



PREMIUM FIRST-FLOOR OFFICE SPACE IN LOUISVILLE'S MOST DYNAMIC DISTRICT

12,665 SF Class A Office Space | White Box Delivery

333 E MAIN STREET
LOUISVILLE, KY 40206



Property Overview

Premium First-Floor Office Opportunity in Downtown Louisville

Positioned at the highly visible corner of East Main Street and Preston Street, this premium Class A office opportunity offers a rare chance to own first-floor space within Preston Pointe - a building with a bold, iconic design that offers a landmark statement.

The fully white-boxed suite provides a blank canvas for a custom buildout, ideal for office, showroom, or client-facing users seeking strong street presence and accessibility.

Available Space:	12,665 SF
Class:	A
Parking:	7 garage spaces 6 secured surface lot spaces
Zoning:	C-3
Ceiling Height:	10 FT
Year Built/Renovated:	2004/2026



Property Highlights



Flexible, Move-In Ready Canvas

Fully white-boxed space delivers maximum flexibility for customer tenant buildouts
Expansive window line provides exceptional natural light
First-floor location provides direct access and commanding street visibility



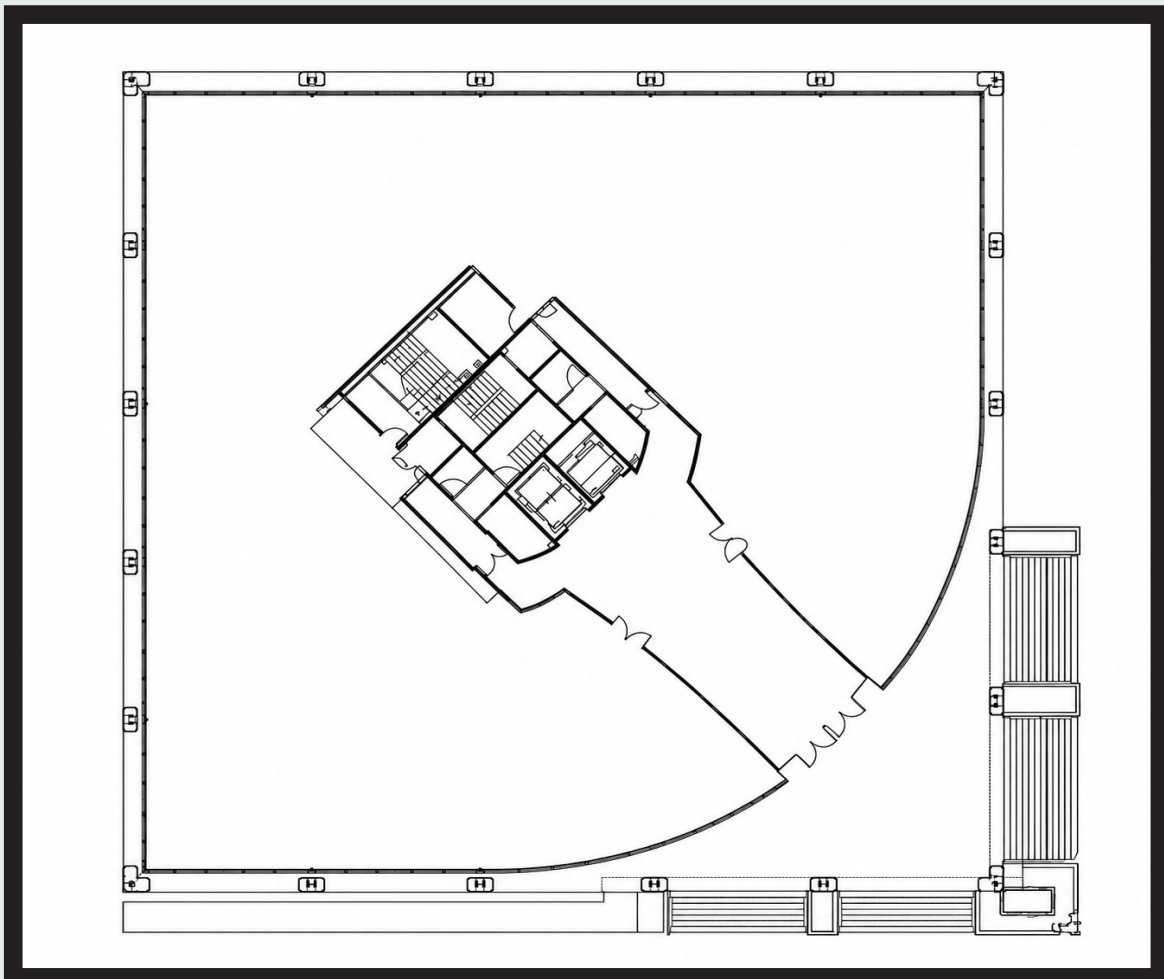
Distinctive Features

On-site surface and garage parking included for tenant and visitor convenience
Prime exterior signage opportunities along East Main Street maximize brand exposure
