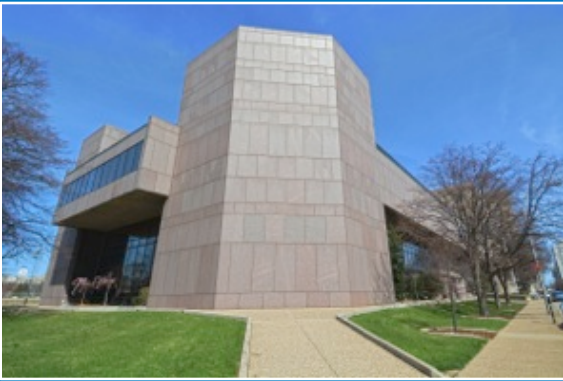


FOR SALE CLASS A OFFICE BUILDING

601 WEST CHESTNUT STREET, LOUISVILLE, KY 40203



OFFERED EXCLUSIVELY BY:
TRIO Commercial Property Group
502.454.4933



PROPERTY SUMMARY

TRIO Commercial Property Group is pleased to present for sale 601 West Chestnut, a 198,400 SF Class A Office Building (PVA).

Located on the block bordered by Chestnut, 6th and 7th streets. Across from the Mazzoli Federal Building and Jefferson Community and Technical College. Just blocks away from hotels and restaurants.

Downtown Louisville is home to Humana, Zirmed and Brown Forman.

This office building offers large floor plates with open floor designs, collaborative areas and training room. Lower level has 39,885 SF (PVA) including work areas and loading dock. Cat 6 fiber throughout the building. This property has been well maintained with many renovations.

Recent CAPEX improvements completed by AT&T:

- 2007 – New cooling towers
- 2010 – Elevator upgrades, including cabs and controls for 3 passenger elevators
- 2014 – Parking lot (concrete) renovations (~\$250K cost)

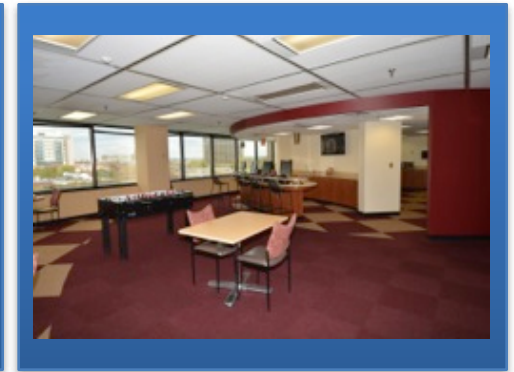
CONTACTS:

Nancy Dupps, CCIM, VP Office Team **502.454.4929** **ndupps@triocpg.com**
Justin Baker, Principal Broker/Partner **502.454.0911** **jbaker@triocpg.com**

