

# 614 IVY

614 East Market  
Louisville, Kentucky 40202





# Louisville, Kentucky

<p><b>#5</b> Metro For Economic Development</p>	<p><b>\$2.09B</b> New Capital Investment</p>	<p><b>60%</b> of U.S. Population Within a Day's Drive</p>
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*NuLu is the fastest growing neighborhood between Chicago & Nashville.*



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



#1 in the US for YoY Apartment Rent Growth



“Top 20 places to visit in the US”



“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 U.S.



World-Class Horse Racing



Legendary Bourbon Distilleries



Historic Architecture



Beautiful Public Parks



Immersive Theaters and Performances



Renowned Museums and Zoos



Euphoric Music Festivals



Top-Tier Sports



Reliable Public Transport



Highly Educated Population



Beautiful Hotels

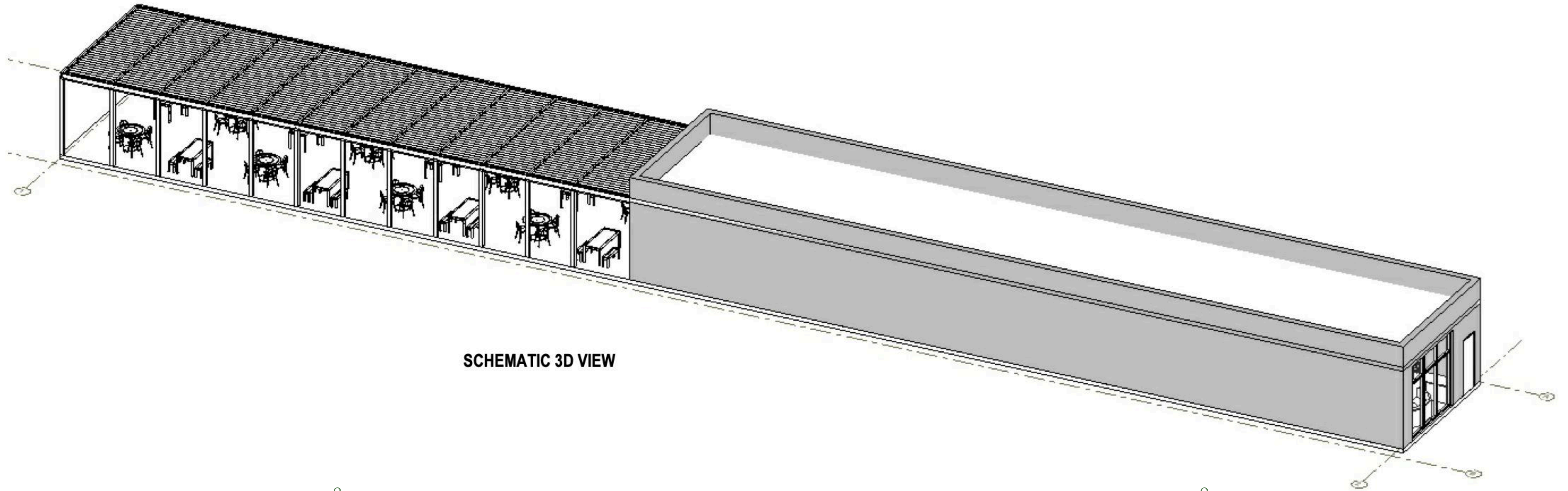
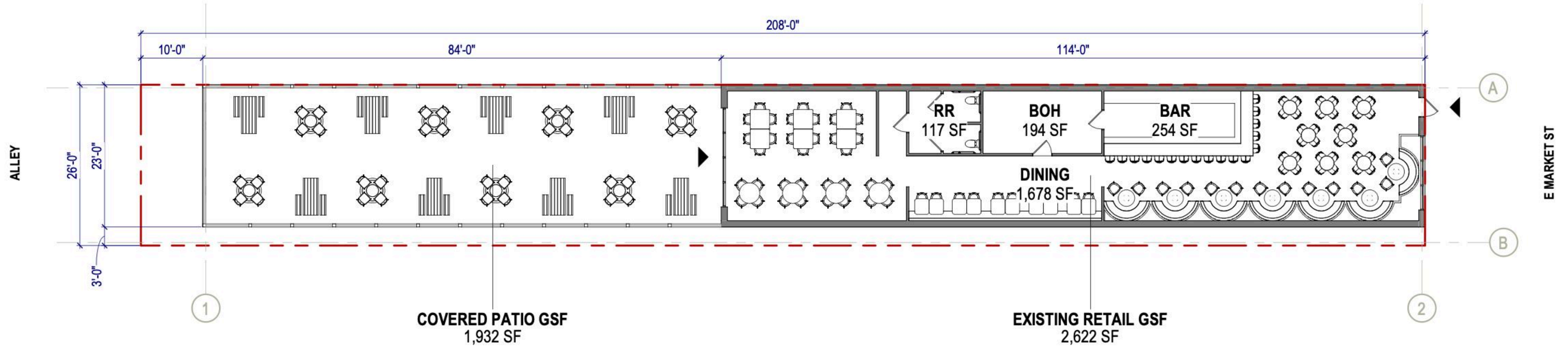
# Neighborhood

