

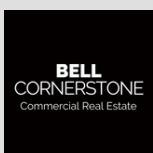
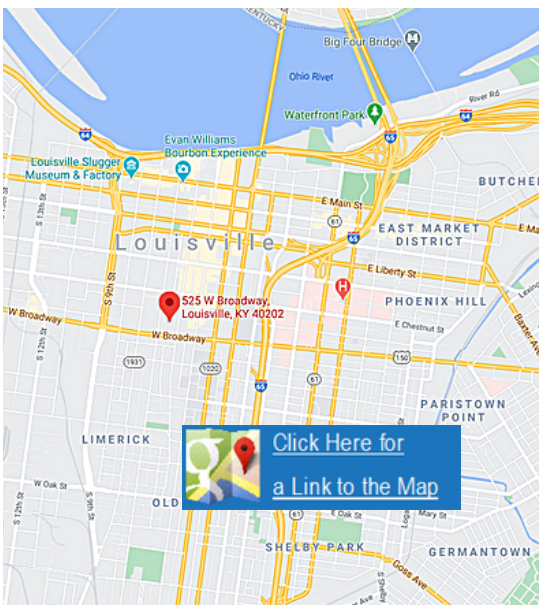
525 WEST BROADWAY | \$17,000,000
Louisville, KY 40202

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PROPERTY FEATURES

BUILDING SIZE: 637,932 SF
TOTAL AVAILABLE: 637,932 SF
LOT SIZE: 13.545 ACRES
ZONING: C3, PD
MARKET: LOUISVILLE
SUBMARKET: DOWNTOWN/CBD
TRAFFIC COUNT: 25,000
PARKING: AMPLE
PROPERTY TYPE: OFFICE/MIXED-USE
PROPERTY CLASS: B



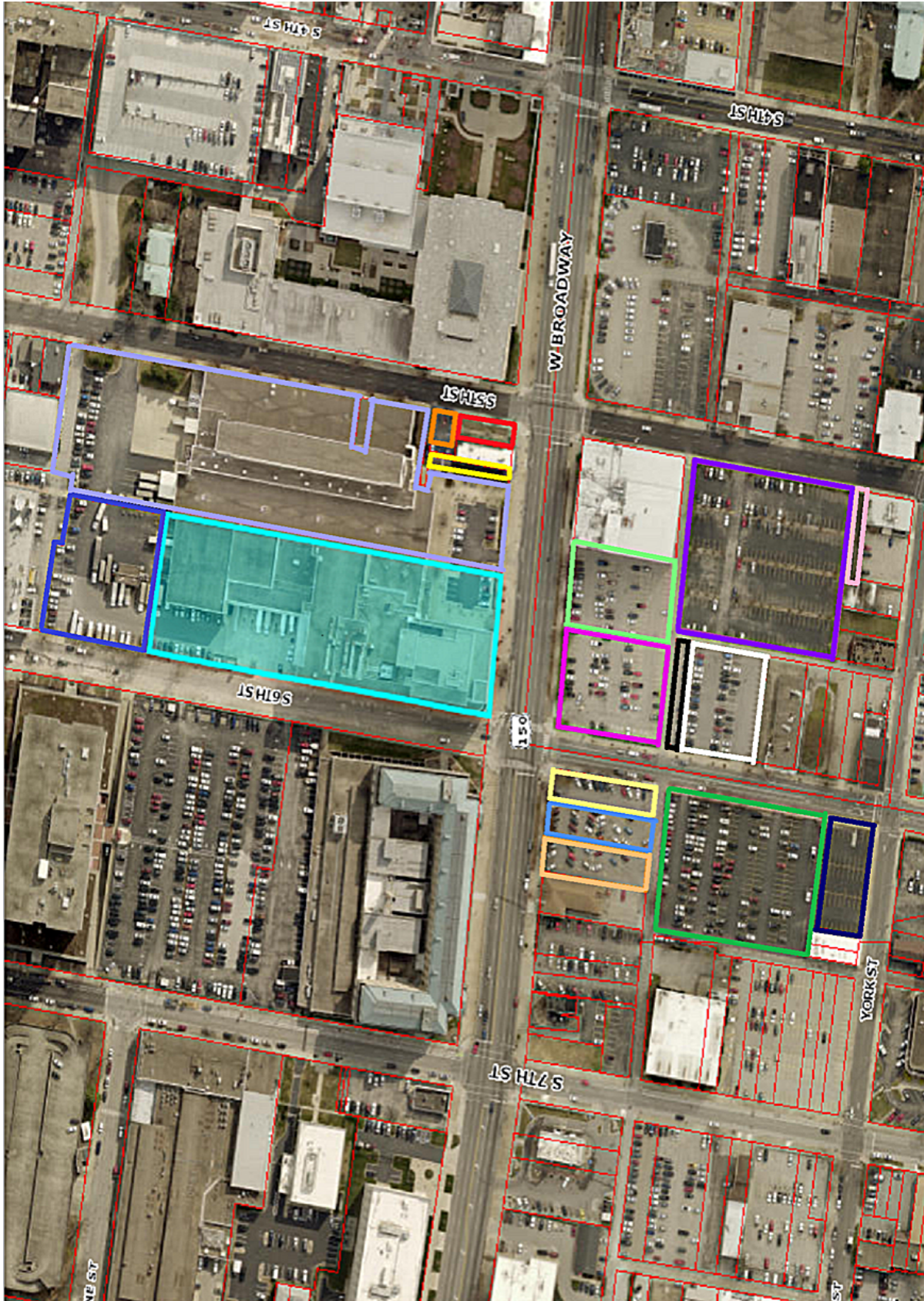
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Parcel #1 (highlighted in aqua)

