



LOVE  
THE  
AGENT

614 W MAIN STREET

(502) 444 - LOVE  
[LoveTheAgent.com](http://LoveTheAgent.com)



## 614 W MAIN ST, LOUISVILLE, KY 40202

Acres	.4758
Year Built	2002
Total SF	<b>84,934 sf</b>
Stories	6
SF / Floor	14,029 sf / floor
Zoning	C-3

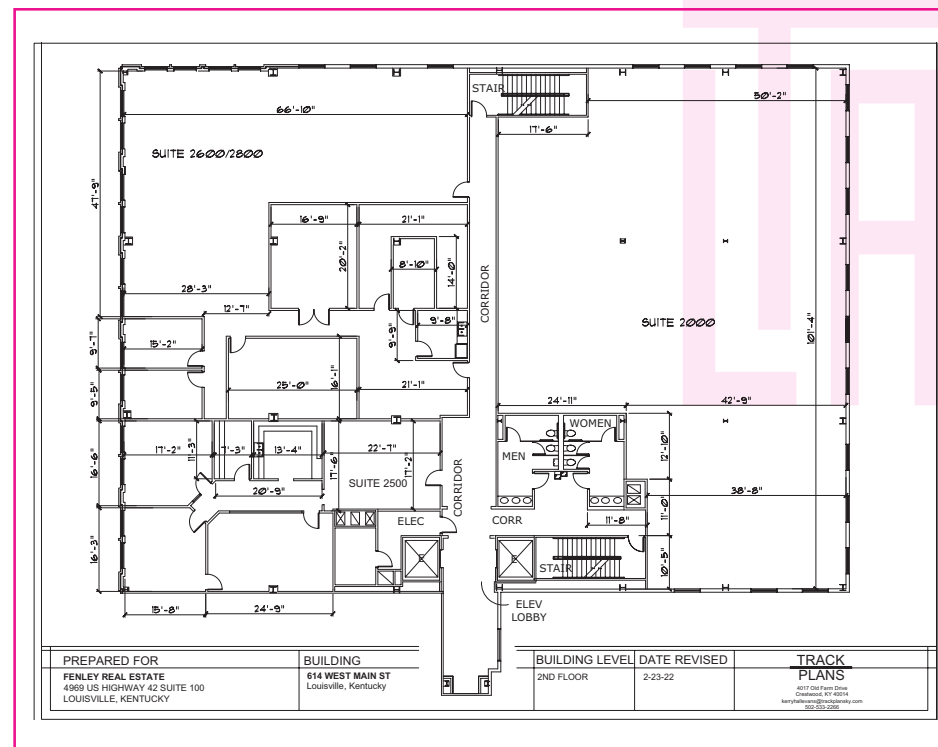
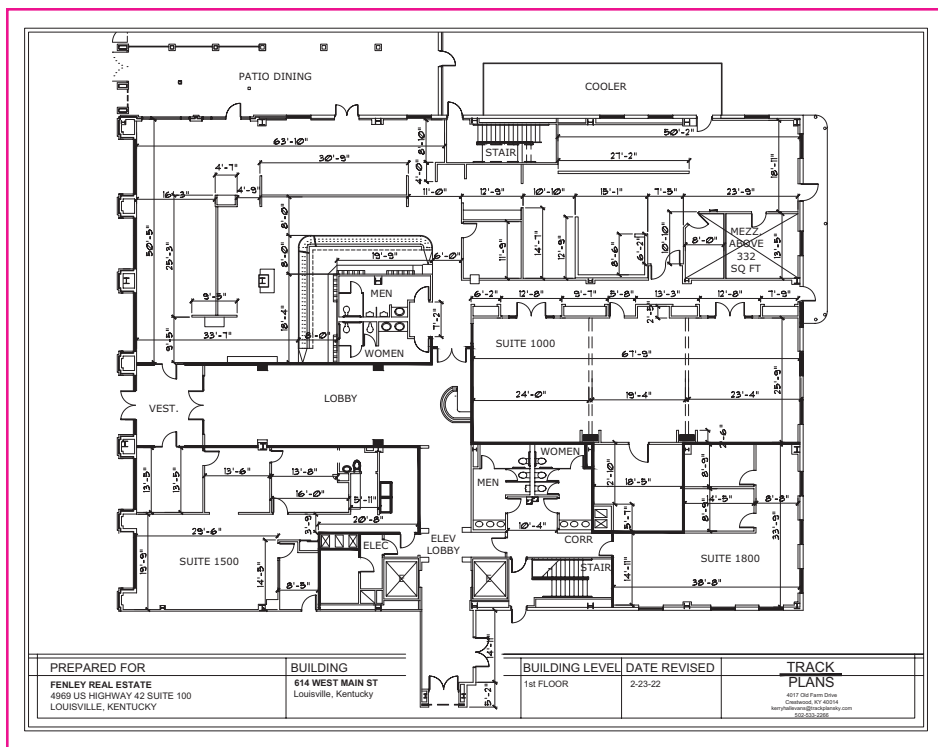


Unique **REDEVELOPMENT** opportunity, boasting 80,000+ sq. ft. of Class A location in downtown Louisville, amongst one of the highest foot traffic and densely populated blocks of business & tourism in the local market. Located on Main Street, amongst the **heart of Bourbon Tourism**, this building is able to provide the space and visibility for the next up-and-coming attraction in Louisville.

