

OFFICE SPACE | FOR LEASE



118 E Main Street
Louisville, KY 40202

03 ABOUT

04 SUITE 101

05 SUITE 210

07 COMMON AREA

08 AERIAL

10 LOUISVILLE MARKET OVERVIEW

12 CONTACT US

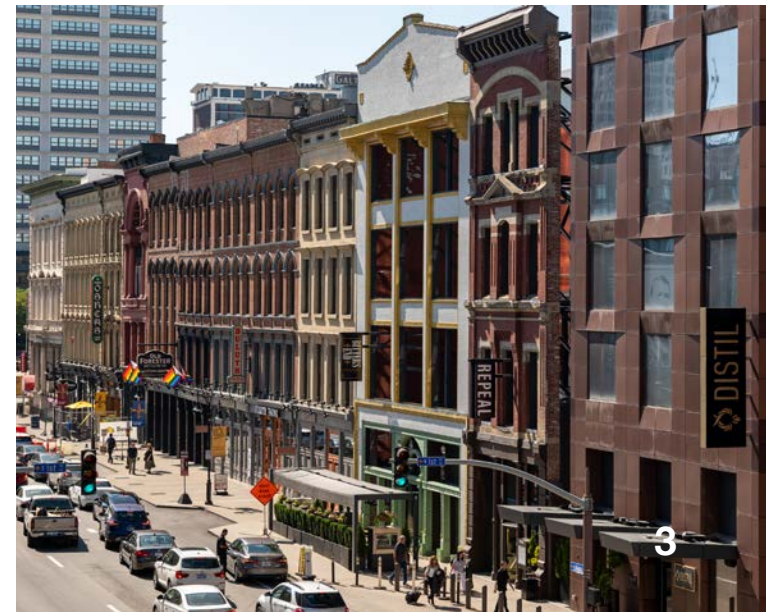
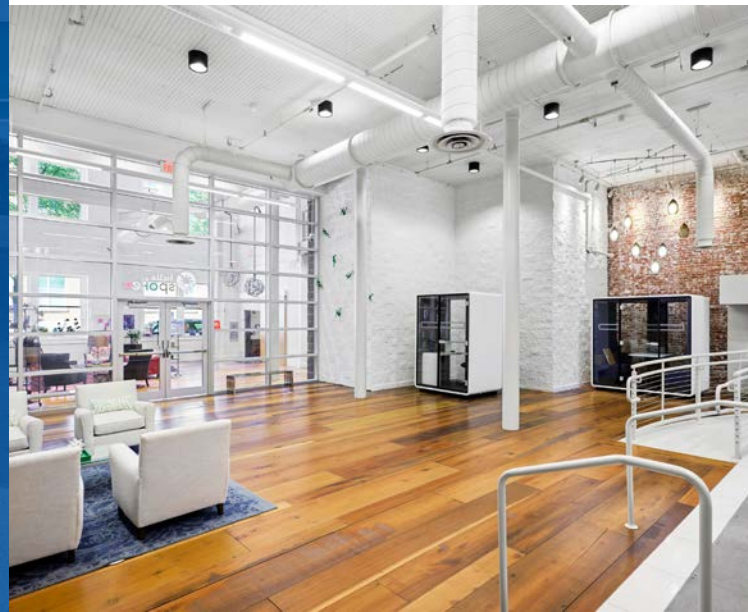


118 E MAIN STREET

Experience a unique blend of history and modern functionality at **118 E Main Street**, a fully renovated office space located on Louisville's iconic Whiskey Row. Once home to **Four Roses Bourbon from 1884 to 1922**, this redeveloped historic building currently has two suites available for immediate occupancy.

