



For Lease

Office Building

\$16.50 - 19.50 SF/yr

Meidinger Tower

462 S. Fourth Street
Louisville, Kentucky 40202

Property Highlights

- Impressive river and cityscape views
- Typical Floor Plate: 14,323 square feet
- Large loading dock and storage facilities

Property Description

Meidinger Tower, one of Louisville's top downtown Class A high-rise buildings, offers unique leasing opportunities for tenants up to 14,323 square feet. This incredible tower is located on the south west corner of the 4th street live development. The 26-story, 331,000-square foot tower is strategically located in the heart of the CBD near great amenities, such as 4th Street Live, the Seelbach Hotel & Convention Center and multiple parking options. It also features professional and responsive on-site building management, large loading dock and storage facilities and an incredible river and cityscape view.

OFFERING SUMMARY

Available SF	1,820 - 27,960 SF
Lease Rate	\$16.50 - 19.50 SF/yr (NNN; Full Service)
Building Size	331,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	277,299	\$43,800
10 Miles	669,325	\$52,993
15 Miles	1,046,749	\$59,368

For more information

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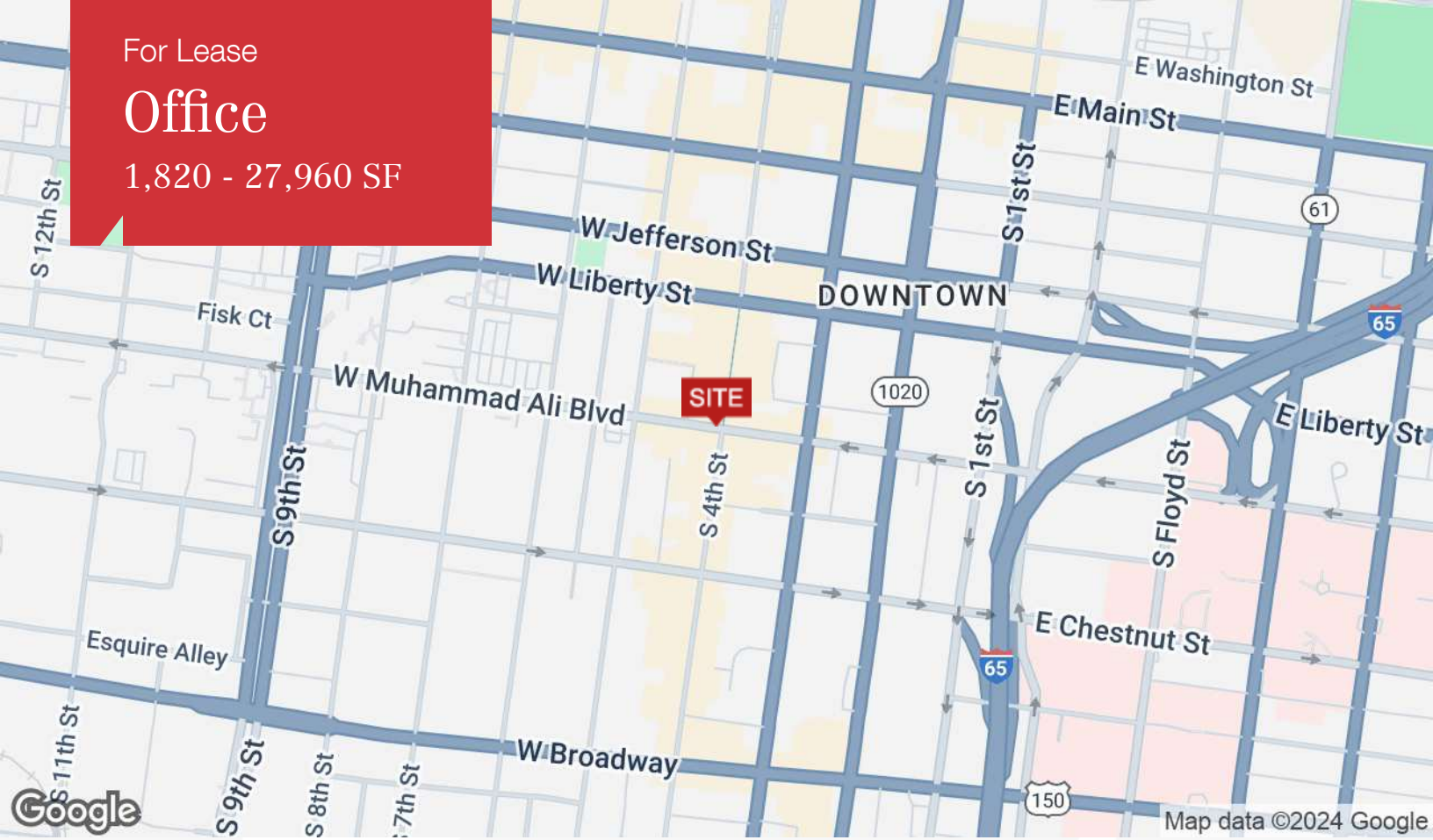
1,820 - 27,960 SF