Recently built in 2002, there are six floors to create, repurpose, or simply fill up that are structurally solid and have up to date mechanicals available on each floor. The first floor's elegant lobby leads to prime retail / office / restaurant space, with one of the most walkable locations in the city.

Upper floors feature large windows overlooking beautiful downtown and the historic facades along Main Street. There is a street side balcony along the 5th floor displaying breathtaking views of the Ohio River. Parking is no issue with an 8-story parking structure provided by Parking Authority of River-City at 6th & Main, attached to the rear of the building with courtyard access.



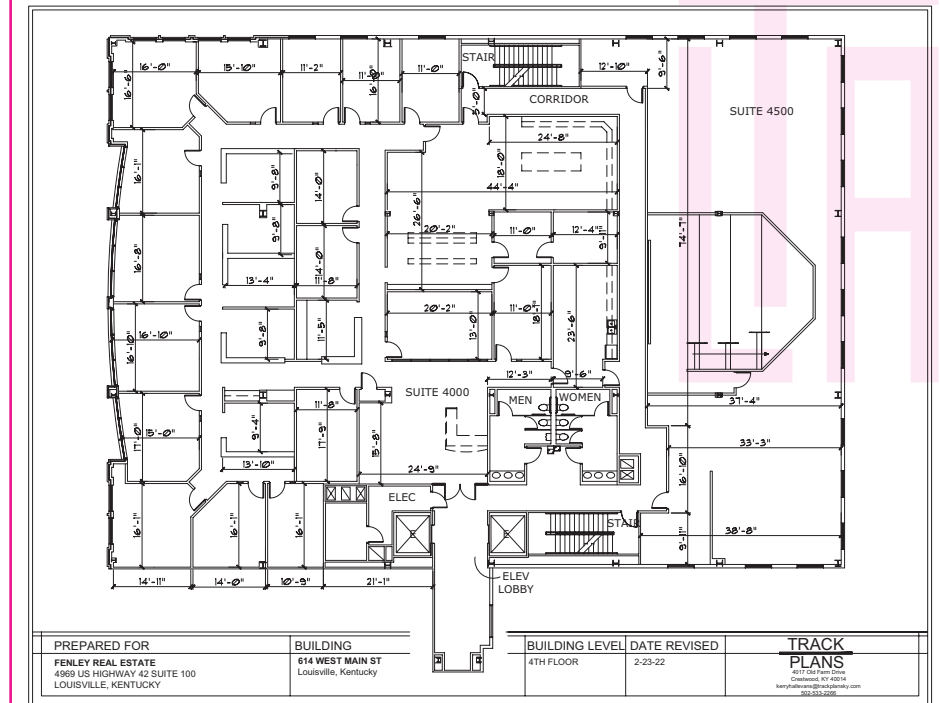
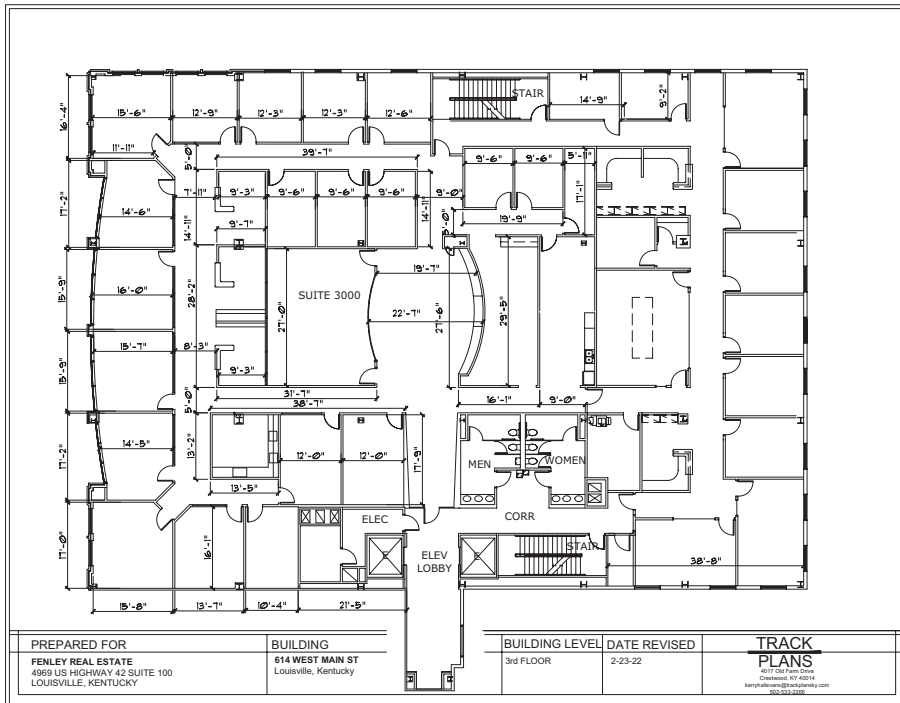


