

614 IVY

614 East Market
Louisville, Kentucky 40202





Louisville

Louisville, Kentucky

#5

Metro For Economic
Development

\$2.09B

New Capital
Investment

60%

of U.S. Population
Within a Day's Drive



NuLu is the fastest growing neighborhood between Chicago & Nashville.



Ranked #2 Most Popular Metro for
Gen-Z Home Buyers



“Top 20 places to visit in the US”



#1 in the US for YoY Apartment Rent
Growth



“Top 20 Cool Streets in the US”

Why Louisville?

From the world-renowned excitement of the Kentucky Derby at Churchill Downs to the immersive journey through the bourbon distilleries along the Urban Bourbon Trail, Louisville offers an unforgettable experience for every traveler. Indulge your senses in the city's dynamic culinary scene, explore its captivating museums and historic landmarks, and immerse yourself in the warm embrace of Southern charm. Whether you're strolling along the scenic riverfront, admiring the stunning architecture of Old Louisville, or enjoying the festive atmosphere of its lively neighborhoods, Louisville promises an authentic and memorable adventure that will leave you enchanted and eager to return.



Top 10 Culinary Scene in the



Historic Architecture



Renowned Museums and Zoos



Reliable Public Transport



World-Class Horse Racing



Legendary Bourbon Distilleries



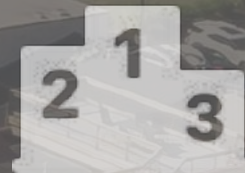
Beautiful Public Parks



Immersive Theaters and Performances



Euphoric Music Festivals



Top-Tier Sports



Highly Educated Population



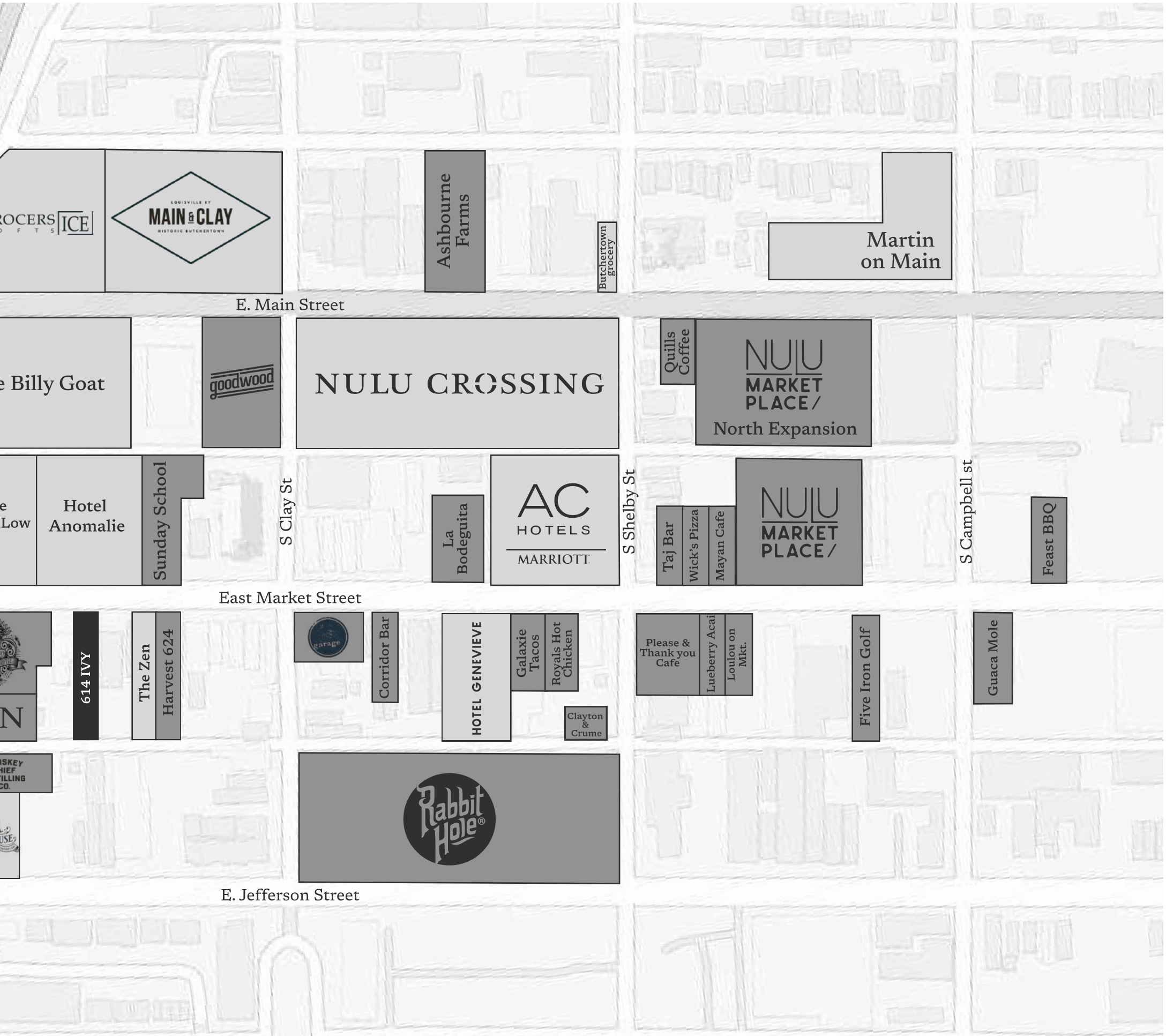
Beautiful Hotels

Neighborhood

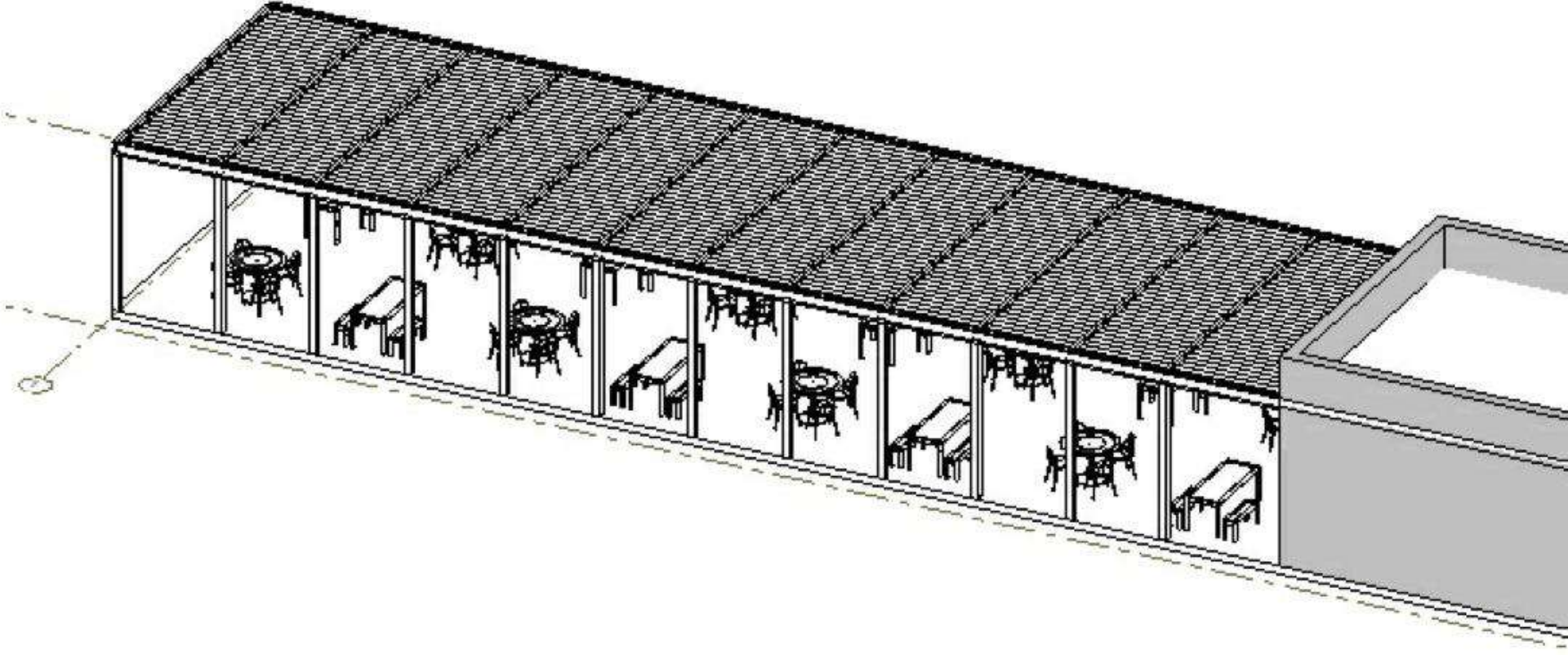
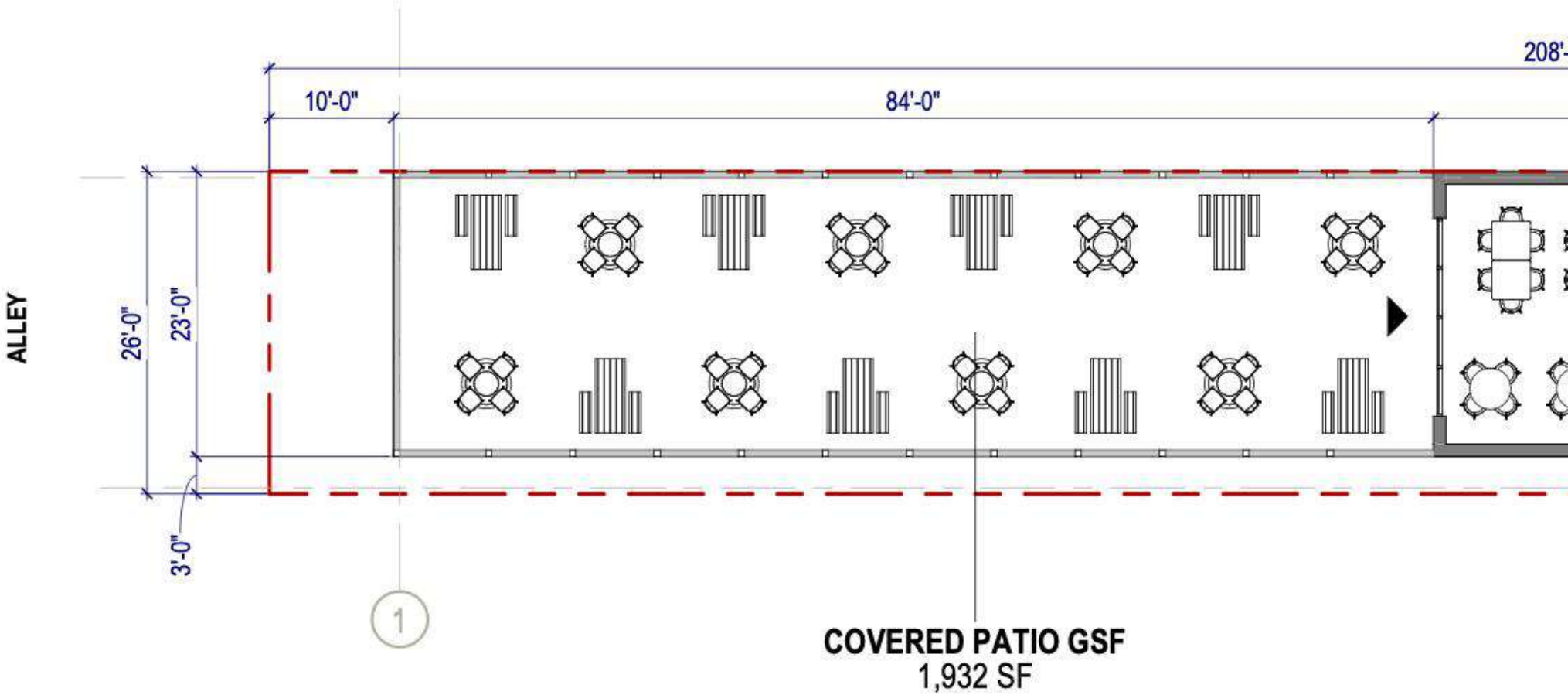
- 614 IVY
- Tourists & Local Attractions
- Residence/Hospitality

