

PNC Tower

101 S 5th St, Louisville, KY 40202



Listing ID:	3028945
Status:	Active
Property Type:	Office For Lease
Office Type:	Office Building
Contiguous Space:	2,368 - 82,965 SF
Total Available:	244,209 SF
Lease Rate:	\$19.50 - 32 PSF (Annual)
Base Monthly Rent:	\$4,637 - 26,963
Lease Type:	Gross Lease, Modified Gross, NNN
Nearest MSA:	Louisville/Jefferson County
County:	Jefferson
Loading:	2 Docks, 1 Door (Varies by space)
Tax ID/APN:	014E02610000
Zoning:	C-3 - Commercial District
Class of Space:	Class A
Building/Unit Size (RSF):	723,300 SF
Property Visibility:	Excellent
Construction/Siding:	Steel Frame
Parking Type:	Structure



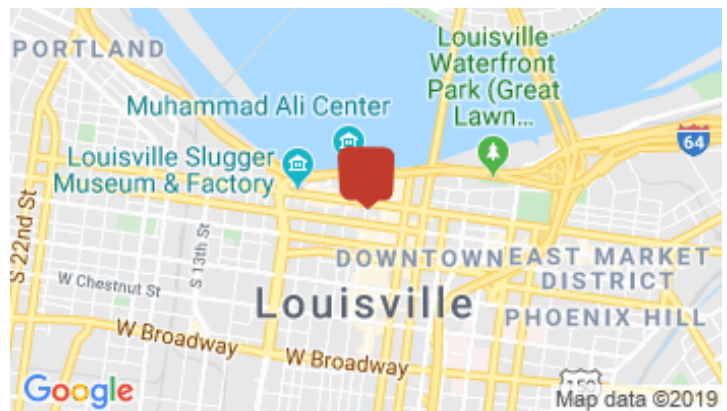
Overview/Comments

PNC Tower combines form and function with a high-profile building design and extremely efficient floor plates. The building's rectangular shape and virtually column-free floor provide efficient space for utilization for full and multi-tenant layouts. Each floor contains approximately 100 floor-to-ceiling windows providing abundant natural light and unimpeded views of the entire Louisville skyline and the Ohio River. PNC Tower's full-height, continuous window walls and efficient floor plates offer tenants the ultimate corporate setting.

The Tower is a landmark downtown Louisville location ideally positioned between 4th and 5th Streets where they intersect with Main Street, which serves as the CBD's epicenter. The Tower offers prime Class A office space starting at 2,368 SF to over 200,000 SF. Blocks of space include up to 82,965 SF in the low-rise, two blocks in the mid-rise of 34,000 SF and 51,100 SF and a block of over 51,000 SF in the high-rise. Additionally, the Tower has some of the highest floors available in town offering spectacular views, including the full 28th - 30th floors along with nearly 8,000 SF on the 36th floor and over 2,300 SF on the 38th floor.

The Tower provides its tenants and visitors with a wealth of amenities that support the building's status as the choice office location for Louisville's office users. The amenities include: a conference room on the 19th floor overlooking the Ohio River, a 25' ceiling lobby

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Property Contacts



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