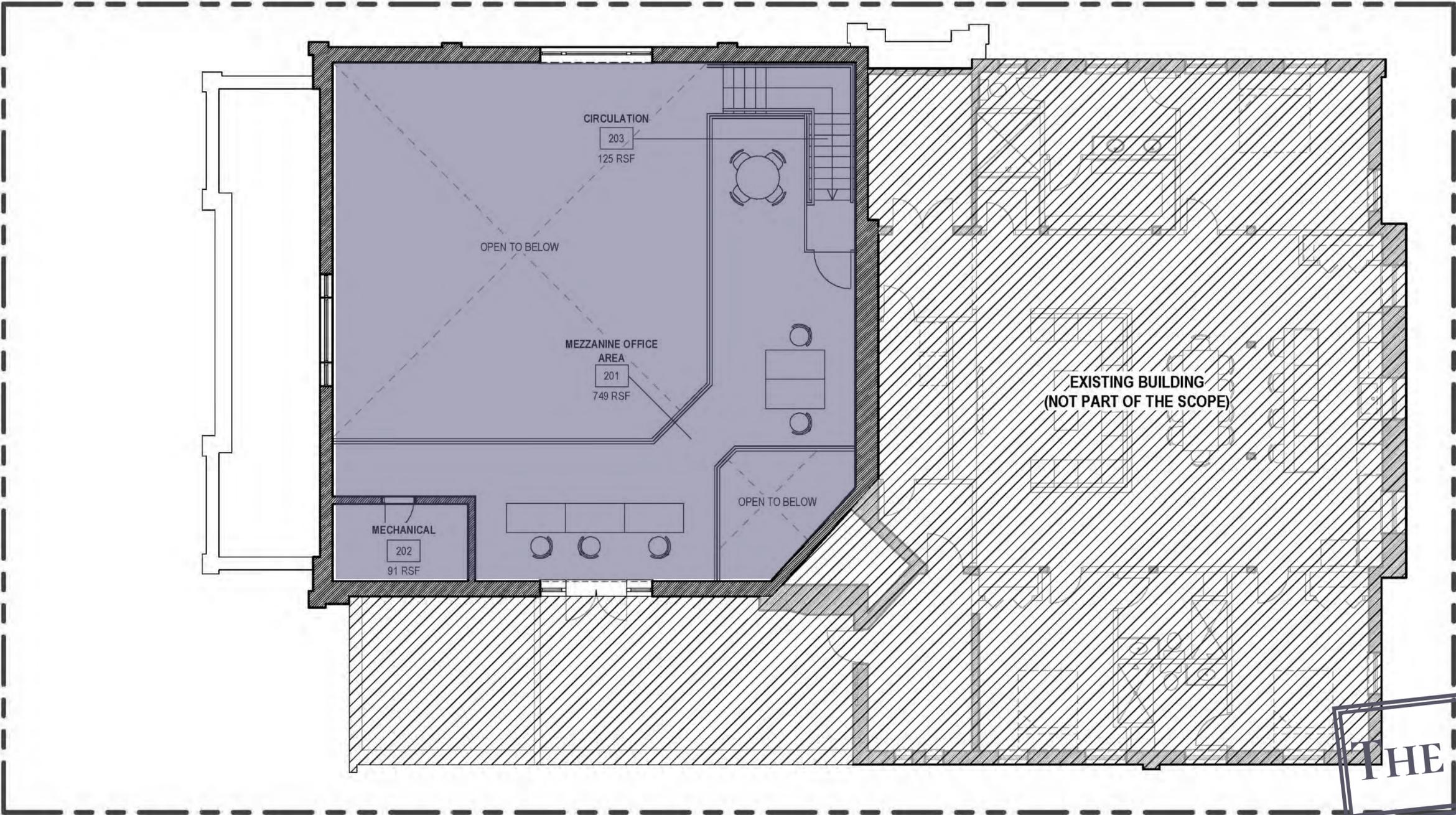


# Second Floor - Office Space Opportunity

Available from January 2026

William Street Strut Alley

Frankfort Ave



**THE JAMES**  
ON  
**FRANKFORT**













THE JAMES  
ON  
FRANKFORT











# 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](mailto: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

THE JAMES  
ON  
FRANKFORT

1741 Frankfort Avenue, Louisville,  
Kentucky, 40206

Zyyo

The James on Frankfort Leasing Brochure  
2026 Zyyo. Privileged and Confidential

KY

Jamie Campisano  
Jamie@zyyo.com  
502-608-6181