Nulu's walkable streets offer a variety of hospitality options for visitors and locals to enjoy

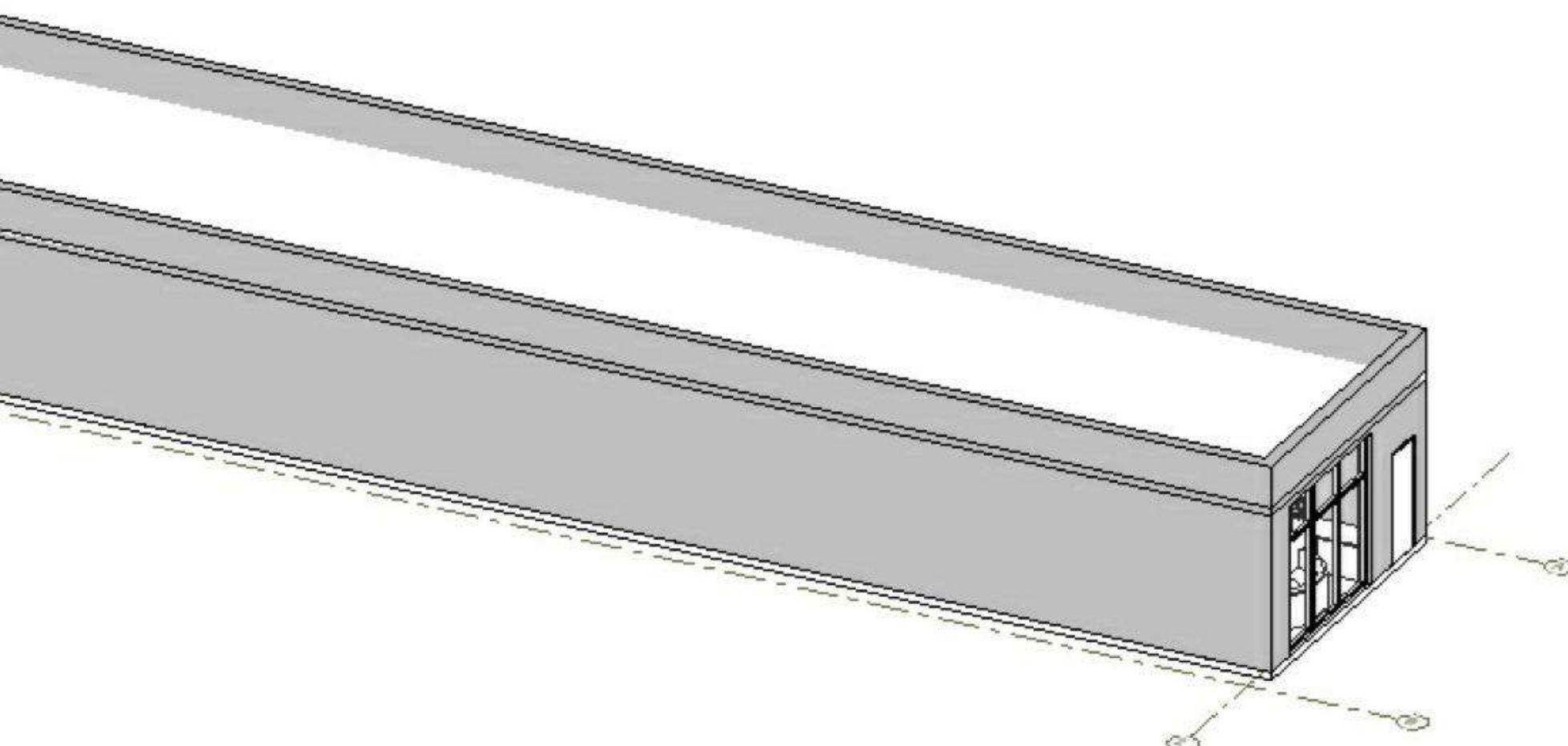
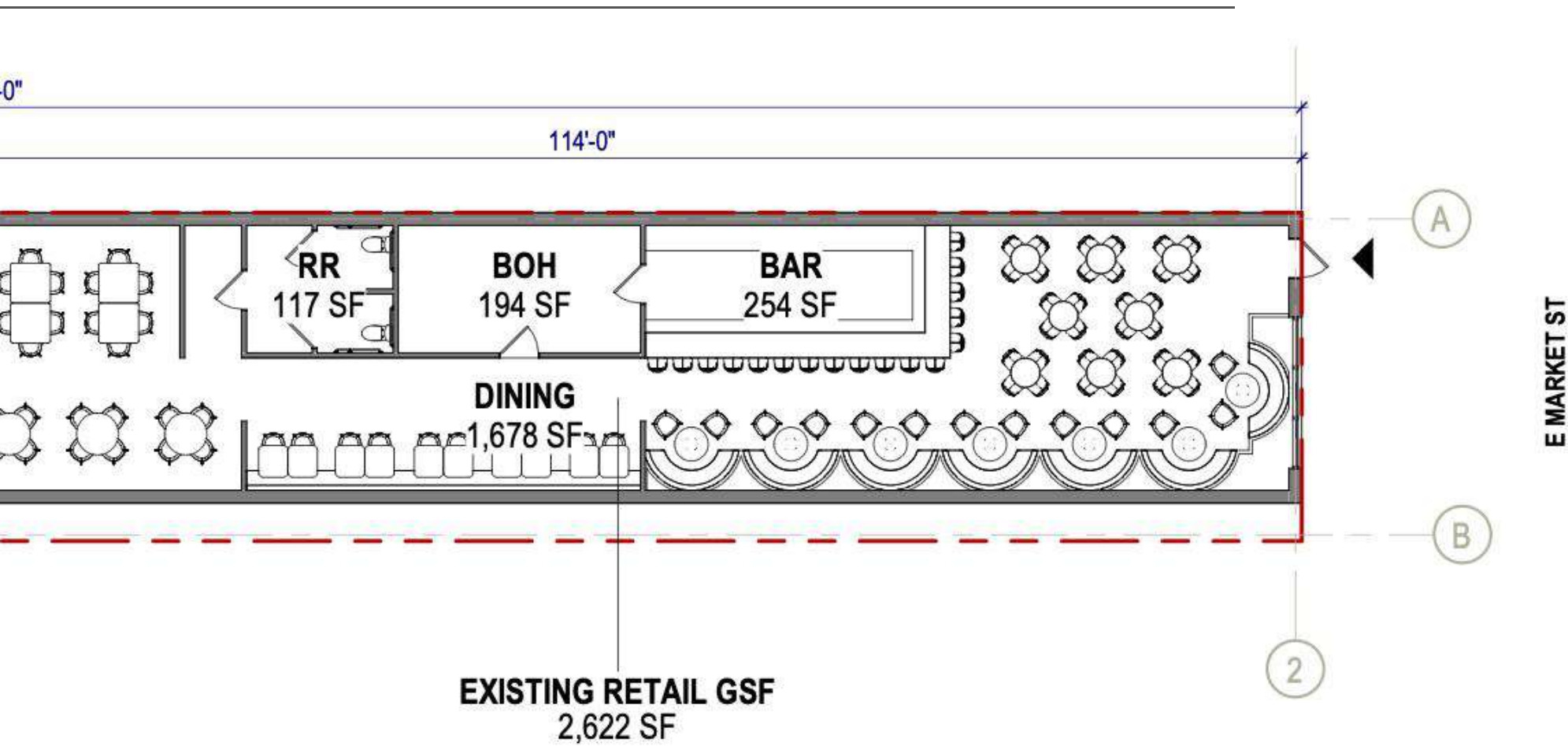