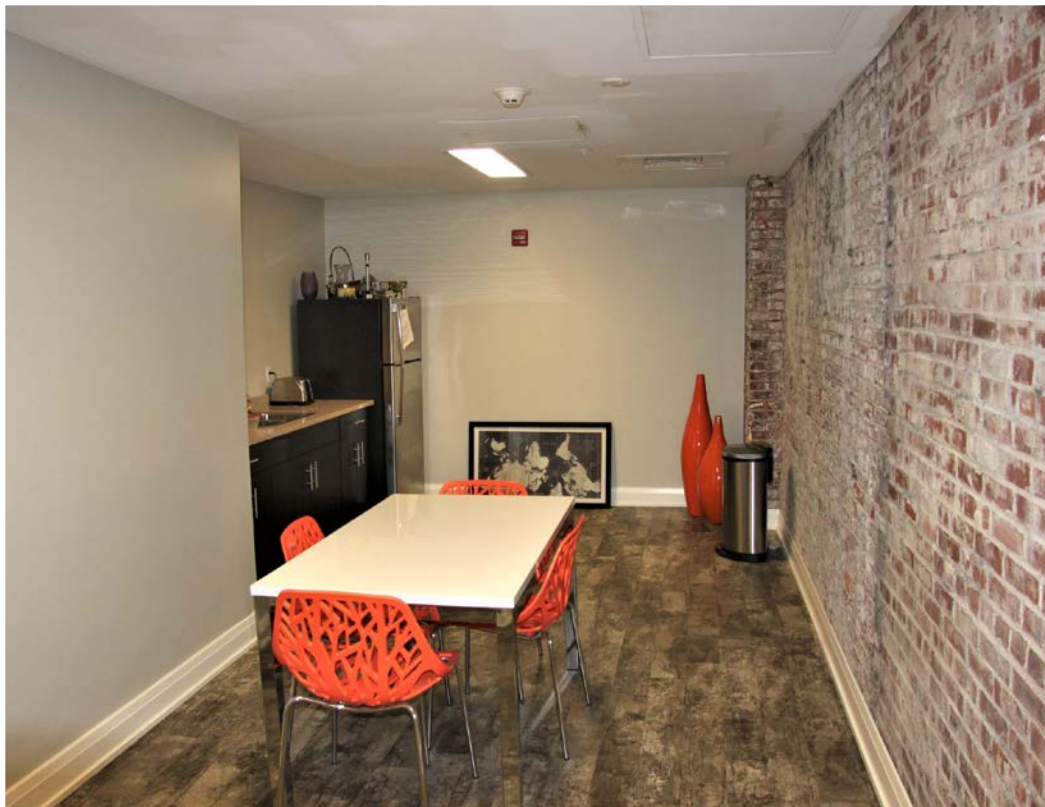
Current availabilities include **Suite 101 (3,544 SF)**, a first-floor lobby suite with a mixture of dedicated private offices with **personal restrooms, open collaborative workspace, and a breakroom**. Suite 101 is currently furnished with **workstations in the open collaborative space**, which can be utilized by the future tenant. **Suite 210 (2,352 SF)** is an **open workspace with one private office and a recording booth**. Suite 210 is adjacent to well-appointed common area restrooms. Tenants will enjoy premium amenities such as a **bourbon barrel lounge-style lobby, and a large shared conference room with views overlooking Main Street**.

Perfectly positioned within walking distance to retail, dining, the **KFC Yum! Center, Louisville Slugger Field, and NuLu**, the property also offers convenient access to a parking garage, nearby surface lots, and street parking.



