

541 Main St. | 2nd Floor (Office Suites) Shelbyville, KY 40065

≈ 1,219 SF (2nd Floor) | Suites Avg. ≈150 SF + Shared Spaces

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. New buildout inside a historic Main Street landmark with premium modern finishes.
- **Flexible Use:** Eight (8) private offices; One (1) can be configured as a conference room (≈180 SF)
- **Prime Exposure:** Suites 200 & 201 command premium visibility by overlooking Main Street
- **Versatile Concept:** The layout can support legal, finance, consulting, real estate, counseling, design, nonprofit, creative office, or boutique business headquarters.
- **Additional Space First Floor – South (facing Main Street)** is also available and is well-suited for a tenant seeking a *larger open office area* or a more collaborative layout.
- **Availability:** Q3 2026



Photo: Exterior; Main Street

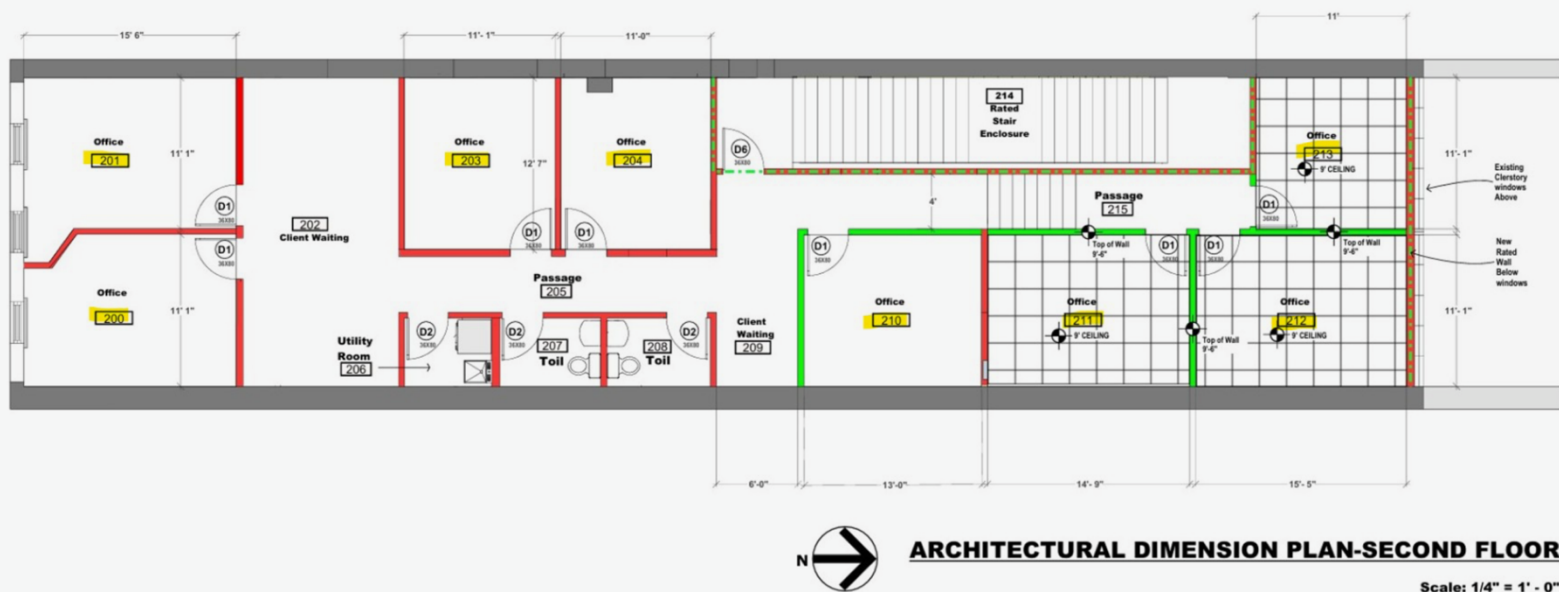
Second-Floor Highlights

- **Premium Finishes:** Fresh paint, flooring, recessed LED and panel lighting; 3-phase efficient electricity
- **HVAC:** State-of-the-art heating and cooling systems with 100% return-air system throughout the building and individually controlled (in-suite) thermostats
- **Shared Amenities:**
 - Common spaces (≈ 732 SF) with waiting areas
 - All utilities, janitorial & maintenance (common area cleaning, supplies and trash removal)
 - Business-grade high-speed internet
 - 24-HR access
 - Access to common areas: waiting nook, corridors, restrooms, and kitchenette with refrigerator & sink.
- Simple, predictable billing with one all-in monthly number.
- Quiet interior location suited for calls, therapy/consults, and focus work.

Terms & Conditions

- **Lease Rate:** \$16.56 /SF/YR; Monthly rates range from \$480-\$860 (shorter terms with higher rates)
- **Lease Term:** 3-5 years preferred; No less than 1 year
- **Lease Type:** Full-service gross; All CAM, utilities, internet, property taxes included
- **Security Deposit:** Equal to One (1) month's rent + First month's rent
- **Insurance:** Tenant responsible for all insurance(s)

Architectural Plans



Photos



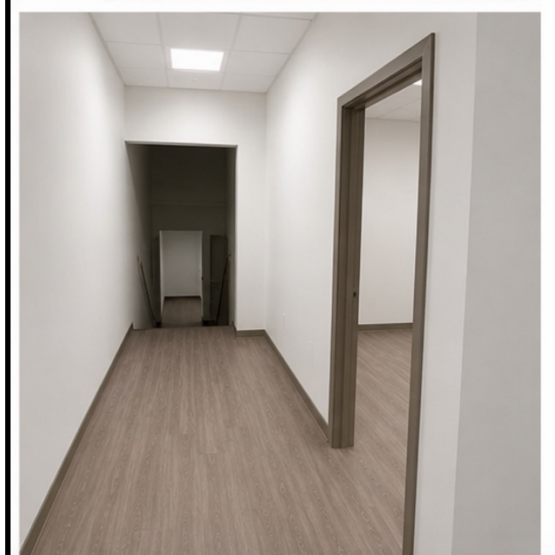
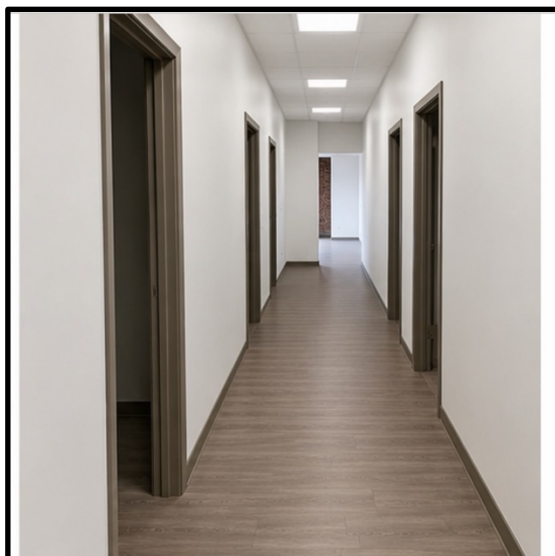
Rendering: Suite 200



Rendering: Suite 201



Rendering: Suite 210



Rendering: 2nd Floor Hallways



Rendering: Stairwell

Schedule your walkthrough today!

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