Parcel ID: 013K00220000
Address: 525 W. Broadway
615 S. 6th Street
617 S. 6th Street
Acres: 2.7501

Parcel #2 (outlined in blue)

Parcel ID: 013K01540000
Address: 643 S. 6th Street
Acres: 0.8391

Parcel #3 (outlined in light purple)

Parcel ID: 013K01500000
Address: 667 Armory Place
Acres: 3.6137

Parcel #4 (outlined in yellow)

Parcel ID: 013K01490000
Address: 507 W. Broadway
676 S. 5th Street
Acres: 0.0466

Parcel #5 (outlined in orange)

Parcel ID: 013K00470000
Address: 672 S. 5th Street
Acres: 0.0587

Parcel #6 (outlined in red)

Parcel ID: 013K01740000
Address: 501 W. Broadway
Acres: 0.0746

Parcel #7 (outlined in light yellow)

Parcel ID: 029A00690000
Address: 600 602 Broadway
Acres: 0.2060

Parcel #8 (outlined in light blue)

Parcel ID: 029A00680000
Address: 604 Broadway
Acres: 0.2064

Parcel #9 (outlined in light orange)

Parcel ID: 029A00670000
Address: 608 Broadway
Acres: 0.2122

Parcel #10 (outlined in green)

Parcel ID: 029A00560047
Address: 706 S. 6th Street
708 S. 6th Street
710 S. 6th Street
710 R S. 6th Street
712 S. 6th Street
712 R S. 6th Street
714 S. 6th Street
716 S. 6th Street
718 S. 6th Street
Acres: 1.2625

Parcel #11 (outlined in navy)

Parcel ID: 029A00460000
Address: 611 York Street
Acres: 0.3260

Parcel #12 (outlined in light green)

Parcel ID: 029B00320000
Address: 512 W. Broadway
514 W. Broadway
Acres: 0.4932

Parcel #13 (outlined in fuchsia)

Parcel ID: 029B00310000
Address: 530 W. Broadway
Acres: 0.6032

Parcel #14 (outlined in black)

Parcel ID: 029B00130000
Address: 715 S. 6th Street
Acres: 0.0759

Parcel #15 (outlined in white)

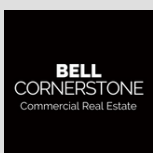
Parcel ID: 029B00120000
Address: 717 S. 6th Street
Acres: 0.4801

Parcel #16 (outlined in purple)

Parcel ID: 029B00230000
Address: 718 S. 5th Street
720 S. 5th Street
722 S. 5th Street
724 S. 5th Street
726 S. 5th Street
728 S. 5th Street
730 S. 5th Street
736 S. 5th Street
Acres: 1.5771

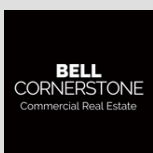
Parcel #17 (outlined in pink)

