

# Brown & Williamson Tower

## 401 S 4th St, Louisville, KY 40202



Listing ID:	28273824
Status:	Active
Property Type:	Office For Lease
Office Type:	Office Building
Contiguous Space:	2,730 - 55,920 SF
Total Available:	131,273 SF
Lease Rate:	\$17.50 - 19.50 PSF (Annual)
Base Monthly Rent:	\$3,981 - 20,387
Lease Type:	Full Service, Gross Lease
Nearest MSA:	Louisville/Jefferson County
County:	Jefferson
Tax ID/APN:	014L00010000
Zoning:	C-3 - Commercial District
Class of Space:	Class A
Property Visibility:	Excellent
Highway Access:	I-65; I-71; I-64; I-264
Year Built:	1982
Construction/Siding:	Metal/Glass
Parking Type:	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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