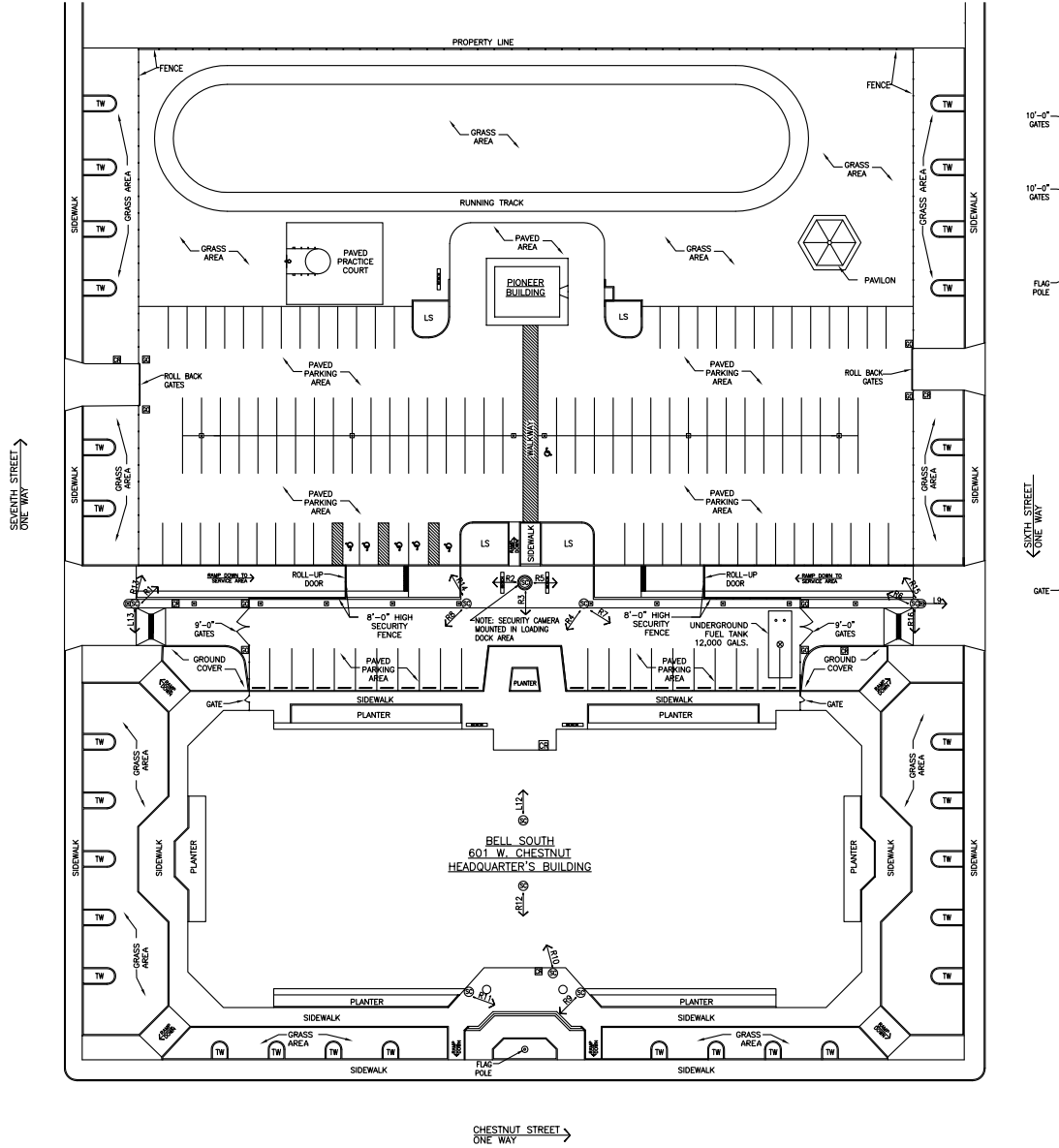
TRIO COMMERCIAL PROPERTY GROUP
4205 Springhurst Blvd Suite 202, Louisville KY

Property Highlights	
Price:	\$10,200,000
Gross Area:	198,400 SF
Rentable Area:	151,200 SF
Year Built:	1978
Acreage:	4.67
Parking:	124 total surface (parking expansion possible)
Tax ID:	013D01310000
Zoned:	C3

