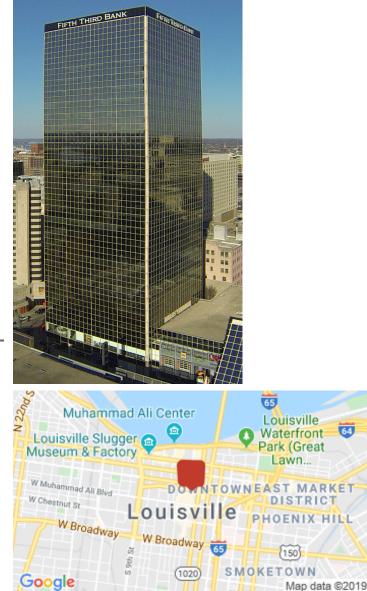
Brown & Williamson Tower 401 S 4th St, Louisville, KY 40202

Listing ID: Status: Property Type: Office Type: **Contiguous Space: Total Available:** Lease Rate: **Base Monthly Rent:** Lease Type: Nearest MSA: County: Tax ID/APN: Zoning: Class of Space: **Property Visibility: Highway Access:** Year Built: Construction/Siding: Parking Type:

28273824 Active Office For Lease **Office Building** 2,730 - 55,920 SF 131,273 SF \$17.50 - 19.50 PSF (Annual) \$3,981 - 20,387 Full Service, Gross Lease Louisville/Jefferson County Jefferson 014L00010000 C-3 - Commercial District Class A Excellent I-65; I-71; I-64; I-264 1982 Metal/Glass Other

Overview/Comments

Class A Tower - high quality finishes throughout and an impressive lobby entrance. Recent upgrades include a fitness center, conference/training room and a building lounge with free WiFi. All amenities are free for tenant use. . The Tower's continuous window line offers excellent natural light and the efficient floor plates offer tenants the ultimate corporate setting. . The Tower has several excellent blocks of space .. -Wonderfully finished mid-rise block of over 51,000 SF on floors 14-16, ready for immediate occupancy. . - Fantastic views in the high-rise block of over 28,000 sf that includes a large interior connecting stair. . - The 2nd and 3rd floors offer over 38,000 sf including an expansive 30,000 sf floor, private signature lobby and 4th street live facing branding opportunities. . Other features include:. - BELOW MARKET PARKING RATE opportunities in neighboring garage. . - Great location at the corner of 4th and Liberty Streets and connected to "4 Street Live!" . - Continuous window lines offer excellent views. . - The location provide convenient and fast accessibility to Interstate Highways. -Connecting pedway provides covered access to multiple parking garages.



Property Contacts



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