Ground Floor Plan



SCHEMATIC 3D VIEW


















DISTIL

PUBLIC HOUSE
O'SHEA'S
PUBLIC HOUSE

PATRICK O'SHEA'S

O'SHEA'S PUBLIC HOUSE

21 MAIN PLACE

OLD FORESTER
DISTILLERS CO.

DULUTH
MINN.

HOWE
BRASS BOWLS
AVAILABLE
\$199.99
\$149.99
\$99.99

124 OLD FORESTER
CO.

DULUTH TRADING

Hospitality Driven Streetscapes

Award-winning national operators such as The Aparium Group, Bunkhouse Hotels, Hilton, and Marriott are taking NuLu to the next level, triggering significant appreciation to local real estate in the neighborhood.



📍 Hotel Anomalie: 1 Block



📍 Tempo by Hilton: 1 Block



📍 AC Hotel: 1 Block



📍 Hotel Genevieve by Bunkhouse: 1 Block



Proven Demand
National Tenants
about to Open



Most Prime Location
Middle of
Market Street



Critical Mass Secured
Years of Negotiation
& Planning

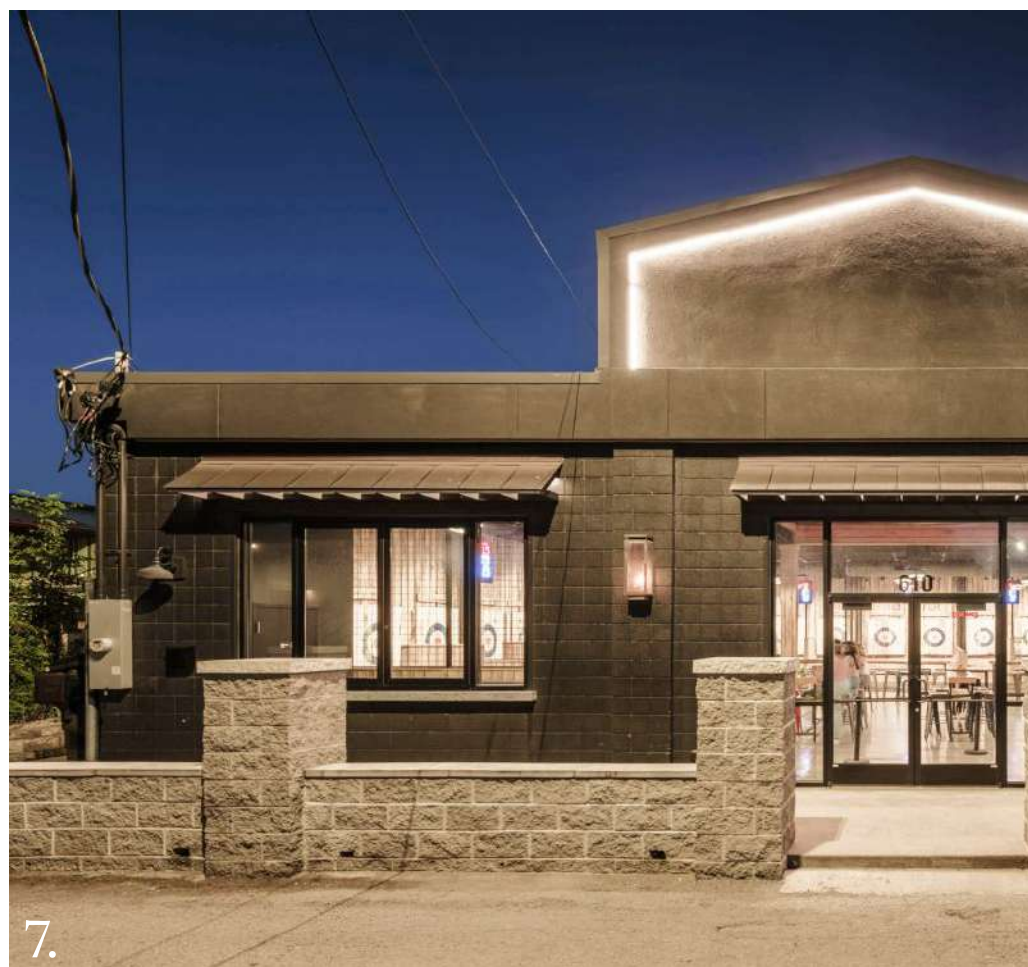
Hotel Anomalie

📍 615 - 625 East Market Street, Louisville, KY, 40202