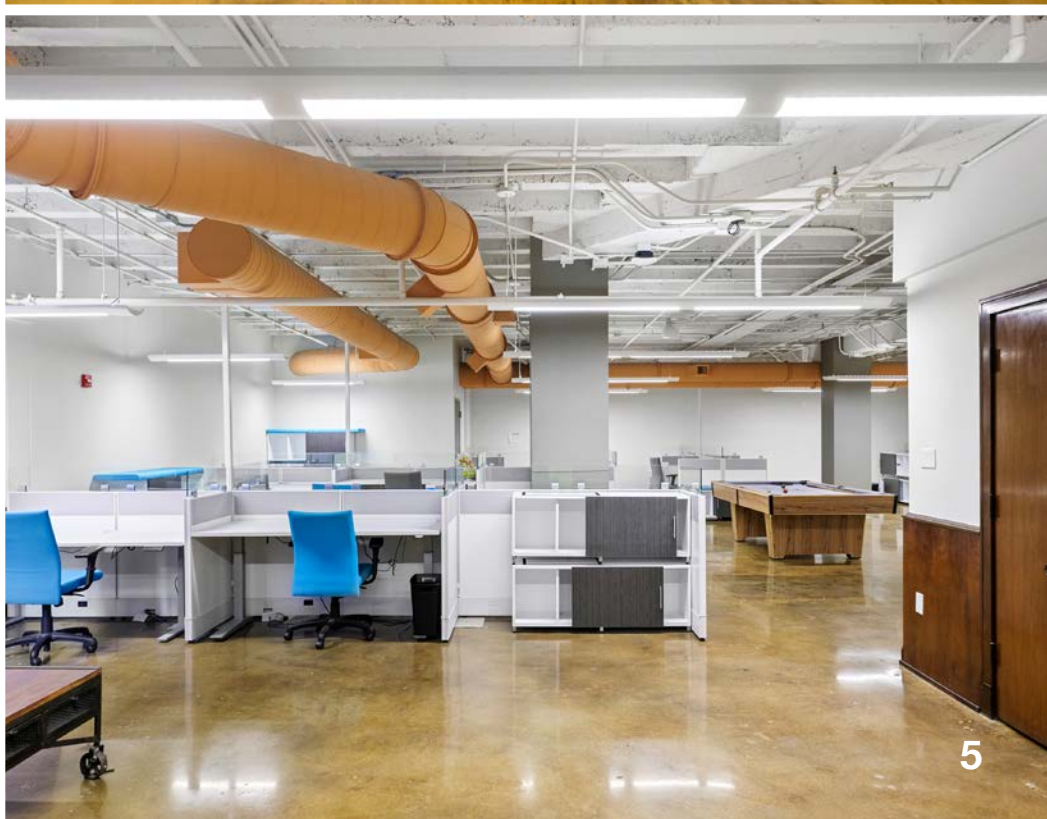
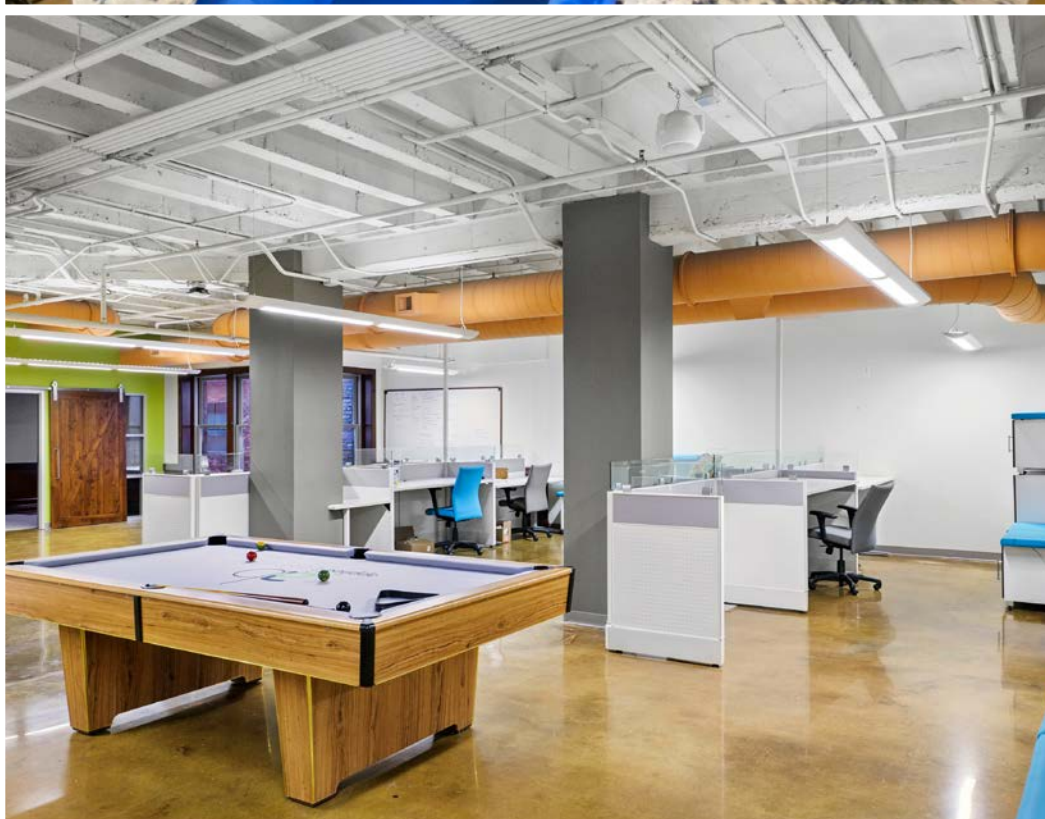
SUITE 101 | 3,544 SF

