

220 W
MAIN
STREET

PREMIER
CLASS A
OFFICE
SPACE FOR
LEASE

LOUISVILLE, KY 40202

CBRE



W THE CENTER OF IT ALL

220 W Main Street is one of Louisville's most prominent Class A office towers, strategically located in the heart of Downtown Louisville and easily accessible from I-64 via the 3rd Street ramp. The stunning Class A office building features a beautiful glass and granite facade and offers dramatic views of downtown Louisville and the Ohio River. A large plaza with walled flower gardens and shade trees provides a serene and peaceful setting for casual meetings.

Bordered on the north and south by Main and Market Streets, and on the east and west by 2nd and 3rd Streets, 220 W Main Street is steps away from award winning dining, hotels, shopping, and entertainment. Located in the Arena District directly across the street from the KFC Yum! Center, which hosts U of L basketball games and numerous concerts and other events. One block to the south is the Kentucky International Convention Center, which is a hub of activity in the downtown area. Unique attractions such as the Urban Bourbon Trail, museums, sporting events, Fourth Street Live, and the NuLu district are all nearby.

**465-SPACE PARKING
GARAGE ADJACENT**

**UPSCALE
LOBBY**

**OUTDOOR
COURTYARD**

**ENERGY STAR
CERTIFIED**

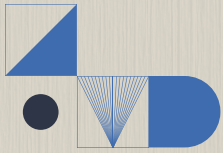
**ON-SITE PROPERTY
MANAGEMENT**

**ON-SITE
SECURITY**

**CONVENIENT
INTERSTATE ACCESS**

**EV CHARGING
STATION**

**EXCEPTIONAL
RIVER VIEWS**



THE BUILDING



287,990 Square Feet
23 Stories



Upscale Lobby

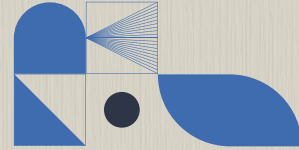


Convenient access to all
downtown interstates



Close proximity to
