

CONCERT & EVENT VENUE
RARE SALE OPPORTUNITY

CORE
REAL ESTATE PARTNERS

MERCURY
BALLROOM

611 S 4TH ST, LOUISVILLE, KY 40202

WRIGHT-TAYLOR BUILDING

EXECUTIVE SUMMARY

The Wright-Taylor Building is one of downtown Louisville's most architecturally significant and culturally vibrant assets. Originally constructed in 1928, this two-story masonry and terracotta landmark sits prominently at the southeast corner of Fourth and Chestnut Street.

Following a comprehensive redevelopment by Weyland Ventures, the building reopened in 2014 as Mercury Ballroom, a premier live-music venue operated by Live Nation, the global leader in entertainment. Live Nation leases the entire property and has 10 years remaining on its current term, providing investors with a stable, long-duration income stream backed by one of the strongest credit tenants in the industry. As Mercury Ballroom, the Wright-Taylor Building has become a cornerstone of Louisville's downtown entertainment district. Live Nation continues to activate the venue with a robust calendar of concerts, performances, and special events, driving consistent foot traffic and reinforcing the building's role as a cultural anchor for Fourth Street. Their ongoing investment in programming and operations ensures the property remains a high-profile destination and a reliable performer within the city's hospitality and entertainment ecosystem. The Wright-Taylor Building represents a rare opportunity to acquire a fully stabilized, architecturally significant asset in the heart of downtown Louisville

PROPERTY FACTS

\$4,500,000
ASKING PRICE

11,490 SF
BUILDING SIZE

2014
REDEVELOPED

999
CAPACITY





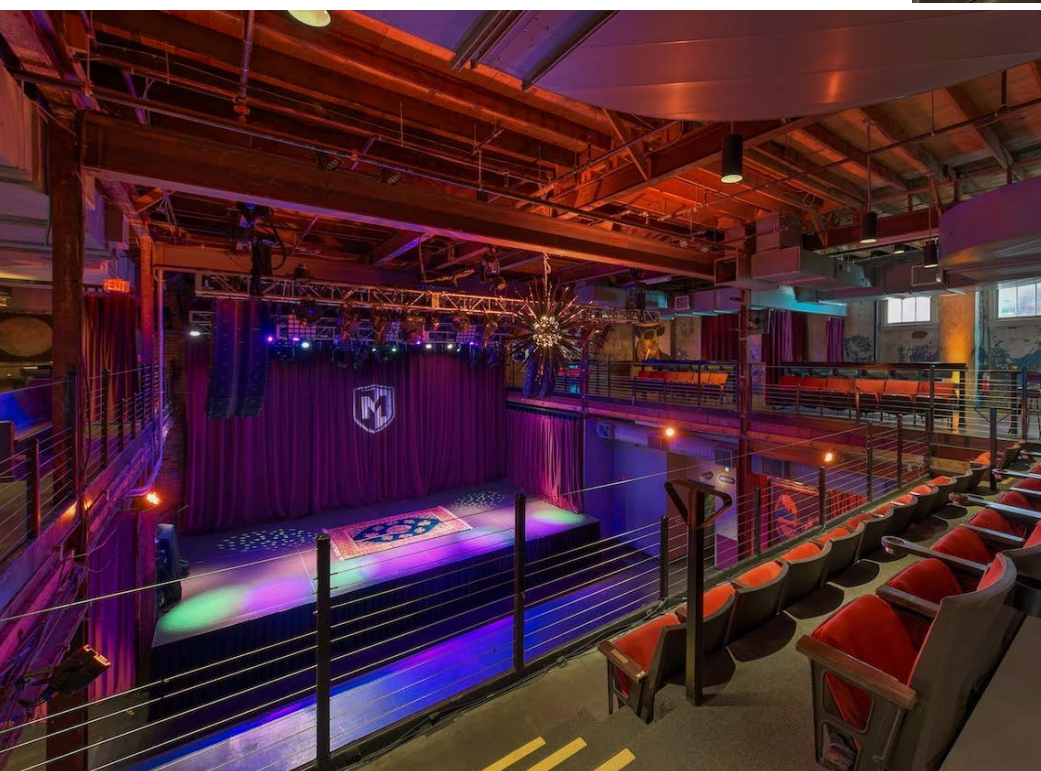
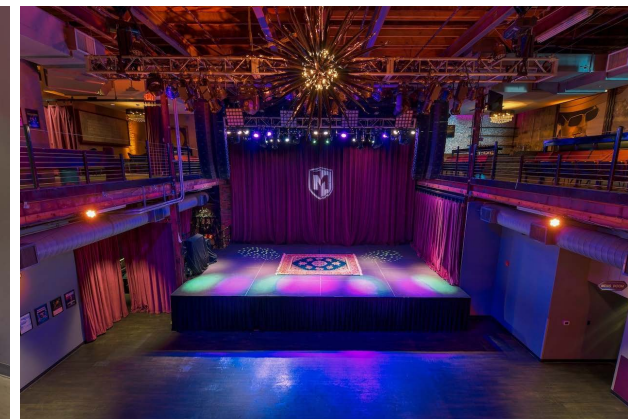
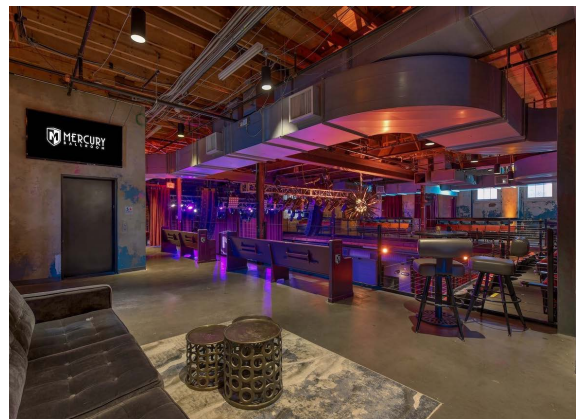
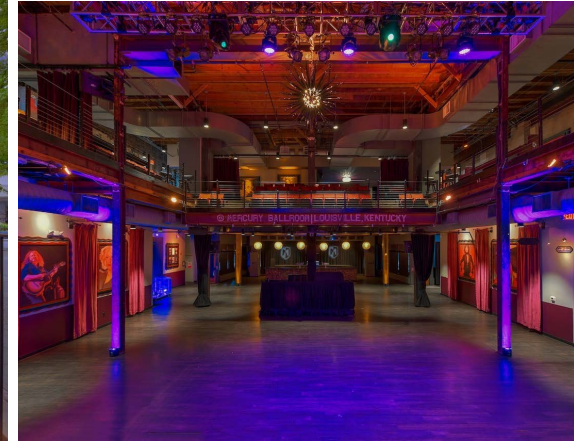
WRIGHT-TAYLOR BUILDING **NOTABLE CONCERTS**

