

541 Main St. | 2nd Floor (Office Suites)

Shelbyville, KY 40065

Property Summary

- **Address:** 541 Main Street, Downtown Shelbyville, KY 40065
 - **Building:** Historic two-story brick building with ground-floor retail/restaurant and second-floor professional office-
 - **2nd Floor Usable Area (w/ commons):** 2,264 SF
 - **Availability:** Immediate upon space readiness (Expected Q4 2025)
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Second-Floor Highlights

- **Premium Finishes:** Fresh paint, flooring, recessed LED lighting, modern trim & baseboards
 - **Furnishings Included:** Standard desks, leather chairs or couches, communal lobby seating
 - **Shared Amenities:**
 - Common spaces (total 732 SF) with waiting area
 - Business-grade high-speed internet, all utilities, janitorial & maintenance
 - Key & security camera at stairwell entrance
 - 24 HR access
 - **Minor Build-Out Options:** Tenant improvements considered for long-term leases (5+ years)
 - **Flexible Use:** Eight (8) private offices or one (1) can be configured as an 8–10 person conference room (≈180 SF)
 - **Prime Exposure:** Suites 200 & 201 command premium visibility by overlooking Main Street
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Terms & Conditions

- **Lease Rate:** Negotiable
 - **Lease Term:** 3–7 years preferred; shorter terms possible at higher rates
 - **Lease Type:** Full-service gross; all CAM, utilities, internet, property taxes included
 - **Security Deposit:** One month's rent
 - **Insurance:** Landlord's property insurance included; tenant responsible for own liability insurance.
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Schedule your walkthrough today!

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541 Main Street — Where historic charm meets the modern professional office.