



**CUSHMAN &
WAKEFIELD**

Commercial Kentucky

AVAILABILITIES REPORT

JUNE 2026

OFFICE AVAILABILITES

Better never settles

LOUISVILLE

AVAILABILITY REPORT

OFFICE AVAILABILITES



ST. MATTHEWS

PROPERTY FOR LEASE

Woodlawn Center Office Park,
Phase II - 297 North Hubbards
Lane
Louisville, KY 40207

AVAILABLE SF / ACREAGE

5,645 SF

BUILDING SF

45,000 SF

HIGHLIGHTS

One space remaining

1 mile to I-264 at Westport Road

Ample parking

BROKERS

Brent Boland

[LINK TO FLYER](#) 



SOUTHEAST

PROPERTY FOR LEASE

Hunnington I - 9420 Bunsen
Parkway
Louisville, KY 40220

AVAILABLE SF / ACREAGE

10,341 SF

BUILDING SF

62,982 SF

HIGHLIGHTS

Suites available from 1,972 sf to
5,026 sf

Efficient floor plates

Abundant nearby retail, restau-
rant and hospitality

BROKERS

Brent Boland, Brent Dolen

[LINK TO FLYER](#) 



ST. MATTHEWS

PROPERTY FOR LEASE

Lakeview - 100 Mallard Creek
Road
Louisville, KY 40207

AVAILABLE SF / ACREAGE

2,734 SF

BUILDING SF

76,438 SF

HIGHLIGHTS

Class A 4-Story Building

Prime St. Matthews location

BROKERS

Brent Boland, Brent Dolen

[LINK TO FLYER](#) 

LOUISVILLE

AVAILABILITY REPORT

OFFICE AVAILABILITES



HURSTBOURNE

PROPERTY FOR LEASE

One Oxmoor Place
101 Bullitt Lane
Louisville, KY 40222

AVAILABLE SF / ACREAGE

11,690 SF

BUILDING SF

134,488 SF

HIGHLIGHTS

Large and small office suites available

Covered executive parking

BROKERS

Brent Boland, Brent Dolen

[LINK TO FLYER](#) 



SOUTHEAST

PROPERTY FOR LEASE

Steeplechase Place
9410 Bunsen Parkway
Louisville, KY 40220

AVAILABLE SF / ACREAGE

10,127 SF

BUILDING SF

76,666 SF

HIGHLIGHTS

Beautiful glass and marble lobby with two-story atrium at entrance

Easy access to I-64

BROKERS

Brent Boland, Brent Dolen

[LINK TO FLYER](#) 



CBD

PROPERTY FOR LEASE

Anson Tower
313-315 West Muhammad Ali Blvd
Louisville, KY 40202

AVAILABLE SF / ACREAGE

53,760 SF

BUILDING SF

53,760 SF

BROKERS

Brent Dolen, Sam English

LOUISVILLE

AVAILABILITY REPORT

OFFICE AVAILABILITES



CBD

PROPERTY FOR LEASE

137 West Muhammad Ali Blvd.
137 West Muhammad Ali Blvd.
Louisville, KY 40202

AVAILABLE SF / ACREAGE

4,721 SF

BUILDING SF

26,124 SF

HIGHLIGHTS

Located at northeast corner of S. 2nd St and W. Muhammad Ali Blvd

Easy access to I-65

Walking distance to the OMNI hotel, YMCA and the Kentucky International Convention Center

BROKERS

Brent Dolen, Sam Gray

[LINK TO FLYER](#) 



CBD

PROPERTY FOR SUBLEASE

Nulu Marketplace North
814 East Main Street
Louisville, KY 40202

AVAILABLE SF / ACREAGE

7,700 SF

BUILDING SF

61,233 SF

HIGHLIGHTS

±7,700 sf — expandable to ±10,200 via direct lease

Highly sought after NuLu location

Brand new mixed-use building

BROKERS

Brent Dolen, Sam Gray

[LINK TO FLYER](#) 