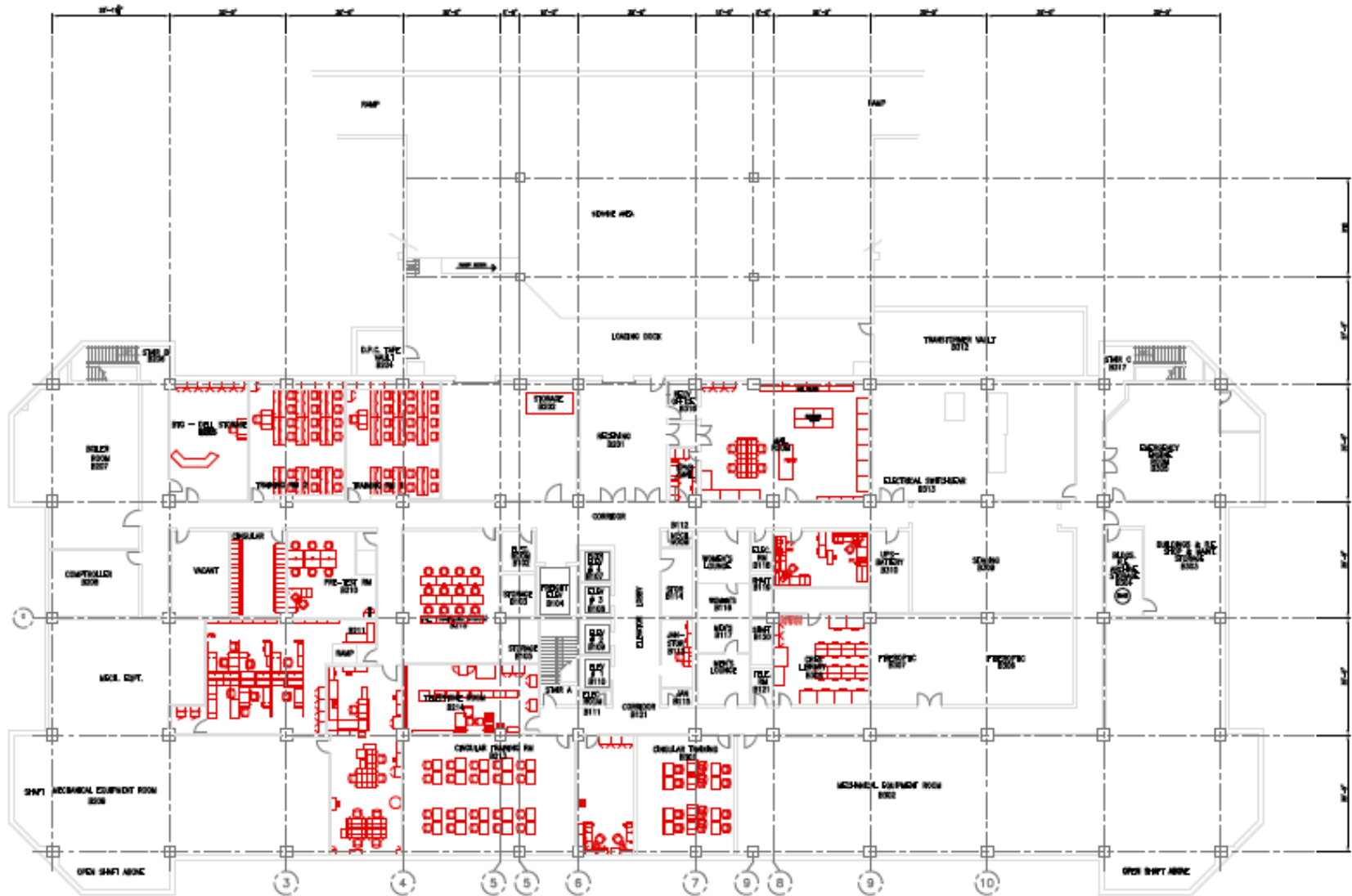
OTHER PHOTOS



BUILDING SITE PLAN

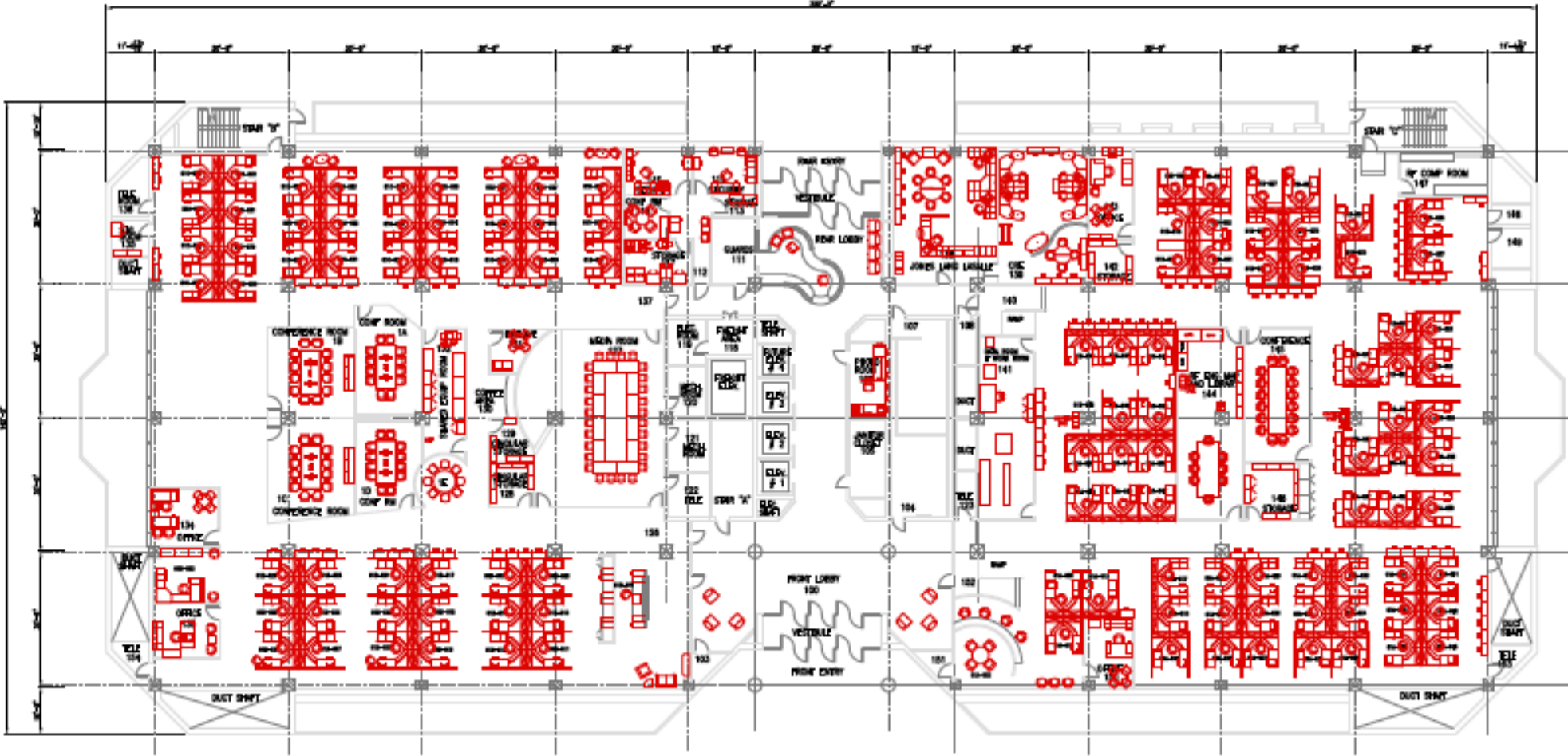


BASEMENT FLOOR PLAN



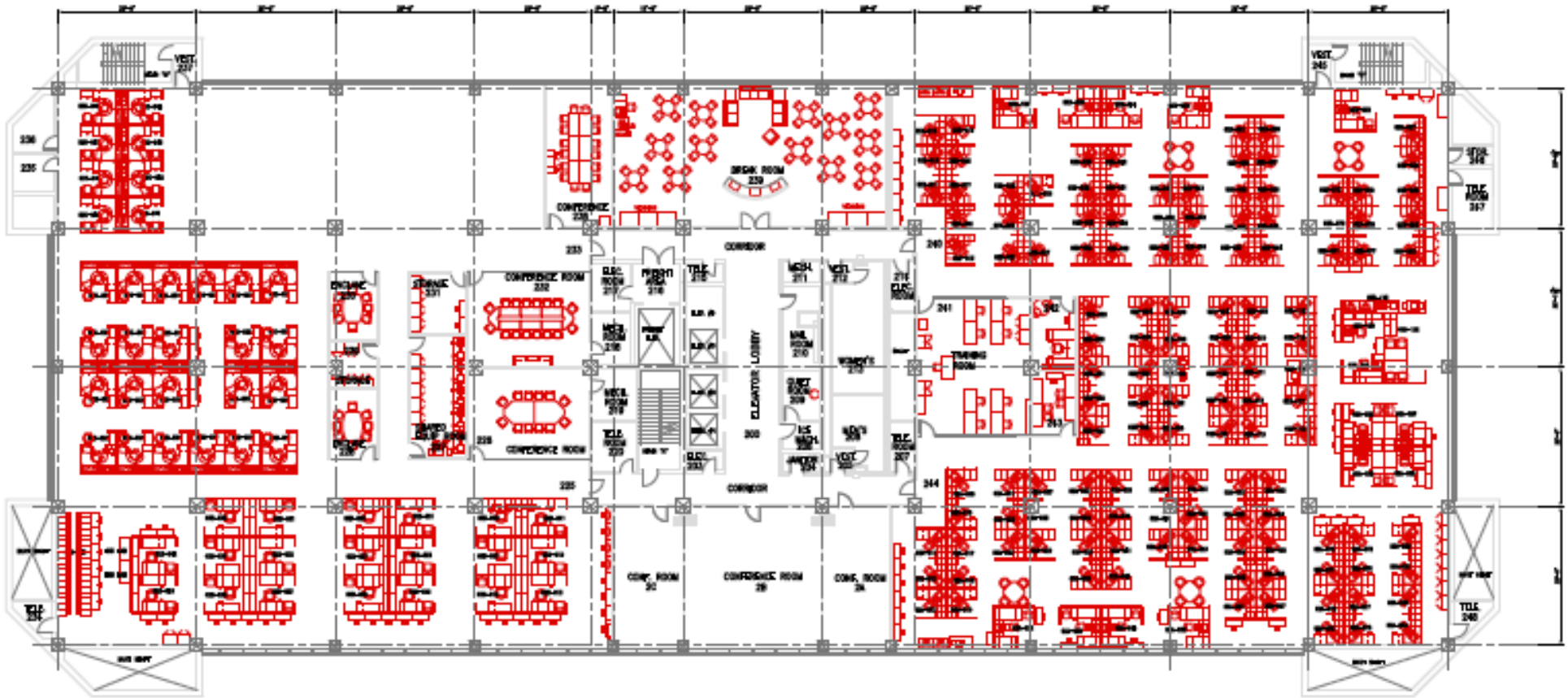
LSVL HEADQUARTERS — FLOOR B1