- 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









# 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.





**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. Nami Modern Korean Steakhouse**

Stylish restaurant and bar providing Korean BBQ dishes and cocktails, plus karaoke.

**7. La Bodeguita De Mima**

Classic Cuban cuisine & cocktails served in a bright, lively locale with a leafy outdoor patio.

**8. Meesh Meesh Mediterranean**

Nutrient-rich Mediterranean recipes served in an upscale setting with wine and cocktails.



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

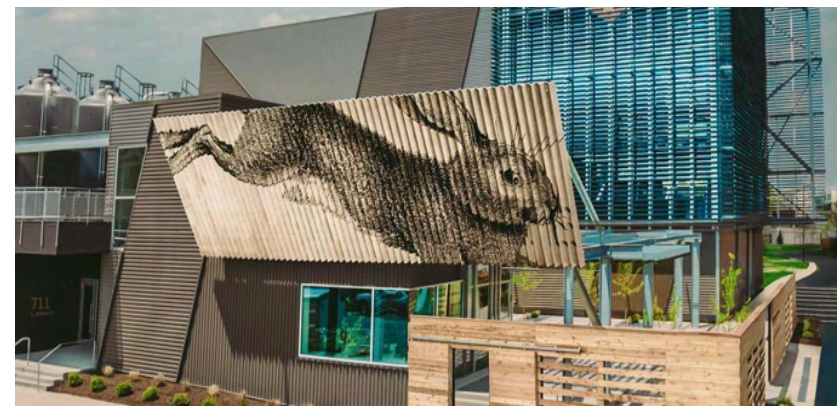


Distillery

**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



More noteworthy stops for whiskey enthusiasts:

## Whiskey Thief

610 Nanny Goat Strut, Louisville, KY 40202

## WhistlePig Distillery

403 E Market St, Louisville, KY 40202

## Michter's Fort Nelson Distillery

801 W Main St, Louisville, KY 40202

## Old Forester Distilling Co.

119 W Main St, Louisville, KY 40202



# Alternative Leasing Opportunities

## Premium Tenant Space Just For You

**291 SF**  
Smallest Space Available

**25,124 SF**  
Largest Space Available

**Negotiable**  
Price Per Square Foot



### Hotel Marty

291 SqFt - 1,442 SF Available

📅 2025

🏢 F&B/Retail & Office

🏗️ New-Build & Renovation



### The Billy Goat

5,422 SF Available

📅 2025

🏢 F&B/Retail

🏗️ New-Build



### Sunday School

13.5K SF Available

📅 2025

🏢 F&B/Retail

🏗️ New-Build & Renovation



### The Zen

985 SF Available

📅 2025

🏢 F&B/Retail

🏗️ New-Build & Renovation



### Gateway to NuLu

1,121 - 25,124 SF Available

📅 2025

🏢 F&B, Office & Retail

🏗️ Redevelopment

Reach out to [info@zyyo.com](mailto:info@zyyo.com) for more information

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**Zyyo**

NuLu Crossing Leasing Brochure  
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