HURSTBOURNE

PROPERTY FOR LEASE

9700 Ormsby Station Road
Louisville, KY 40223

AVAILABLE SF / ACREAGE

15,500 SF

BUILDING SF

30,800 SF

HIGHLIGHTS

Ground floor space available with updated lobby - can be divided

142 surface parking spaces at front and rear building entrances

Near the Northeast YMCA & numerous retail, restaurant and hospitality amenities

BROKERS

Craig Collins, Austin English

[LINK TO FLYER](#) 

LOUISVILLE

AVAILABILITY REPORT

OFFICE AVAILABILITIES



MIDDLETOWN

PROPERTY FOR SALE

Marketplace at Middletown
12910 Shelbyville Rd
Louisville, KY 40243

AVAILABLE SF / ACREAGE

66,890 SF

BUILDING SF

66,890 SF

HIGHLIGHTS

Prime Shelbyville Road Location, minutes from the Gene Snyder Freeway

Owner/User Opportunity

Well below replacement cost

BROKERS

Craig Collins, Austin English

[LINK TO FLYER](#) 



HURSTBOURNE

PROPERTY FOR SALE

One Oxmoor Place
101 Bullitt Lane - S
Louisville, KY 40222

AVAILABLE SF / ACREAGE

134,488 SF

BUILDING SF

134,488 SF

HIGHLIGHTS

Large and small office suites available

Covered executive parking

BROKERS

Craig Collins, Austin English

[LINK TO FLYER](#) 



OLD LOUISVILLE

PROPERTY FOR LEASE

2451 Crittenden Drive
Louisville, KY 40217

AVAILABLE SF / ACREAGE

4,200 SF

BUILDING SF

8,988 SF

HIGHLIGHTS

Easy access to I-65 and Eastern Parkway

Proximity to the University of Louisville, the Kentucky Fair & Exposition Center, and Churchill Downs

Great visibility along Crittenden Drive

BROKERS

EP Scherer

[LINK TO FLYER](#) 

LOUISVILLE AVAILABILITY REPORT

OFFICE AVAILABILITES



CBD

PROPERTY FOR LEASE

Bisig Impact Centre
640 South Fourth Street
Louisville, KY 40202

AVAILABLE SF / ACREAGE

2,959 SF

BUILDING SF

26,980 SF

HIGHLIGHTS

First floor suite available in recently renovated historic office building

Parking garages next door and across the street

Window space available for signage

BROKERS

EP Scherer

[LINK TO FLYER](#) 



NORTHEAST

PROPERTY FOR LEASE

Mellwood - Building I
1860 Mellwood Avenue
Louisville, KY 40206

AVAILABLE SF / ACREAGE

54,800 SF

BUILDING SF

166,270 SF

HIGHLIGHTS

30,000 sf on second floor

20-ft ceiling height

BROKERS

EP Scherer

[LINK TO FLYER](#) 



CBD

PROPERTY FOR LEASE

400 East Main Street
Louisville, KY 40202

AVAILABLE SF / ACREAGE

1,988 SF

BUILDING SF

7,200 SF

HIGHLIGHTS

Highly visible downtown corner of Preston and Main Streets

Across the street from Slugger Field

Walking distance to NULU and Waterfront Park

BROKERS

EP Scherer

[LINK TO FLYER](#) 

LOUISVILLE

AVAILABILITY REPORT

OFFICE AVAILABILITES



MIDDLETOWN

PROPERTY FOR LEASE

Marketplace at Middleplace
12910 Shelbyville Rd
Louisville, KY 40243

AVAILABLE SF / ACREAGE

25,858 SF

BUILDING SF

66,890 SF

HIGHLIGHTS

Prime Shelbyville Road Location, minutes from the Gene Snyder Freeway

Full 3rd floor available

A plethora of amenities in immediate proximity to the property

BROKERS

EP Scherer, Brent Dolen

[LINK TO FLYER](#) 



NORTHEAST

PROPERTY FOR LEASE

One Olympia Park Plaza
4801 Olympia Park Plaza
Louisville, KY 40241

AVAILABLE SF / ACREAGE

17,076 SF

BUILDING SF

119,322 SF

HIGHLIGHTS

Class A suburban office building

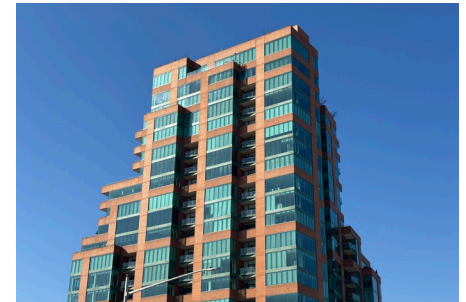
Partial 2nd floor plug-and-play opportunity