Available for Immediate Occupancy



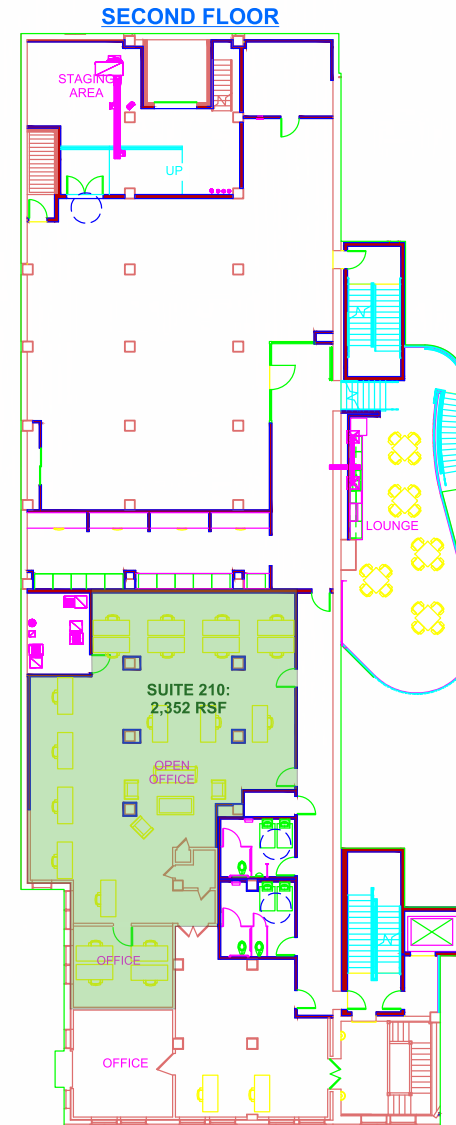
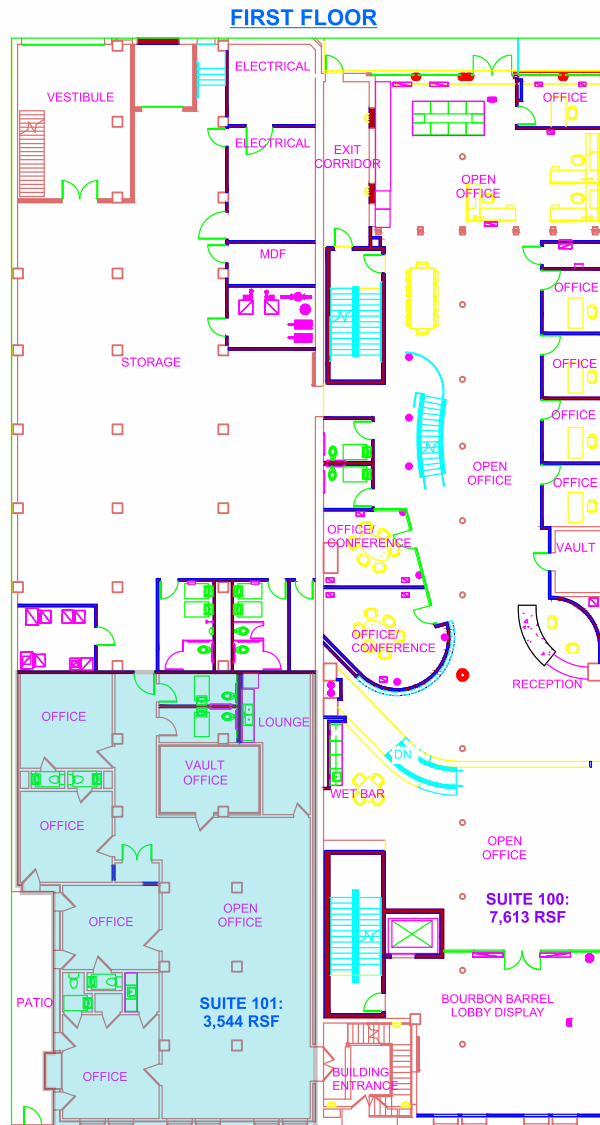
SUITE 210 | 2,352 SF