FIRST FLOOR PLAN



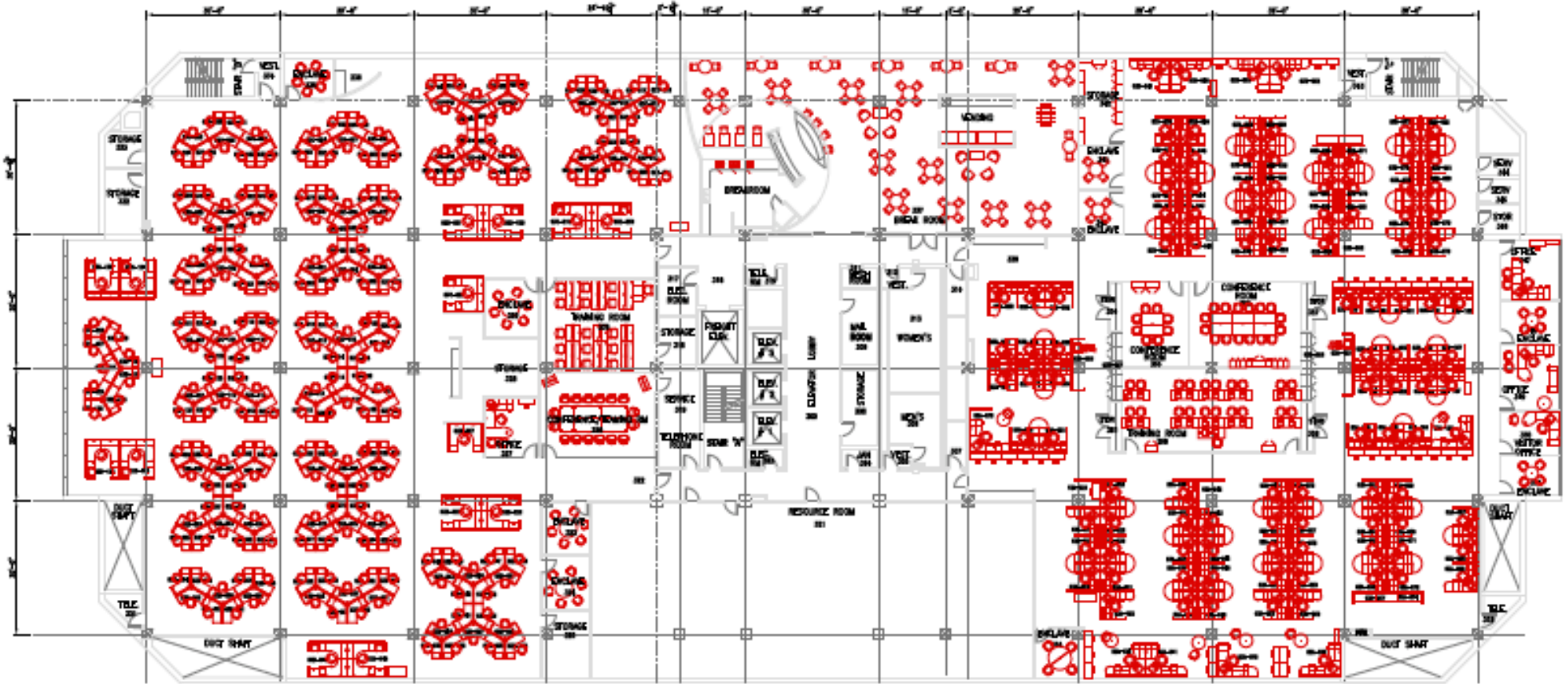
LSVL HEADQUARTERS – FLOOR 01

SECOND FLOOR PLAN



LSVL HEADQUARTERS – FLOOR 02

THIRD FLOOR PLAN



LSVL HEADQUARTERS — FLOOR 03

FOURTH FLOOR PLAN



LSVL HEADQUARTERS – FLOOR 04



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PRESENTED IN COLLABORATION WITH:



T. DALLAS SMITH & COMPANY
COMMERCIAL REAL ESTATE BROKERS

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