Set to debut in late 2025, the ~\$85m Hotel Anomalie will attract a new wave of visitors while sparking a transformation with vibrant streetscapes, booming tourism, and major institutional investment.









Residential · Retail · Office · Hospitality · Entertainment · Restaurants

1. Sake A Go Go

The latest brain-child from Kevin Grainger, this Asian eatery brings the east to Louisville

2. Goodwood Brewery

This intimate, laid-back joint serves microbrews on tap & offers a yoga class twice a month

3. Garage Bar

Hip bar & eatery in a former garage for brick-oven pies & southern chow featuring a large patio

4. NuLu Marketplace North

A three story building containing over 66k SqFt of restaurants, retail, and entertainment

5. Butchertown Grocery

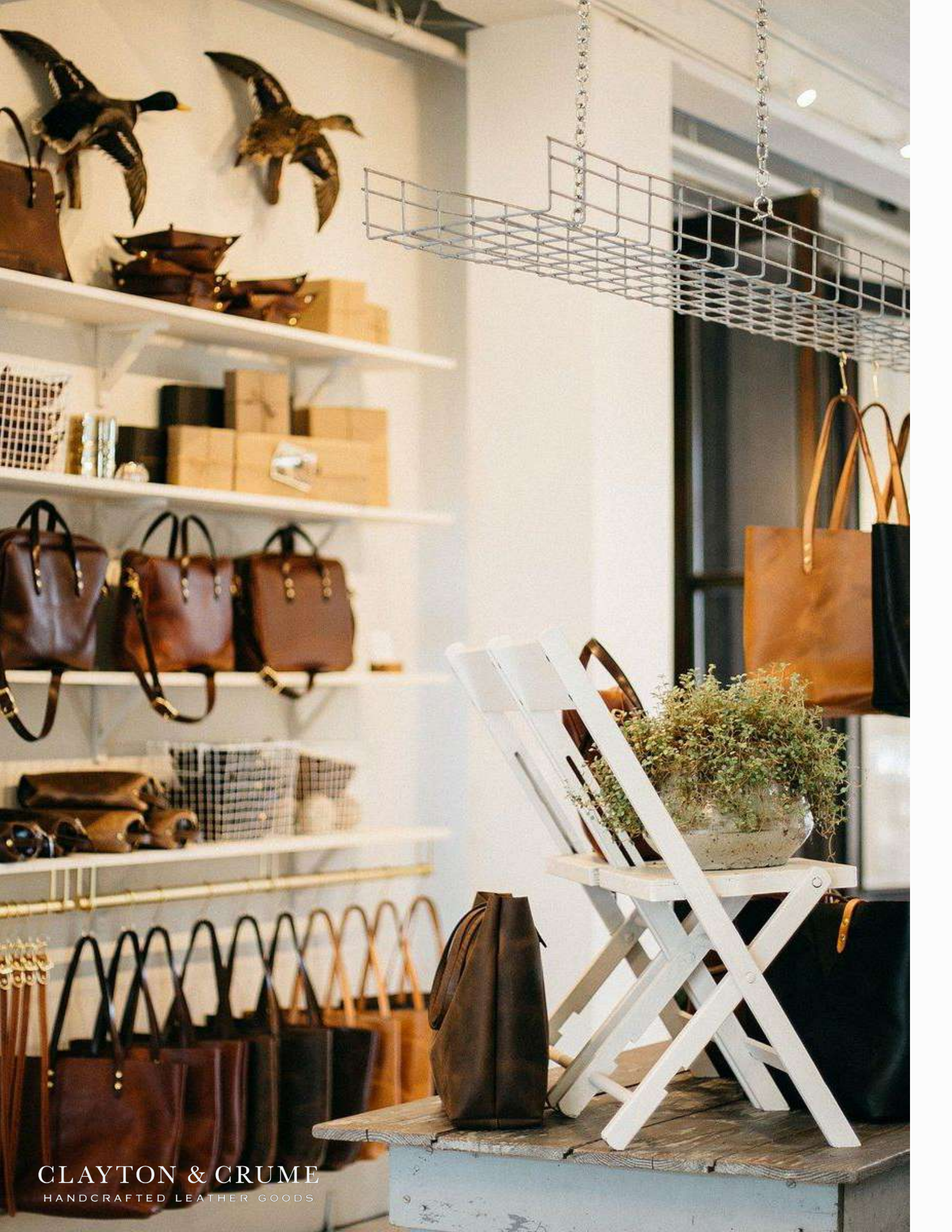
A European-style bakery that makes everything in-house with high-quality ingredients in Louisville.