Superior east end lease value

BROKERS

EP Scherer, Brent Dolen

[LINK TO FLYER](#) 



CBD

PROPERTY FOR SALE OR LEASE

Waterfront Park Place
222 East Witherspoon St, Ste 401-403
Louisville, KY 40202

AVAILABLE SF / ACREAGE

6,403 SF

BUILDING SF

351,079 SF

HIGHLIGHTS

Very well appointed office space for sale or lease on the fourth floor at Waterfront Park Place

Lots of windows providing great natural light

Includes a balcony with enough room for some furniture for seating and tables

BROKERS

EP Scherer, Brent Dolen

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LOUISVILLE

AVAILABILITY REPORT

OFFICE AVAILABILITIES



MIDDLETOWN

PROPERTY FOR SALE

205 Townepark Circle, Suites
200 & 201
Louisville, KY 40243

AVAILABLE SF / ACREAGE

3,000 SF

BUILDING SF

6,000 SF

HIGHLIGHTS

- 8 offices
- 2 bathrooms
- Conference room

BROKERS

EP Scherer, Sam Gray

[LINK TO FLYER](#) 



RETAIL INVENTORY

PROPERTY FOR LEASE

614 Barret Avenue
Louisville, KY 40204

AVAILABLE SF / ACREAGE

12,474 SF

BUILDING SF

12,474 SF

HIGHLIGHTS

- 12,474 SF of office or retail space for lease
- Wide open space with high ceilings, exposed beams and brick
- EZ-1 Zoning

BROKERS

EP Scherer, Sam Gray

[LINK TO FLYER](#) 



HURSTBOURNE

PROPERTY FOR LEASE

Three Corporate Center
9920 Corporate Campus Drive
Louisville, KY 40223

AVAILABLE SF / ACREAGE

7,964 SF

BUILDING SF

70,417 SF

HIGHLIGHTS

- Conveniently located in the North Hurstbourne Corridor
- Within minutes from I-64, I-264 and I-265
- Professional office campus with park-like setting

BROKERS

EP Scherer, Sam Gray

[LINK TO FLYER](#) 

LOUISVILLE AVAILABILITY REPORT

OFFICE AVAILABILITES



HURSTBOURNE

PROPERTY FOR LEASE

Two Corporate Center
9900 Corporate Campus Drive
Louisville, KY 40223

AVAILABLE SF / ACREAGE

20,415 SF

BUILDING SF

70,099 SF

HIGHLIGHTS

Conveniently located in the
North Hurstbourne Corridor

Within minutes from I-64, I-264
and I-265

Professional office campus with
room to grow

BROKERS

EP Scherer, Sam Gray

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CBD

PROPERTY FOR LEASE

Presbyterian Headquarters
100 Witherspoon Street
Louisville, KY 40202

AVAILABLE SF / ACREAGE

30,856 SF

BUILDING SF

275,000 SF

HIGHLIGHTS

Up to 30,856 SF available for
lease

Furnished offices/cubicles

Competitive rates

BROKERS

Phil Scherer, EP Scherer

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OUTSIDE LOUISVILLE

PROPERTY FOR SALE

7400 Floydsburg Road
Crestwood, KY 40014

AVAILABLE SF / ACREAGE

33,150 SF

BUILDING SF

33,150 SF

HIGHLIGHTS

33,150 square feet on 12 acres

62 parking spaces with potential
to expand

Proximity to Crestwood city
center amenities

BROKERS

Sam English, Brent Dolen

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LOUISVILLE AVAILABILITY REPORT

