

Theatre Building: Office Space for Lease

629 S 4th St, Louisville, KY 40202

Listing ID: 30843641
Status: Active
Property Type: Office For Lease
(also listed as Retail-Commercial)
Office Type: Executive Suites, Governmental
Contiguous Space: 1,596 - 3,577 SF
Total Available: 7,154 SF
Lease Rate: \$12 PSF (Annual)
Base Monthly Rent: \$1,596
Lease Type: Modified Gross
Ceiling: 9 ft.

Overview/Comments

The historic and iconic Theatre Building consists of approximately 46,425 square feet of retail, office and residential condominiums. Located in the heart of Louisville's Central Business District, this building runs along South 4th Street, in-between West Chestnut Street & West Broadway Street.

Its strategic location offers convenience to surrounding government buildings and the convention center, proximity to major interstates, access to an abundance of restaurants, hotels, office buildings, retailers, banks and entertainment venues. On-street parking is available directly in front of the building, in addition to the covered garage parking facilities located next door in the 5th Street garage and the Brown Hotel.

There are three suites available on the third floor. These suites may be leased individually or can be combined into one large suite consisting of ~ 3,577 square feet.

Each suite includes access to the workout facility (located directly across the hall) and common area restrooms.

Please contact the listing agents for further details.

To View the Property's Website:

<https://buildout.com/website/TheatreBuilding>

To View a 2D/3D Interactive Floor Plan:

<https://floorplanner.com/projects/106581909/Viewer>



More Information Online

<https://www.kcrea.com/listing/30843641>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN: 013P00K10000
Office Type: Executive Suites, Governmental, High-Tech, Institutional, Medical, Mixed Use, Office Building, Research & Development, Other
Zoning: C-3 - Commercial District

Building Name: Theatre Building
Class of Space: Class B
Gross Building Area: 46,425 SF
Land Area: 0.21 Acres

Agent Notes Contact agent for showings and showing instructions. There is a variable rate commission on this transaction. Ask for details. Information in this listing was obtained from sources deemed to be reliable. Broker does not warrant or represent any information provided.

Available Space

Suite/Unit Number: 301
Suite Floor/Level: Third Floor
Space Available: 1,596 SF

Minimum Divisible: 1,596 SF
Maximum Contiguous: 3,577 SF
Space Subcategory 1: Office Building

Space Subcategory 2:	Governmental	Lease Rate:	\$12 PSF (Annual)
Space Type:	Relet	Lease Type:	Modified Gross
Date Available:	05/22/2023		

Available Space

Suite/Unit Number:	301, 303 & 305	Space Subcategory 2:	Medical
Suite Floor/Level:	Third Floor	Space Type:	New
Space Available:	3,577 SF	Date Available:	05/22/2023
Minimum Divisible:	3,577 SF	Lease Rate:	\$12 PSF (Annual)
Maximum Contiguous:	3,577 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Office Building		

Available Space

Suite/Unit Number:	303 & 305	Space Subcategory 2:	Governmental
Suite Floor/Level:	1981	Space Type:	Relet
Space Available:	1,981 SF	Date Available:	05/22/2023
Minimum Divisible:	1,981 SF	Lease Rate:	\$12 PSF (Annual)
Maximum Contiguous:	3,577 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Office Building		

Area & Location

Property Located Between:	South 4th Street between West Chestnut Street & West Broadway Street	Highway Access:	I-65
Property Visibility:	Excellent	Airports:	SDF

Building Related

Total Number of Buildings:	1	Passenger Elevators:	1
Number of Stories:	5	Freight Elevators:	0
Year Built:	1928	Heat Type:	Hot Water
Parking Type:	Structure, Other	Heat Source:	Heat Pump
Ceiling Height:	9		

Parking Description Off-Street Parking & Surrounding Parking Garages (Flat Monthly Rate for Reserved & Non-Reserved Parking Spaces Available)

Land Related

Zoning Description:	C-3
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Location

Address:	629 S 4th St, Louisville, KY 40202
County:	Jefferson
MSA:	Louisville/Jefferson County



