

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

Shelbyville, KY 40065

**≈ 1,219 SF (2<sup>nd</sup> Floor) | Suites Avg. ≈150 SF + Shared Spaces | Can Be Combined for Larger Office Layouts**

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## Property Summary

- **Building:** Historic two-story brick façade building with ground-floor restaurant, retail/mercantile, and second-floor professional office with dedicated access off Sixth St.
- **HVAC:** State-of-the-art heating and cooling systems with 100% return-air system throughout the building
- **3 Phase Electric:** Most energy efficient electric and can support heavy utilization
- **Availability:** Q2 2026



**FIGURE 1: 541 Main Street**

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## Second-Floor Highlights

- **Premium Finishes:** Fresh paint, flooring, recessed LED lighting, modern trim & baseboards
  - **Shared Amenities:**
    - Common spaces (≈ 732 SF) with waiting areas
    - Business-grade high-speed internet, all utilities, janitorial & maintenance
    - 24 HR access
  - **Flexible Use:** Eight (8) private offices; One (1) can be configured as a conference room (≈180 SF)
  - **Additional Space Available: First Floor – South, Suite 100** (retail/mercantile) is also available and may be well-suited for a tenant seeking a **larger open office area** or a more collaborative layout.
  - **Prime Exposure:** Suites 200 & 201 command premium visibility by overlooking Main Street
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## Terms & Conditions

- **Lease Rate:** Negotiable
  - **Lease Term:** 3-5 years preferred; shorter terms possible at higher rates
  - **Lease Type:** Full-service gross; all CAM, utilities, internet, property taxes included
  - **Security Deposit:** One (1) month's rent
  - **Insurance:** Tenant responsible for all insurance(s)
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# Architectural Plans

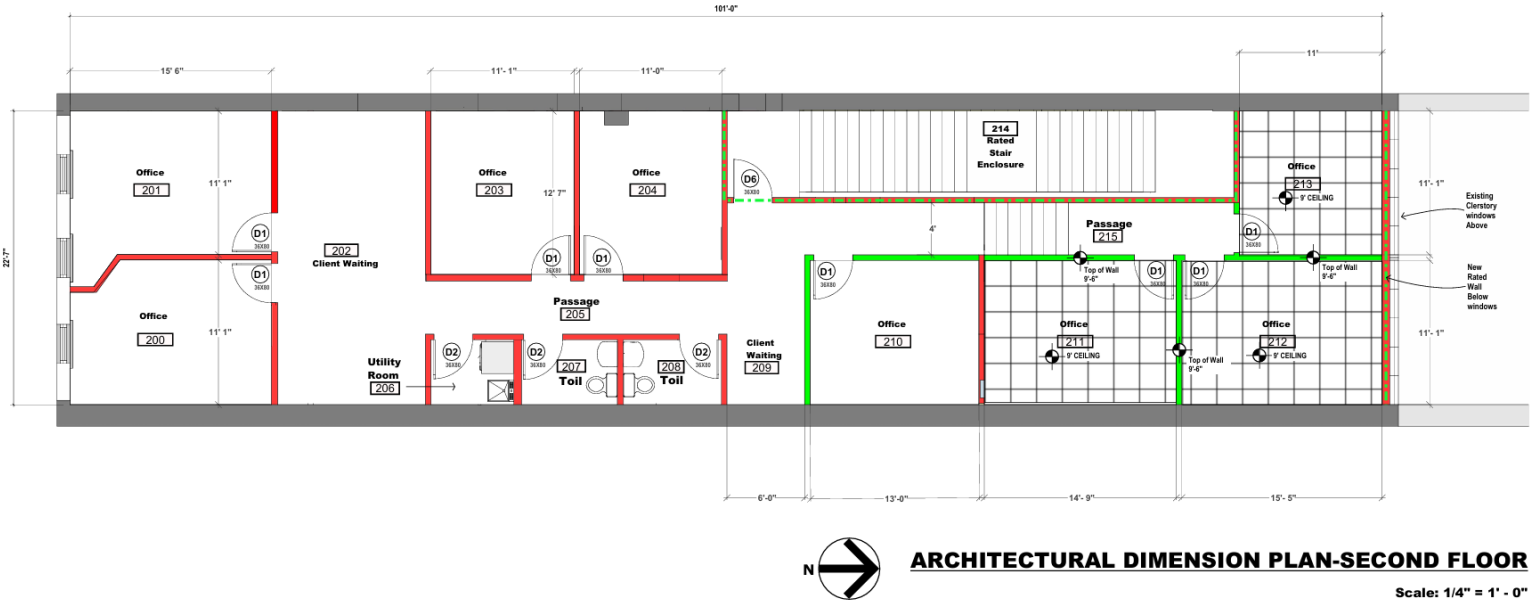


FIGURE 1: Second Floor

**Schedule your walkthrough today!**

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