Professionally managed Class A asset with modern building systems and infrastructure



Unmatched Urban Location

Walking distance to Slugger Field, NuLu, Whiskey Row, and the KFC Yum! Center
Seamless connectivity via direct access to I-64, I-71, and I-65
Surrounded by Louisville's most vibrant dining, entertainment, and hospitality destinations

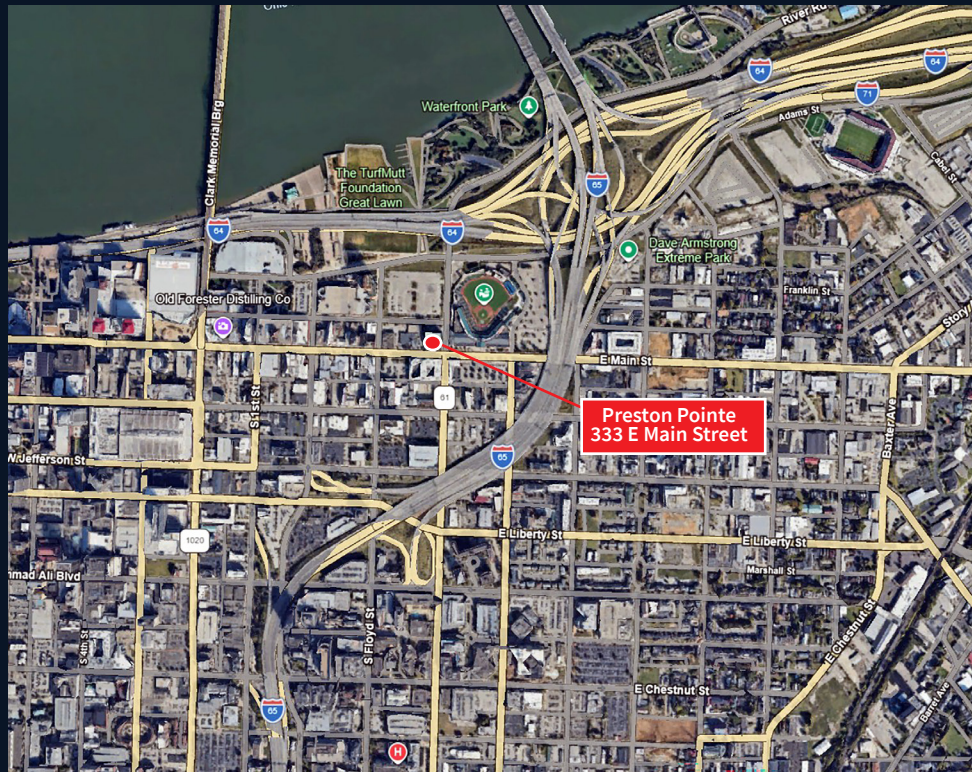




Preston Pointe sits at the heart of Louisville's downtown renaissance, offering unparalleled access to:

- **Kentucky International Convention Center and KFC Yum! Center** — premier venues driving consistent foot traffic and visibility
- **40+ restaurants, bars, and breweries** including Against the Grain, Garage Bar, and Jeff Ruby's — creating a vibrant dining and entertainment ecosystem
- **15+ hotels** including The Galt House, Hyatt Regency, and Omni Louisville — supporting strong business travel and visitor activity
- **Premier attractions** including Old Forester Distillery, Angel's Envy, Waterfront Park, and Louisville Slugger Field — anchoring Louisville's cultural and entertainment corridor

This is your opportunity to establish your business in Louisville's most dynamic and connected commercial district.



Contact

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