Property Images



3D Color- View 1 Floor Plan- 629 South 4th Street, Suites 301-303-305



3D Color- View 2 Floor Plan- 629 South 4th Street, Suites 301-303-305



2D Color Floor Plan- 629 South 4th Street, Suites 301-303-305



Common Area- Gym



Common Area- Hallway & Elevator



Common Area- Hallway & Suite Entrances



Common Area- Restrooms



Suite 305- Interior 1



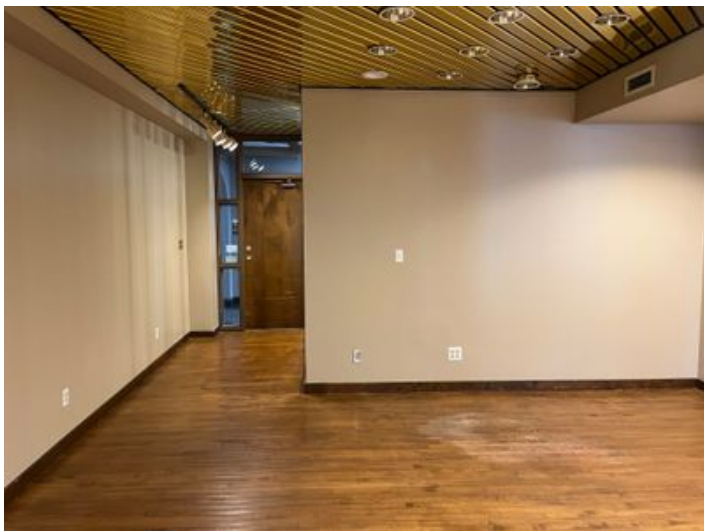
Suite 305- Interior 2



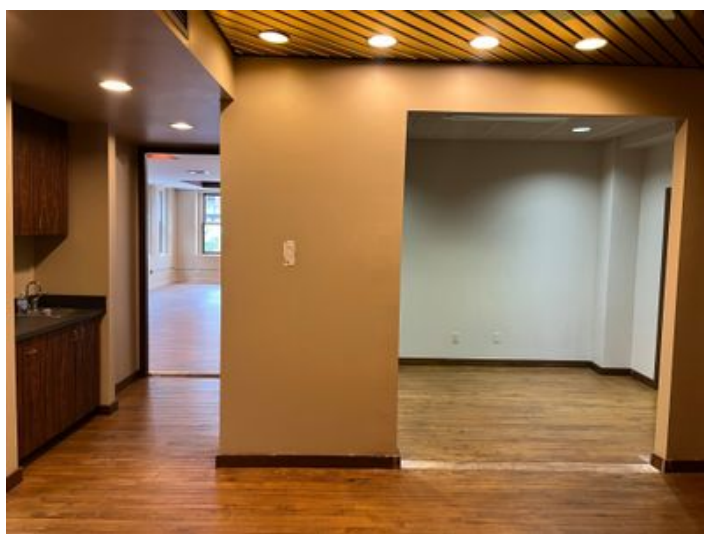
Suite 305- Interior 4



Suite 305- Interior 5



Suite 305- Interior 3



Suite 305- Interior 6



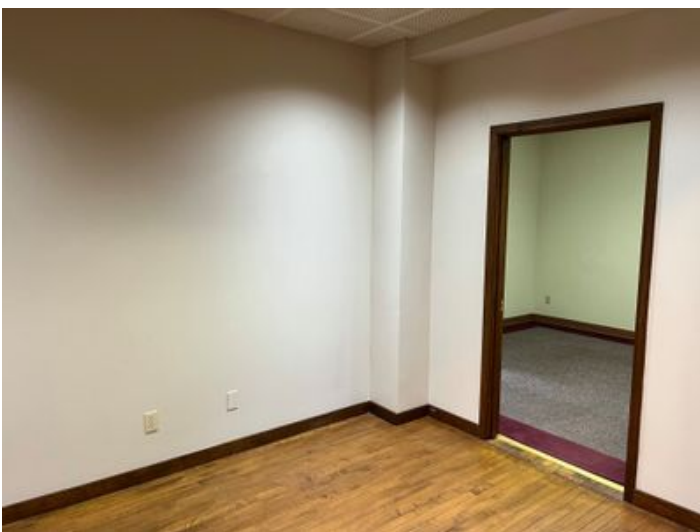
Suite 305- Interior 7



Suite 305- Interior 10



Suite 305- Interior 8



Suite 305- Interior 9



Suite 305- Interior 11



Suite 305- Interior 13



Suite 305- Interior 14



Suite 305- Interior 12



Suite 305- Interior 15



Suite 305- Interior 16



Suite 305- Interior 19



Suite 305- Interior 17



Suite 305- Interior 20



Suite 305- Interior 18



Suite 303- Interior 1



Suite 303- Interior 2



Suite 303- Interior 5



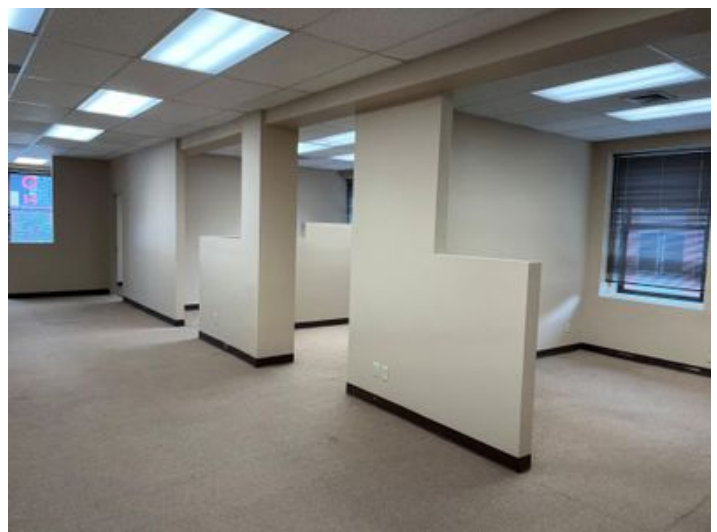
Suite 303- Interior 3



Suite 301- Interior 1



Suite 303- Interior 4



Suite 301- Interior 2



Suite 301- Interior 3



Suite 301- Interior 6



Suite 301- Interior 4



Suite 301- Interior 7



Suite 301- Interior 5



Suite 301- Interior 8



Suite 301- Interior 9



Suite 301- Interior 11



Suite 301- Interior 12



Suite 301- Interior 10



Suite 301- Interior 13



Suite 301- Interior 14



Suite 301- Interior 16



Suite 301- Interior 17



Suite 301- Interior 15



Suite 301- Interior 18



Suite 301- Interior 19



Suite 301- Interior 20

Property Contacts



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