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620 W MAIN STREET

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620 W MAIN ST, LOUISVILLE, KY 40202

Acres	.2039
Year Built	1880
Total SF	61,540 sf
Stories	6
SF / Floor	10,256 sf / floor
Zoning	C-3

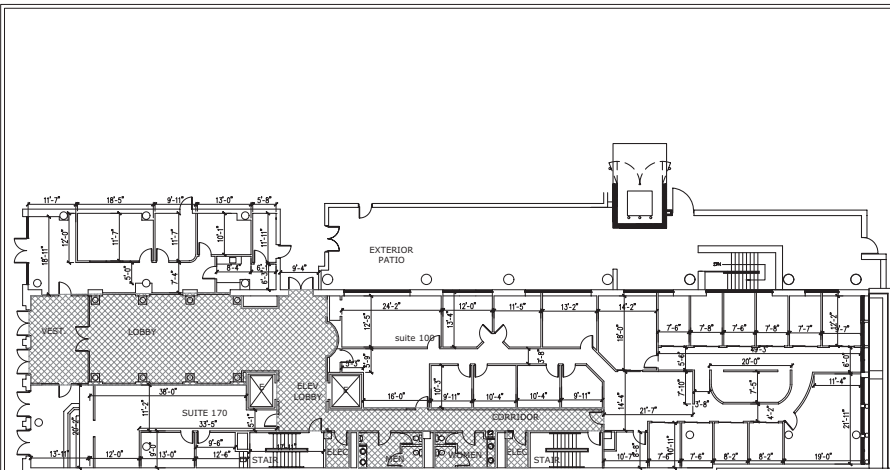


This property is being presented as a **REDEVELOPMENT** opportunity, with 61,540 sq. ft. of Class A space in downtown Louisville on **WHISKEY ROW**. This block is amongst some of Louisville's favorite tourist destinations, including the Louisville Slugger Bat Museum, Kentucky Center for the Arts, 21C Hotel, Muhammad Ali Museum, and so much more! This is one of the highest foot traffic and densely populated blocks of business & tourism in the local market.

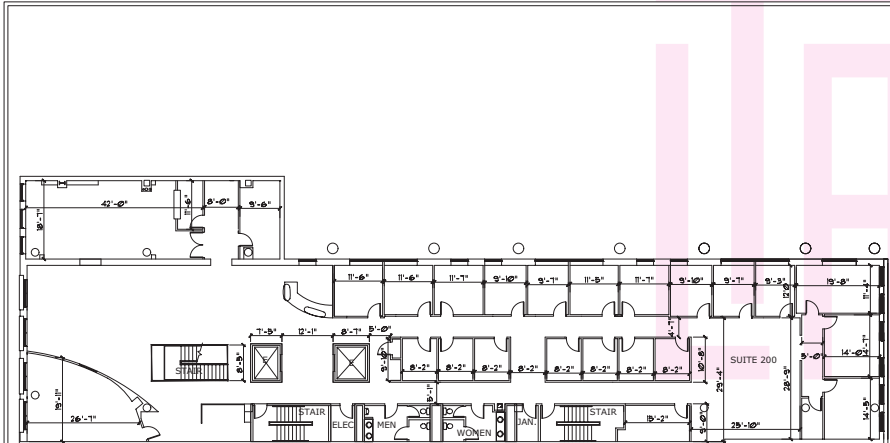
Historic characteristics have been maintained throughout, while a completely new structure of massive support beams have been added, allowing for large unobstructed openings and flexibility between floors. This building features the original front facades of 618 & 620 W Main St, built in 1880, and later repurposed for the Doe Anderson headquarters of Louisville, KY.

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 garage located in the rear with accessibility through the gated courtyard.





PREPARED FOR	BUILDING	BUILDING LEVEL	DATE REVISED	TRACK PLANS
FENLEY REAL ESTATE 4969 US HIGHWAY 42 SUITE 100 LOUISVILLE, KENTUCKY	620 WEST MAIN ST Louisville, Kentucky	1st FLOOR	2-23-22	6011 Oak Park Drive Crestwood, KY 40014 harry.harding@trackplans.com 502-533-2285