Parcel ID: 029B00220000
Address: 738 S. 5th Street
Acres: 0.0792



Capital Improvements

| | | |
|------------------------------------|------------------------------|------------------------|
| 2015 | Boiler 1 retube | \$40,000 |
| 2016 | Cooling tower replaced | \$165,000 |
| | Fire alarm - Phase 1 | \$50,000 |
| | Parking lot repaving | \$141,000 |
| | Roof updating | \$152,000 |
| | Windows | \$73,000 |
| | Tuck pointing/sealing | \$50,000 |
| | Lobby HVAC unit | \$37,000 |
| | Daycare building abatement | \$18,000 |
| | 2017 | Tuck point/sealing |
| Fire alarm Phase 2 | | \$50,000 |
| 4th floor server room sprinkler | | \$6,000 |
| Seal/stripe visitor/executive lots | | \$2,000 |
| Blue lot tree trimming | | \$7,000 |
| AP move/renovation | | \$45,000 |
| 2018 | | Security camera system |
| | Parking lot lighting upgrade | \$38,000 |
| | 4th floor lighting relays | \$5,300 |
| | Boiler feed water updated | \$18,000 |
| | Marble repair | \$47,000 |
| | Roof updating | \$6,400 |
| | AH 6,7 Drives | \$8,000 |
| | East cond. pump | \$3,200 |
| | Screw chiller repair | \$4,200 |
| | Awnings | \$2,100 |
| | Boiler 1 retube | \$37,000 |
| | 3rd floor CSC carpet | \$51,000 |
| | Signage/re-branding | \$197,000 |
| 2019 | | |
| 2020 | Freight elevator 4 | \$360,000 |