Since opening in 2014, Mercury Ballroom has hosted hundreds of nationally touring artists—including Jack Harlow, Bryson Tiller, SZA, Mac Miller, Walk the Moon, Whiskey Myers, Meghan Trainor, Owl City, The Struts, Amy Grant and many more—cementing its reputation as one of Kentucky's premier live entertainment venues.



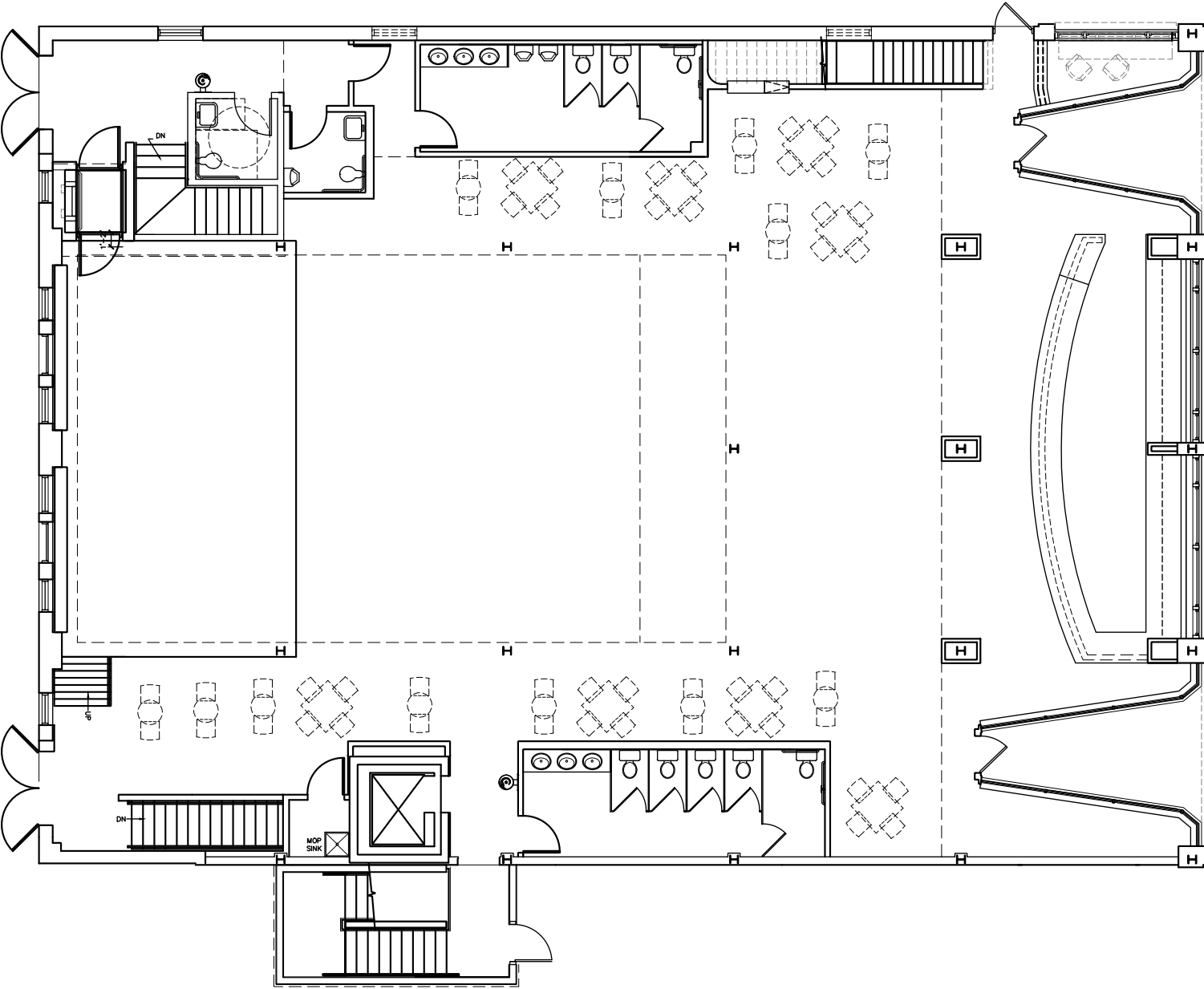
WRIGHT-TAYLOR BUILDING **PRIVATE EVENTS**

With its rock royalty memorabilia, this eclectic venue boosts a cool, Southern charm that's perfect for corporate events, private concerts, weddings, receptions or business meetings. Located less than a mile from the Kentucky International Convention Center, Mercury Ballroom can accommodate from 25 to 999 guests. With access to the world's greatest musical entertainment, full-service event production, state-of-the-art lighting and sound, covered and heated outdoor patios, custom menus and mixology, this 11,490 square-foot venue in the heart of Louisville will exceed expectations of even the most discerning guest. Adorned with décor shadowing rock and roll legends such as Jimi Hendrix, David Bowie, and Amy Winehouse, this modern and funky venue is the perfect location to host soirées of every description.