## 1ST FLOOR



## 2ND FLOOR





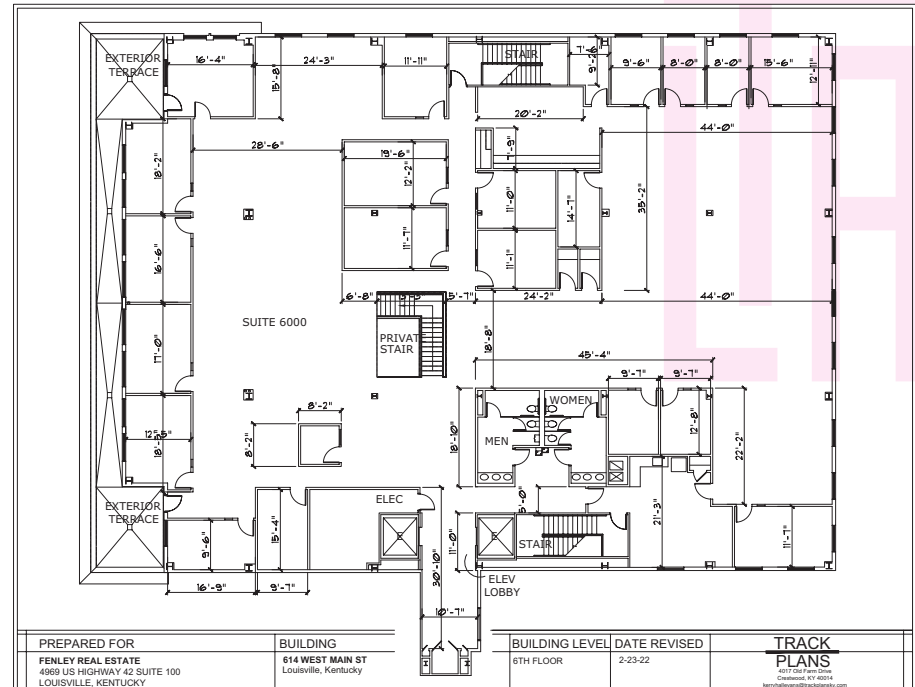
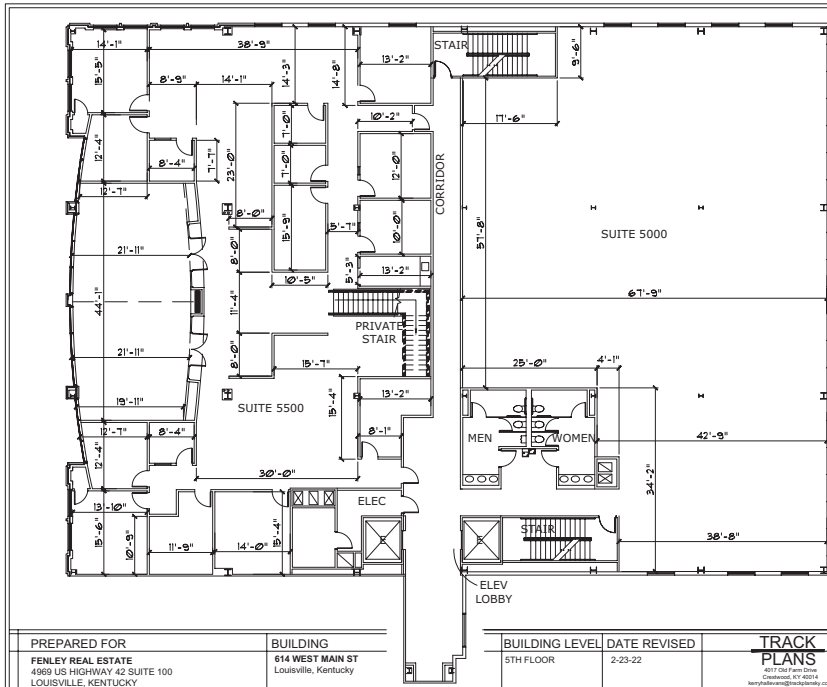
## 3RD FLOOR



## 4TH FLOOR







## 5TH FLOOR



## 6TH FLOOR





**Alexandria Bolton**

**Principal Broker**

**502-974-8419**

**[alex@lovetheagent.com](mailto:alex@lovetheagent.com)**

Principal Broker & CEO of Love The Agent real estate agency, Alex brings a unique portfolio of experience and creativity to every transaction. Please do not hesitate to call, text or email for more information, we are happy to help!

Adele has over 20 years of experience in real estate as a Broker & owner of a title company in KY & IN. She is also licensed as a financial advisor, offering her clients a diverse range of assistance, both commercially and residentially. She is the Principal Broker of Alliance Realty and together, she has partnered with her daughter, Alexandria Bolton of Love The Agent real estate agency, to promote several of Louisville's premiere commercial real estate projects.

**Adele Guarino-Peters**  
Co-Listing Agent  
(502) 291-0770  
[adelesellsit@gmail.com](mailto:adelesellsit@gmail.com)





# LA LOVE THE AGENT