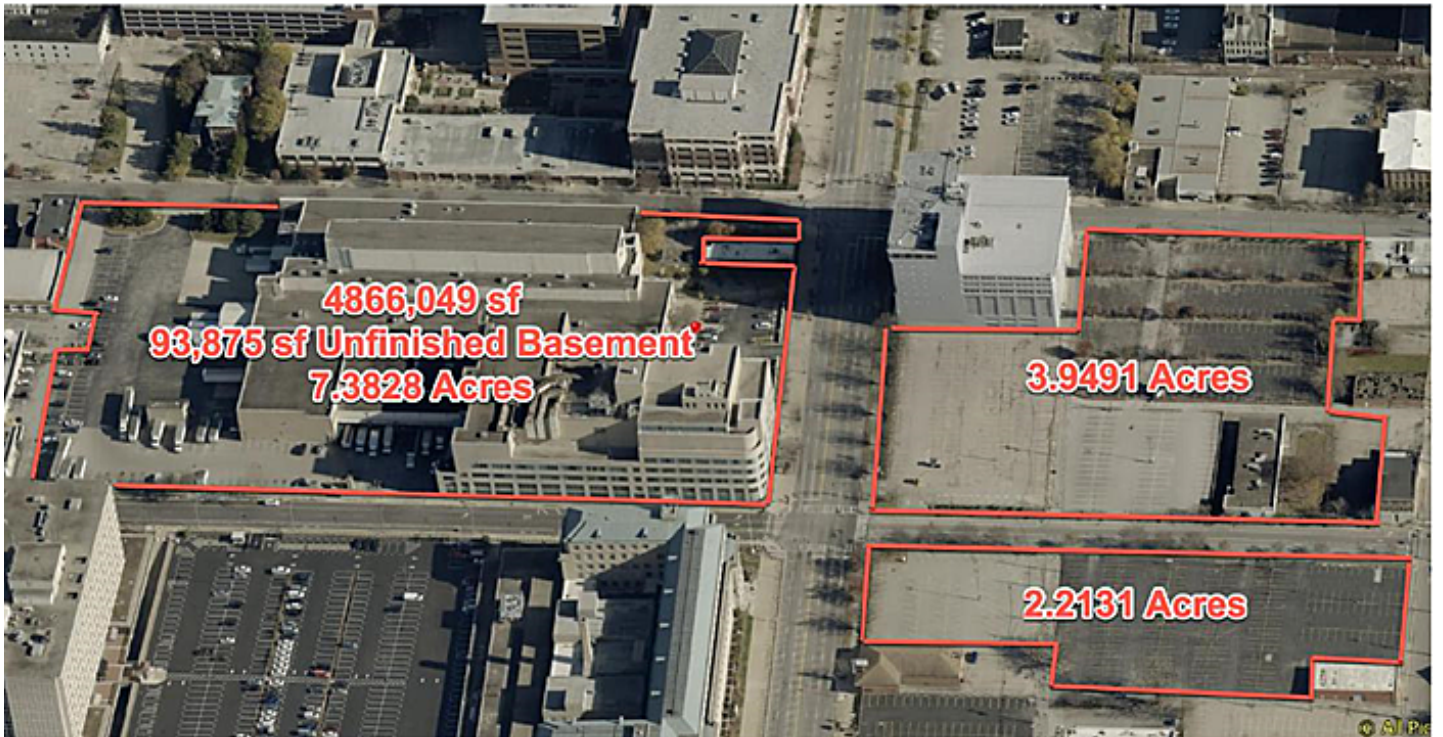
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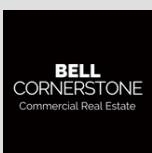
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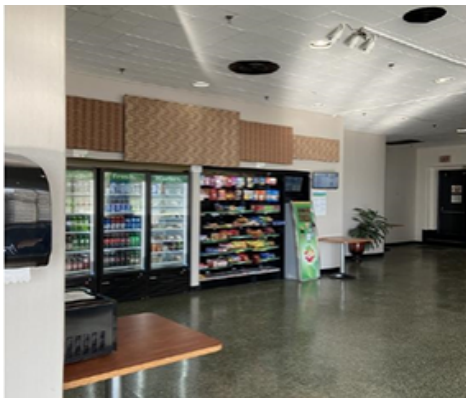
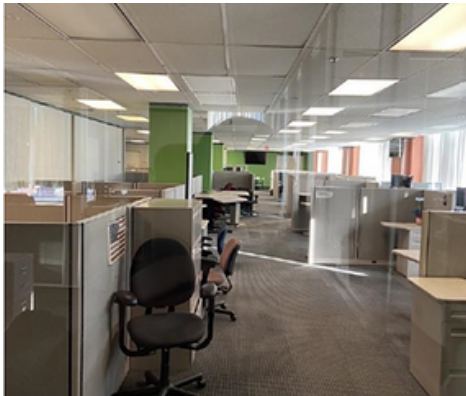
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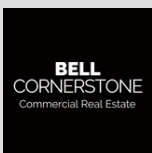
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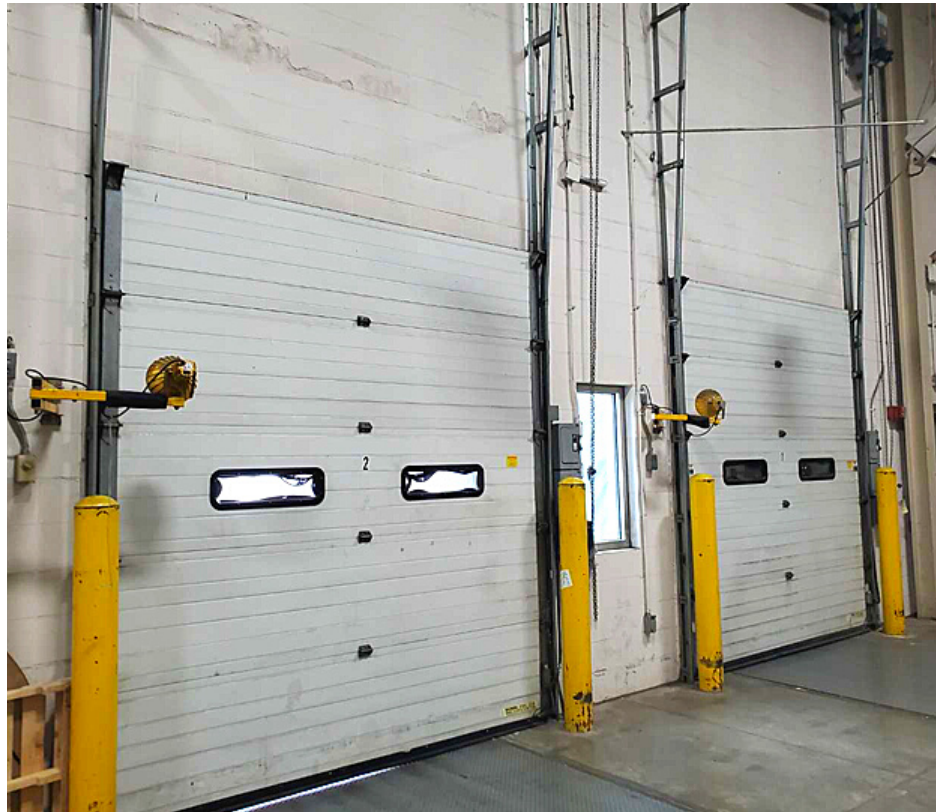
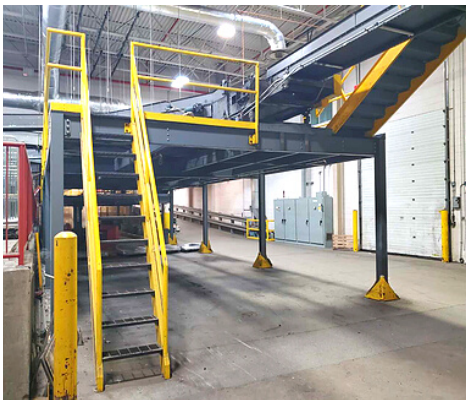
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