Available for Immediate Occupancy



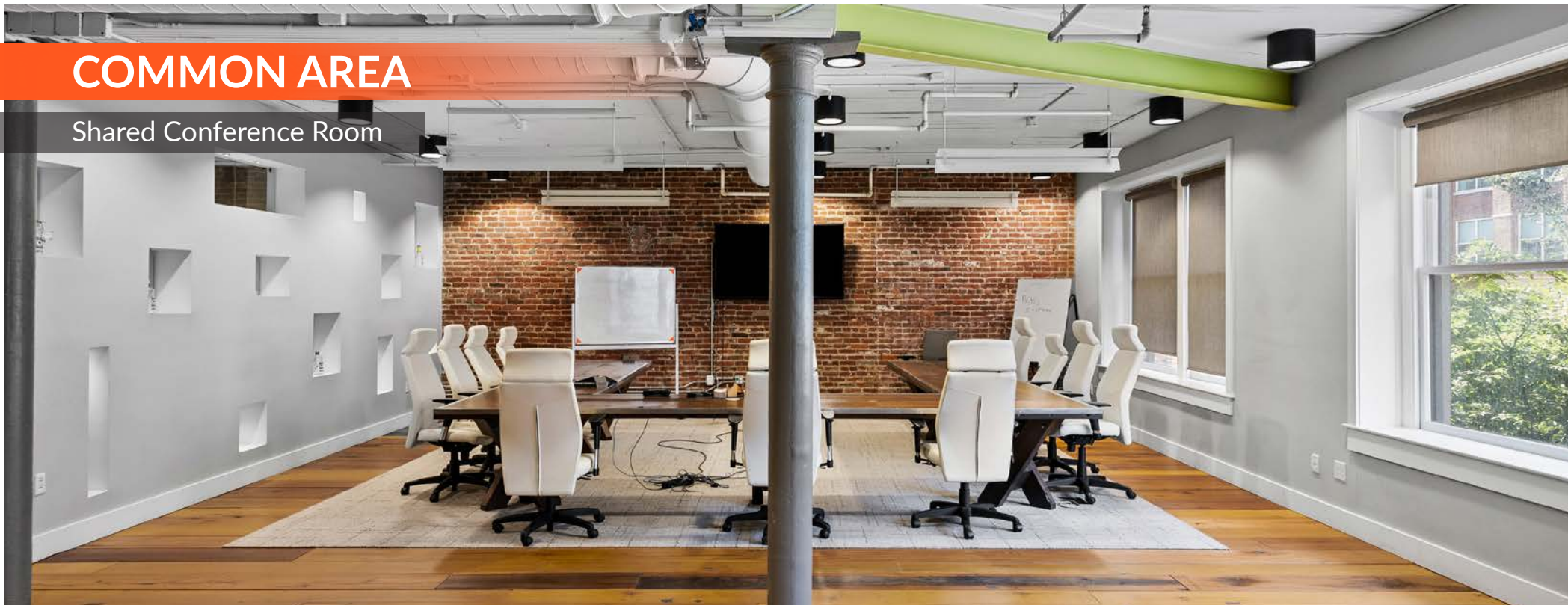
FLOOR PLAN

SUITES 101, & 210

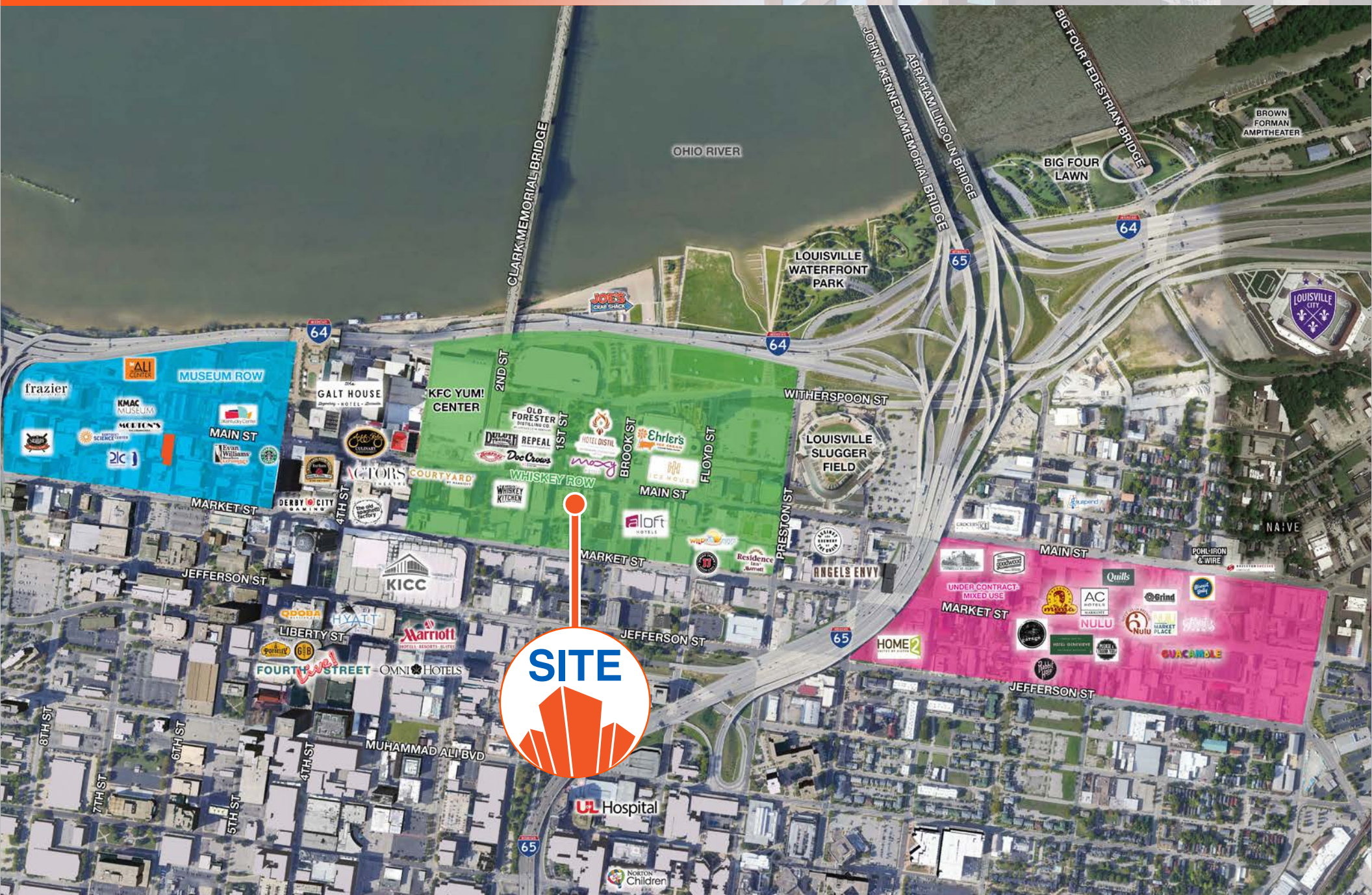


COMMON AREA

Shared Conference Room



AERIAL







LOUISVILLE OVERVIEW

Beating the Competition

Louisville offers a compelling combination of affordability, connectivity, talent, and business infrastructure. Strategically located along the Ohio River and within a day's drive of much of the U.S. population, the region has become a major hub for advanced manufacturing, logistics, healthcare, and professional services.

The city is home to **UPS Worldport, the largest fully automated package handling facility in the world**, processing approximately 2 million packages per day and connecting Louisville to global markets. Louisville also continues to attract substantial investment, with more than **\$2.3 billion in active public and private development across Downtown Louisville alone** as of 2025.

With a growing regional economy, strong corporate presence, and continued investment in infrastructure and development, Louisville remains a competitive location for companies looking to expand, relocate, or invest.





KEY METRO LOUISVILLE RANKINGS

#1

METRO IN THE
OHIO RIVER CORRIDOR

Site Selection, 2025

#6

U.S. METRO FOR
ECONOMIC DEVELOPMENT

Site Selection, 2026

#5

BUSIEST CARGO
AIRPORT IN THE WORLD

Airports Council International

TOP U.S.

MANUFACTURING HUB
MID-SIZED METROS

Business Facilities, 2026

METRO LOUISVILLE TOP EMPLOYERS



25,090
EMPLOYEES



14,484
EMPLOYEES



13,828
EMPLOYEES



13,020
EMPLOYEES



12,360
EMPLOYEES



12,000
EMPLOYEES



9,300
EMPLOYEES



BAPTIST HEALTH®

7,346
EMPLOYEES



6,000
EMPLOYEES



5,700
EMPLOYEES

CONTACT US



AUSTIN GUTGSELL, MBA
Investment Sales & Leasing Advisor
(985) 630-1606
Austin@TRIOcpg.com