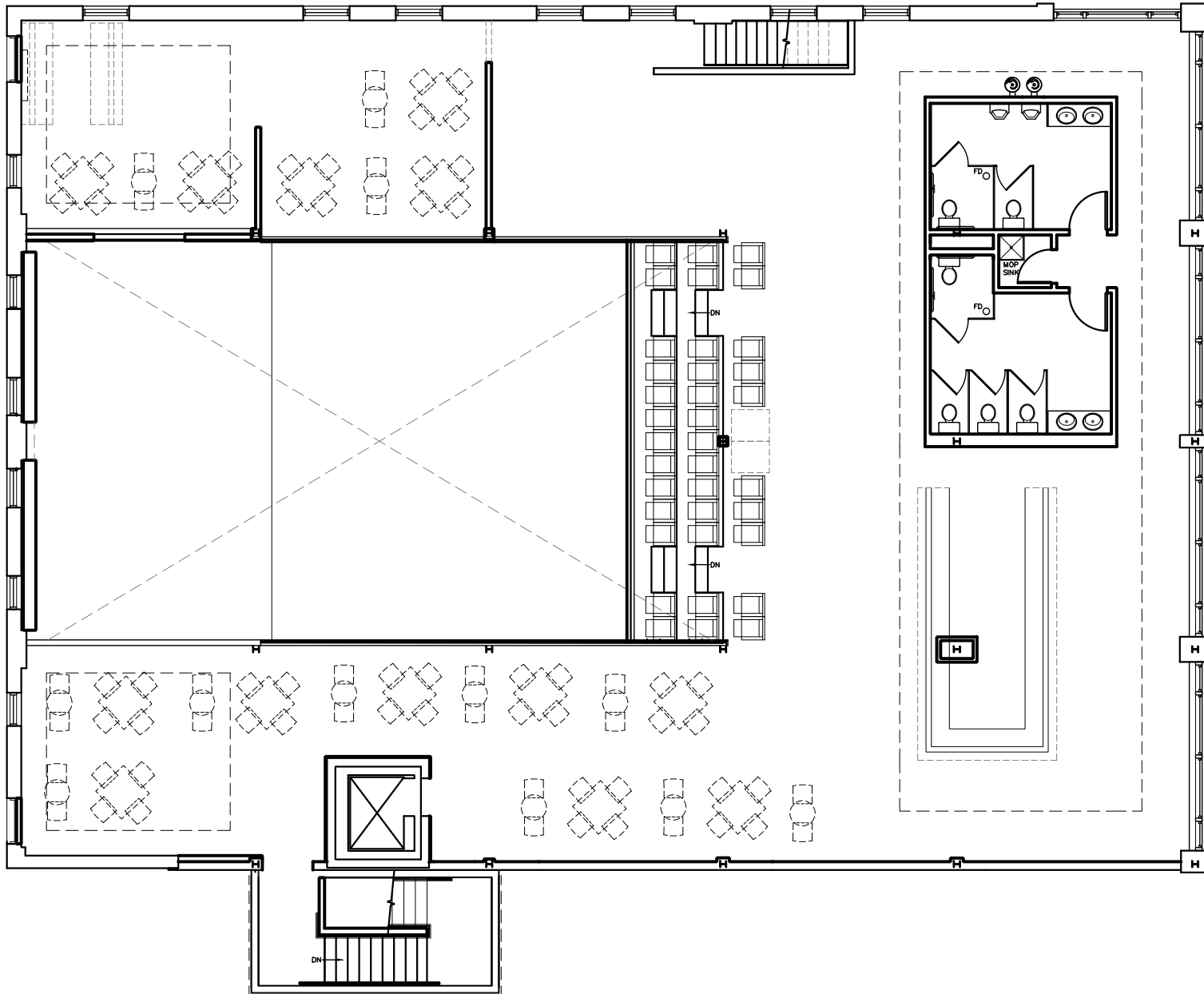


Ryan Troutman | ryan@core502.com | Alex Zega | alex@core502.com

WRIGHT-TAYLOR BUILDING
FLOOR 1



WRIGHT-TAYLOR BUILDING
FLOOR 2





JOHN F. KENNEDY
MEMORIAL BRIDGE

BIG FOUR
BRIDGE

LYNN FAMILY STADIUM

GEORGE ROGERS CLARK
MEMORIAL BRIDGE

WATERFRONT
PLAZA

65

INDIANA
KENTUCKY

OHIO RIVER

KFC YUM! CENTER

64

LOUISVILLE
SLUGGER FIELD

KENTUCKY
SCIENCE CENTER

ALI
CENTER

KENTUCKY
PERFORMING ARTS

400 WEST
MARKET

DERBY CITY
JAZZ MUSEUM

KMAC
CONTEMPORARY ART MUSEUM

KICC

ROOTS 101
AFRICAN-AMERICAN MUSEUM

Louisville
COMEDY CLUB

75 louisville
ballet

64

KENTUCKY COURT
OF JUSTICE

CITY HALL

evolve502

THE LOUISVILLE
GARDENS

HYATT REGENCY

EMBASSY
SUITES
by Hilton

Marriott
HOTELS RESORTS SUITES

the Y

Arena
EDUCATION

UL Health
HOSPITAL

NORTON
HEALTHCARE
HOSPITAL

UNIVERSITY OF
LOUISVILLE

NORTON
HEALTHCARE
HOSPITAL

JEFFERSON
EDUCATION COLLEGE

JEFFERSON
EDUCATION COLLEGE

Hilton
Garden Inn

UL Health

THE LOUISVILLE
PALACE

THE BROWN
THEATRE

McDonald's

65

150

SUBJECT
PROPERTY

S 4th St

E Broadway

courier journal

U.S. DEPARTMENT OF
JUSTICE

LIBRARY

1020

150

611 S 4TH ST, LOUISVILLE, KY 40202

WRIGHT-TAYLOR BUILDING

RYAN TROUTMAN

502-432-8381

RYAN@CORE502.COM

ALEX ZEGA

502-550-0408

ALEX@CORE502.COM

LEE WEYLAND

502-387-2476

LEE@CORE502.COM

CORE
REAL ESTATE PARTNERS