OFFICE AVAILABILITES



CBD

PROPERTY FOR LEASE

First Trust Centre
200 South Fifth Street
Louisville, KY 40202

AVAILABLE SF / ACREAGE

13,662 SF

BUILDING SF

135,497 SF

HIGHLIGHTS

135,500 sf, historic office property in heart of downtown Louisville

Features a lovely atrium of marble and brass, creating an aura of permanence

Within a qualified opportunity zone and is 83% leased

BROKERS

Sam English, Brent Dolen

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ST. MATTHEWS

PROPERTY FOR SALE

2858-2862 Frankfort Avenue
Louisville, KY 40206

AVAILABLE SF / ACREAGE

15,210 SF

BUILDING SF

15,120 SF

HIGHLIGHTS

Well located on Frankfort Avenue in Crescent Hill near restaurants and retail amenities

Tons of natural light

Renovated in 2023

BROKERS

Sam Gray, Brent Dolen

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CBD

PROPERTY FOR LEASE

500W
500 West Jefferson Street
Louisville, KY 40202

AVAILABLE SF / ACREAGE

182,137 SF

BUILDING SF

556,042 SF

HIGHLIGHTS

Class A, 29-story tower centrally located in the heart of Louisville's CBD

Both full and partial floors available in the low- and high-rise sections

Contiguous spaces as large as 75,000 sf with exterior signage opportunities available

BROKERS

Sam Gray, Brent Dolen

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LOUISVILLE AVAILABILITY REPORT

OFFICE AVAILABILITIES



CBD

PROPERTY FOR SALE

Cobalt Marketplace
445 East Market St
Louisville, KY 40202

AVAILABLE SF / ACREAGE

41,976 SF

BUILDING SF

41,976 SF

HIGHLIGHTS

Notable address in Louisville's
East Market District

Historic office building with first
floor retail space

100% leased

BROKERS

Sam Gray, Brent Dolen

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HURSTBOURNE

PROPERTY FOR LEASE

Triton I
13551 Triton Park Blvd
Louisville, KY 40223

AVAILABLE SF / ACREAGE

24,901 SF

BUILDING SF

106,732 SF

HIGHLIGHTS

Ample surface parking

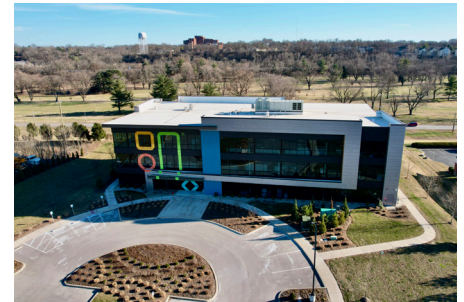
On-site fitness center

Located near I-265 and Old
Henry Rd

BROKERS

Sam Gray, Brent Dolen

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NORTHEAST

PROPERTY FOR SUBLEASE

2700 Buddeke Drive
Louisville, KY 40206

AVAILABLE SF / ACREAGE

38,799 SF

BUILDING SF

38,799 SF

HIGHLIGHTS

Full Class A office building avail-
able along River Road

Fully furnished

Sublease through October 2029

BROKERS

Sam Gray, Brent Dolen

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LOUISVILLE AVAILABILITY REPORT

OFFICE AVAILABILITIES



HURSTBOURNE

PROPERTY FOR LEASE

9000 Wessex Place
Louisville, KY 40222

AVAILABLE SF / ACREAGE

3,775 SF

BUILDING SF

45,000 SF

HIGHLIGHTS

1,436 to 2,339 sf available for lease

Features reception area and conference room

Strategically positioned in the Shelbyville/ Hurstbourne intersection

BROKERS

Sam Gray, Sam English

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HURSTBOURNE

PROPERTY FOR LEASE

9401 Williamsburg Plaza
Louisville, KY 40222

AVAILABLE SF / ACREAGE

14,563 SF

BUILDING SF

45,000 SF

HIGHLIGHTS

2,000-14,563 sf available, including the full 3rd floor

3rd floor features a large conference room, breakroom, and some private offices

Desirable east-end location

BROKERS

Sam Gray, Sam English

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CBD

PROPERTY FOR SALE

Heyburn Building
332 West Broadway
Louisville, KY 40202

AVAILABLE SF / ACREAGE

199,758 SF

BUILDING SF

199,758 SF

HIGHLIGHTS

Significant property in Louisville's Central Business District

Poised for redevelopment near \$1.1 billion of planned projects in the CBD

Physical structure provides a foundation for redevelopment

BROKERS

Sam Gray, Sam English

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