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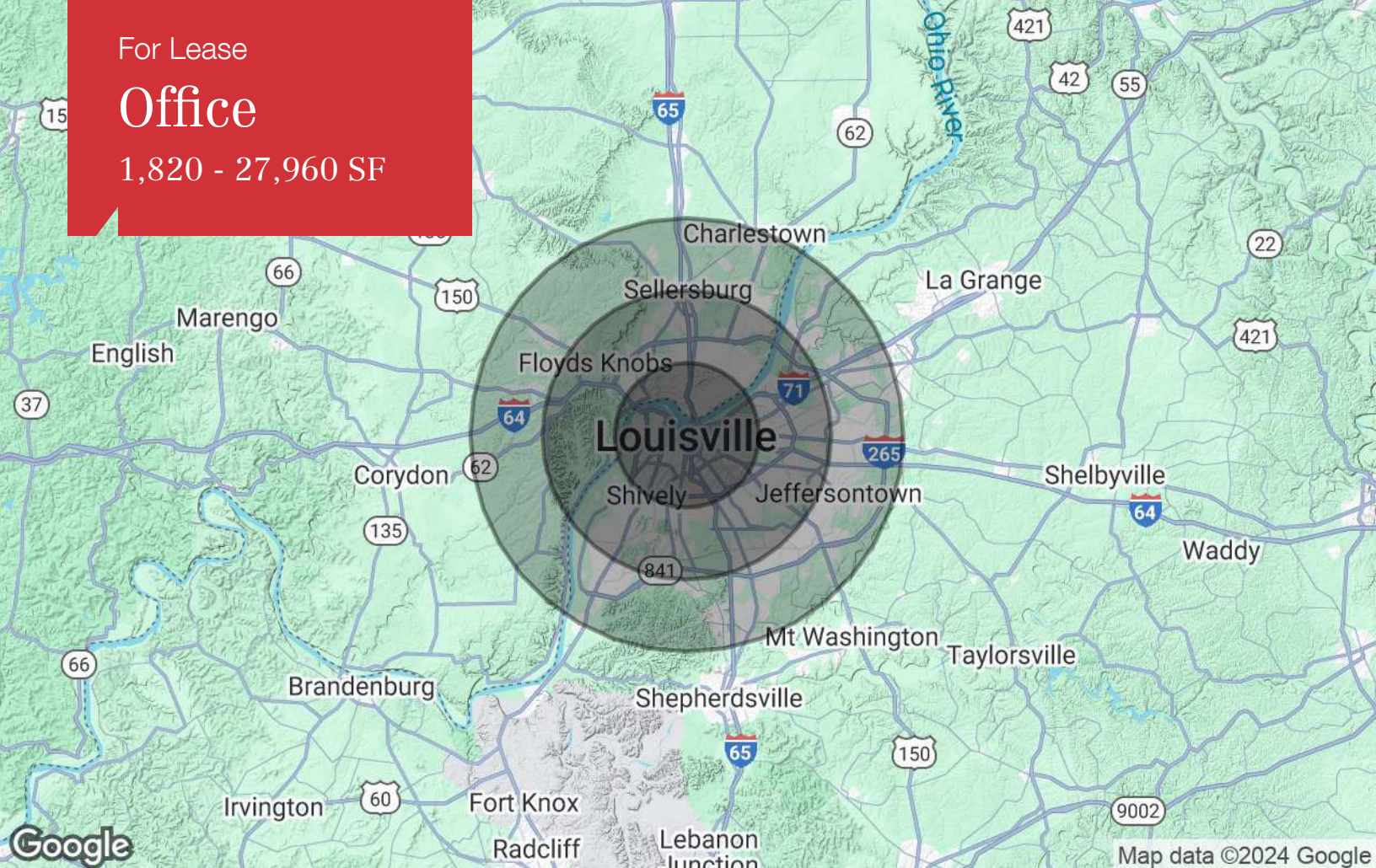
1,820 - 27,960 SF



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1,820 - 27,960 SF



	5 Miles	10 Miles	15 Miles
Population			
TOTAL POPULATION	277,299	669,325	1,046,749
MEDIAN AGE	36.2	37.7	37.9
MEDIAN AGE (MALE)	33.8	35.5	36.1
MEDIAN AGE (FEMALE)	38.4	39.7	39.6
Households & Income			
TOTAL HOUSEHOLDS	118,623	283,172	431,566
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$43,800	\$52,993	\$59,368
AVERAGE HOUSE VALUE	\$156,382	\$168,350	\$178,530
Race			
% WHITE	61.2%	72.0%	77.7%
% BLACK	36.6%	25.1%	19.2%
% ASIAN	1.1%	1.5%	1.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	0.8%	1.2%	1.1%
Ethnicity			
% HISPANIC	3.2%	4.3%	3.9%

* Demographic data derived from 2020 ACS - US Census