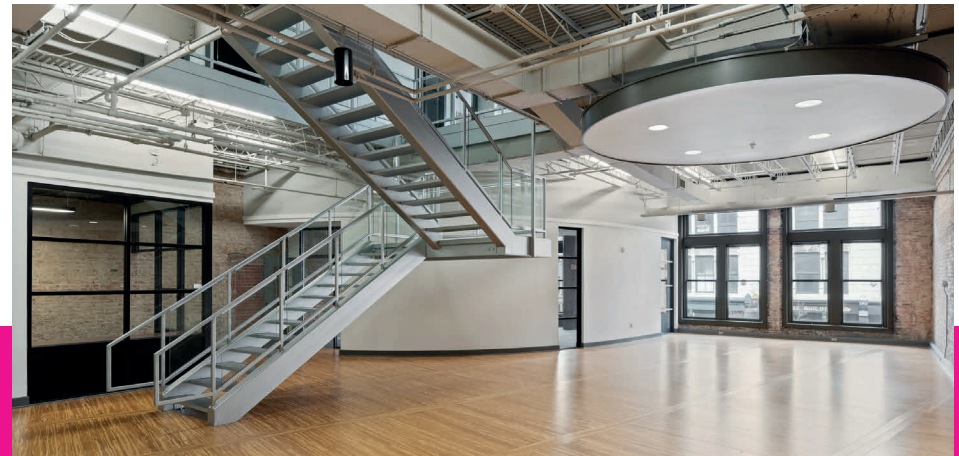


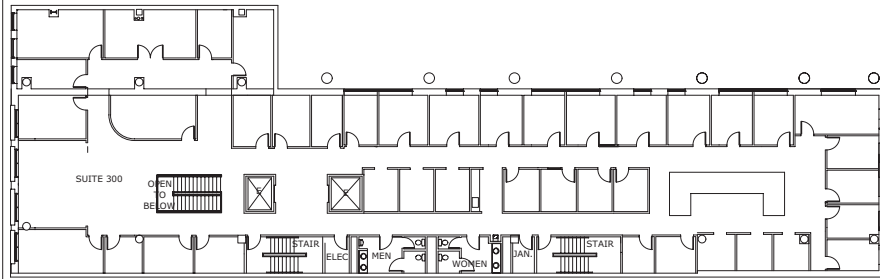
PREPARED FOR	BUILDING	BUILDING LEVEL	DATE REVISED	TRACK PLANS
FENLEY REAL ESTATE 4969 US HIGHWAY 42 SUITE 100 LOUISVILLE, KENTUCKY	620 WEST MAIN ST Louisville, Kentucky	2ND FLOOR	2-23-22	6011 Oak Park Drive Crestwood, KY 40014 harry.harding@trackplans.com 502-533-2285

1ST FLOOR

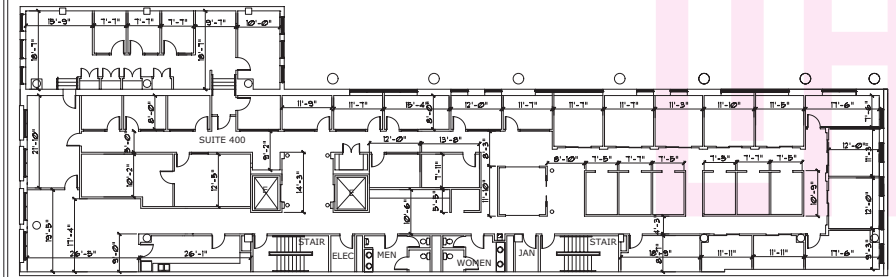


2ND FLOOR





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FENLEY REAL ESTATE 4969 US HIGHWAY 42 SUITE 100 LOUISVILLE, KENTUCKY	620 WEST MAIN ST Louisville, Kentucky	3RD FLOOR	3-23-22	4017 Oakview Lane Chesapeake, KY 40304 ken@trackplans.com 855-833-2386



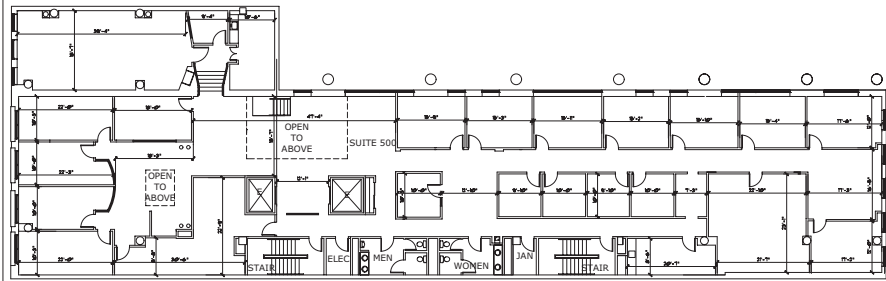
PREPARED FOR	BUILDING	BUILDING LEVEL	DATE REVISED	TRACK PLANS
FENLEY REAL ESTATE 4969 US HIGHWAY 42 SUITE 100 LOUISVILLE, KENTUCKY	620 WEST MAIN ST Louisville, Kentucky	4th FLOOR	2-23-22	4017 Oakview Lane Chesapeake, KY 40304 ken@trackplans.com 855-833-2386

3RD FLOOR



4TH FLOOR





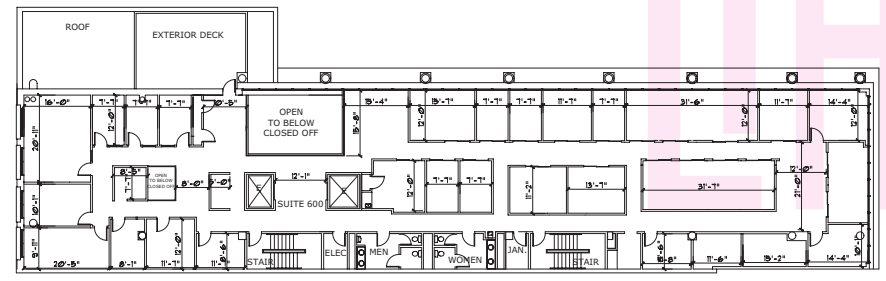
PREPARED FOR
FENLEY REAL ESTATE
4969 US HIGHWAY 42 SUITE 100
LOUISVILLE, KENTUCKY

BUILDING
620 WEST MAIN ST
Louisville, Kentucky

BUILDING LEVEL
5TH FLOOR

DATE REVISED
2-23-22

TRACK
PLANS
4011 Oak Farm Drive
Owensboro, KY 40314
kerry@fenley.com
502-553-2058



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4969 US HIGHWAY 42 SUITE 100
LOUISVILLE, KENTUCKY

BUILDING
620 WEST MAIN ST
Louisville, Kentucky

BUILDING LEVEL
6TH FLOOR

DATE REVISED
2-23-22

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5TH FLOOR



6TH FLOOR





Alexandria Bolton

Principal Broker

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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.

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