6. Martin on Main

Stylish and sophisticated apartments designed to enjoy the historic Butchertown and NuLu areas

7. Whiskey Thief

Whiskey Thief is a destination unlike any other on Kentucky's famed Bourbon Trail.



CLAYTON & CRUME
HANDCRAFTED LEATHER GOODS



The finest leathers forged in the heart of bourbon country by Clayton & Crume

Local Crafts

NuLu is a bustling hub where creativity meets commerce. From bourbon to leather goods, passion lives here.



Bourbonism

Bringing over \$9 billion a year to Kentucky's economy, NuLu attracts visitors from all over the world to experience the best of Kentucky bourbon.

Distillery

100,000 Sqft Expansion

Angel's Envy Distillery

500 E Main St, Louisville
KY 40202



Distillery

100,000 Sqft Expansion

Rabbit Hole

711 E Jefferson St, Louisville
KY 40202



Bar & Music Venue

Bob Dylan's Bourbon - Heaven's Door

The Last Refuge

600 E Market St, Louisville
KY 40202





Premium Tenant Space Just For You

291 SF

Smallest Space Available

13.5K SF

Largest Space Available

Negotiable

Price Per Square Foot



Hotel Marty

291 SqFt - 1151 SF Available

📅 2024

🏢 F&B/Retail & Office

🏗️ New-Build & Renovation



The Billy Goat

5,422 SF Available

📅 2024

🏢 F&B/Retail

🏗️ New-Build

Alternative Leasing Opportunities



Sunday School

13.5K SF Available

📅 2024

🏢 F&B/Retail

🚧 New-Build & Renovation



The Zen

985 SF Available

📅 2024

🏢 F&B/Retail

🚧 New-Build & Renovation



Gateway to NuLu

4,479 - 9,477 SF Available

📅 2024

🏢 F&B, Office & Day Care

🚧 Redevelopment

Reach out to info@zyyo.com for more information

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Zyyo

NuLu Crossing Leasing Brochure
2024 Zyyo. Privileged and Confidential

NY / KY
Kendrick Berman
Kendrick@zyyo.com
516-924-1708