Marriott Hotel and
numerous restaurants in
the Arena District





THE OPPORTUNITY



±537 to ±16,573 SF available



Efficient layout with good combination of private offices and open area



Competitive rental rates



Class A finishes throughout



River views



Market-ready suite available



ON-SITE AMENITIES



Outdoor Courtyard



On-site property management



On-site security



EV charging station



465-space parking garage adjacent



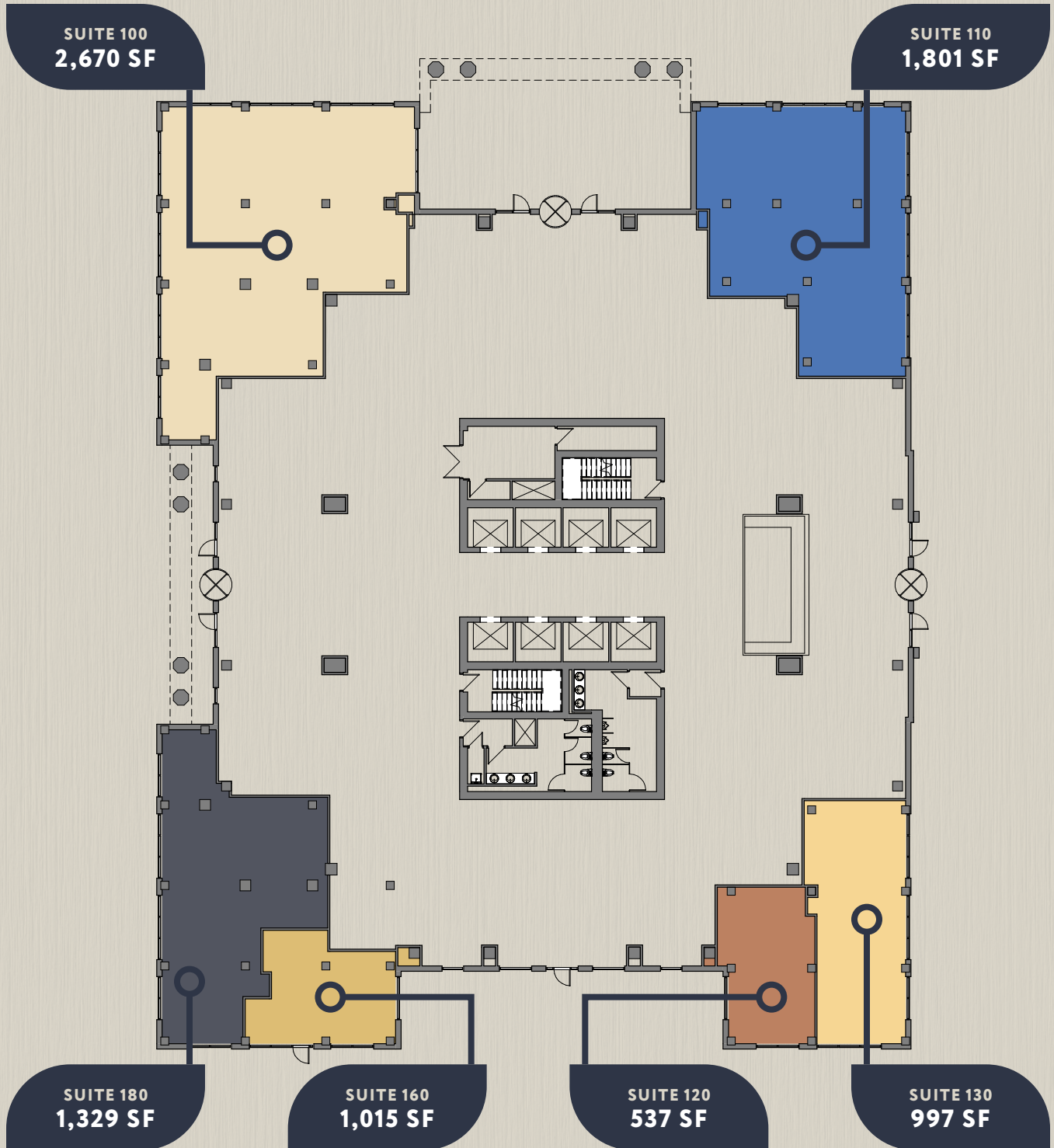
Wi-Fi hotspot



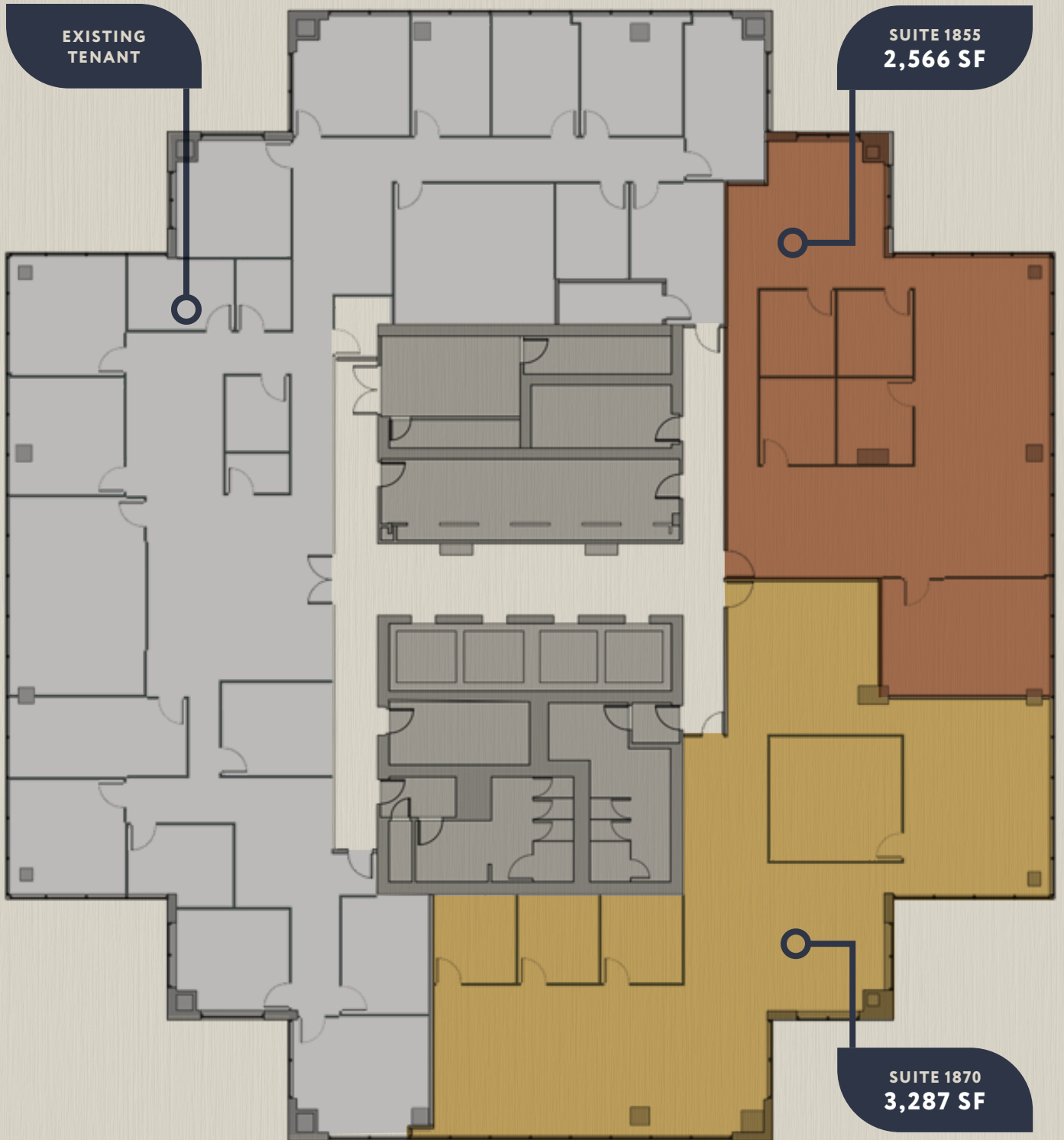
UNBEATABLE LOCATION



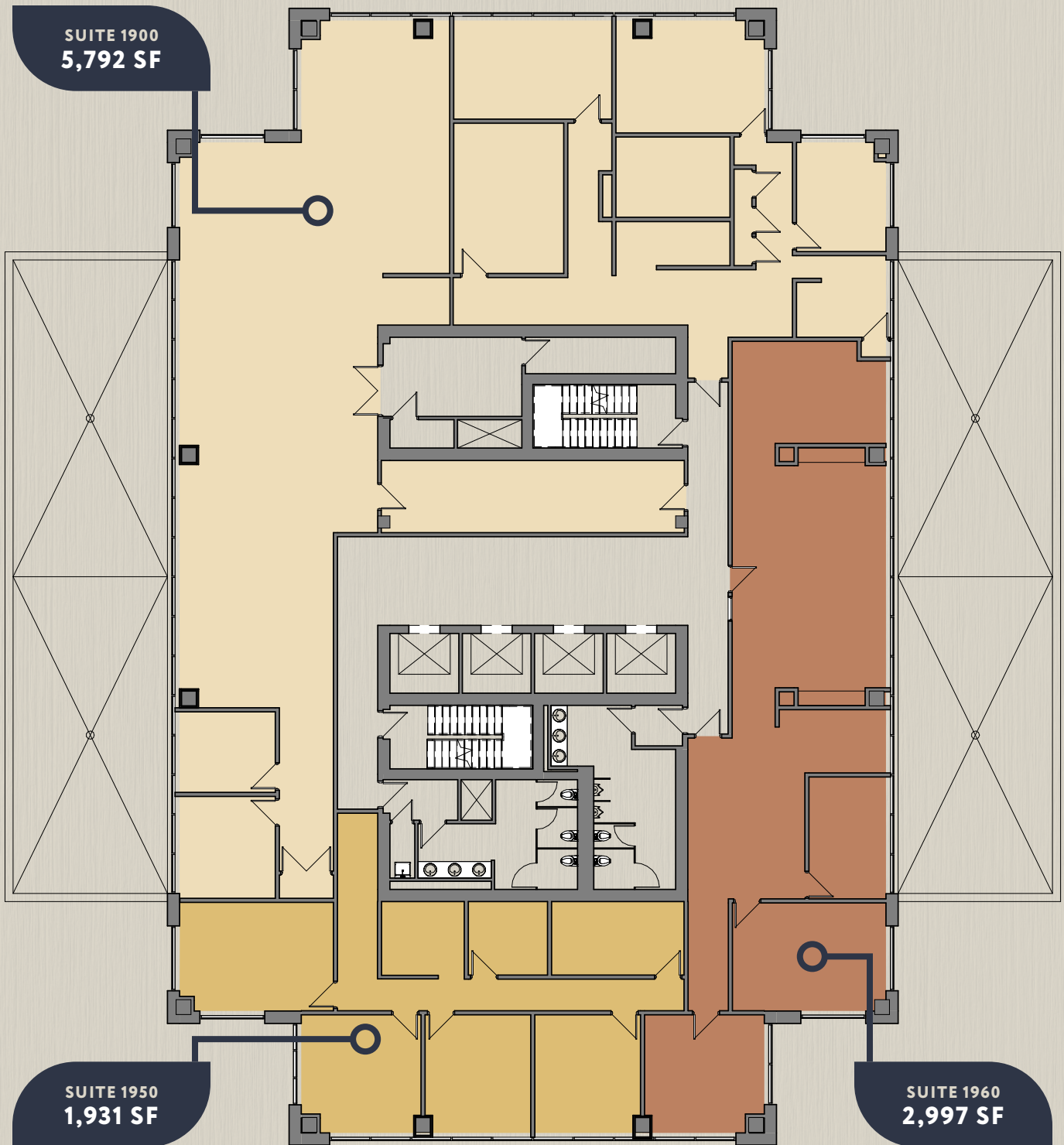
1ST FLOOR



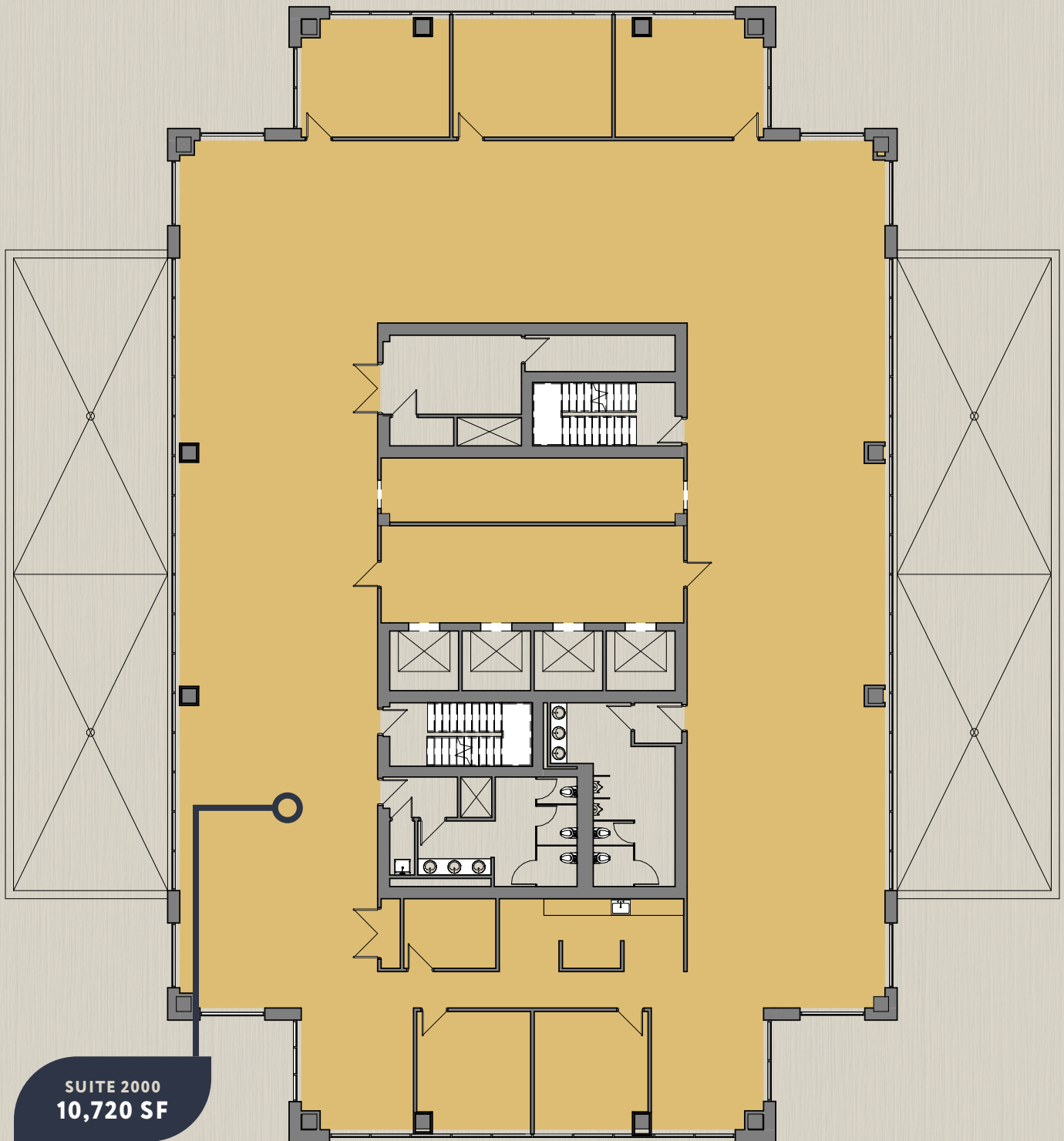
18TH FLOOR



19TH FLOOR

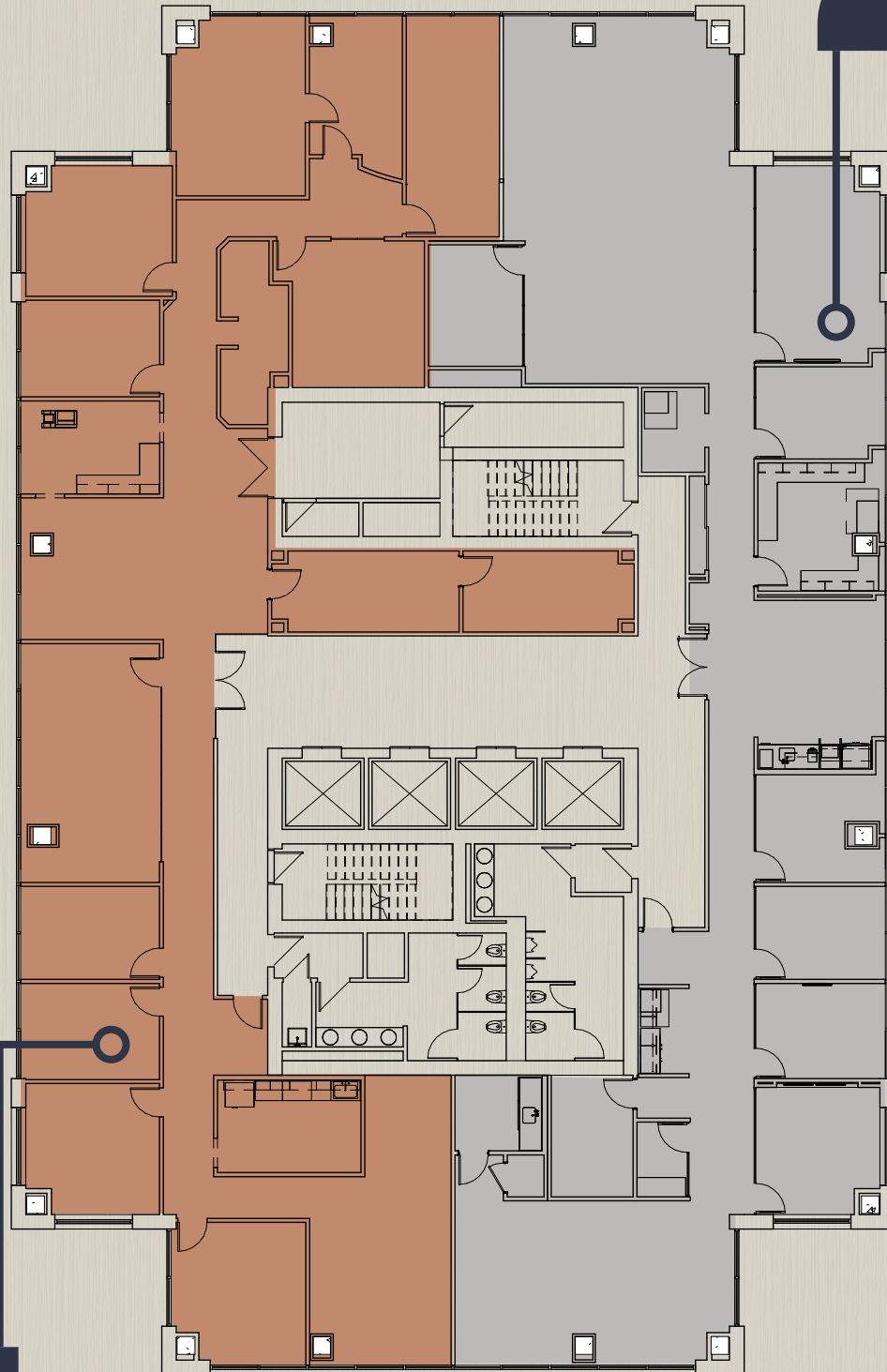


20TH FLOOR



21ST FLOOR

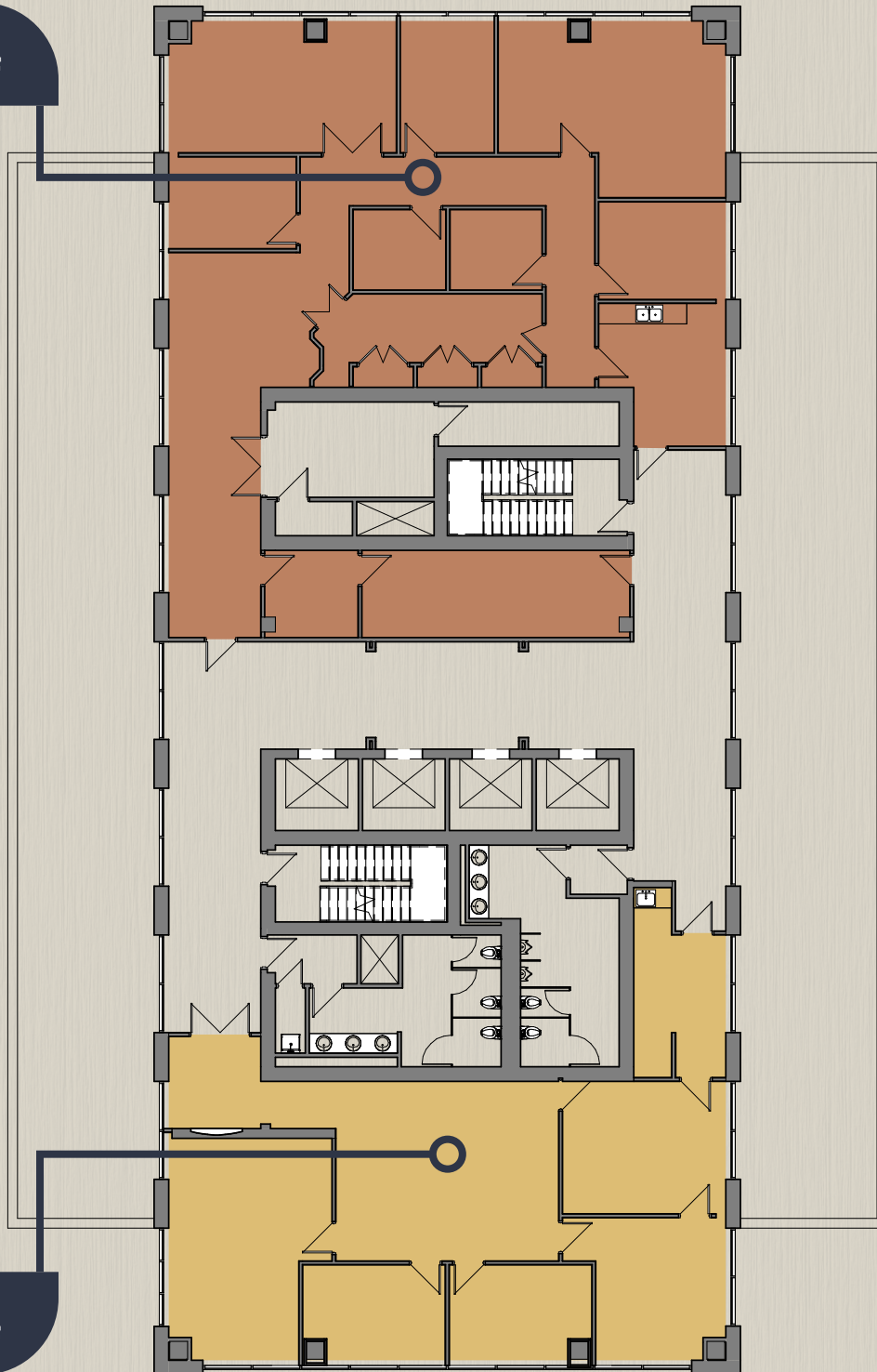
EXISTING
TENANT



SUITE 2150
5,765 SF

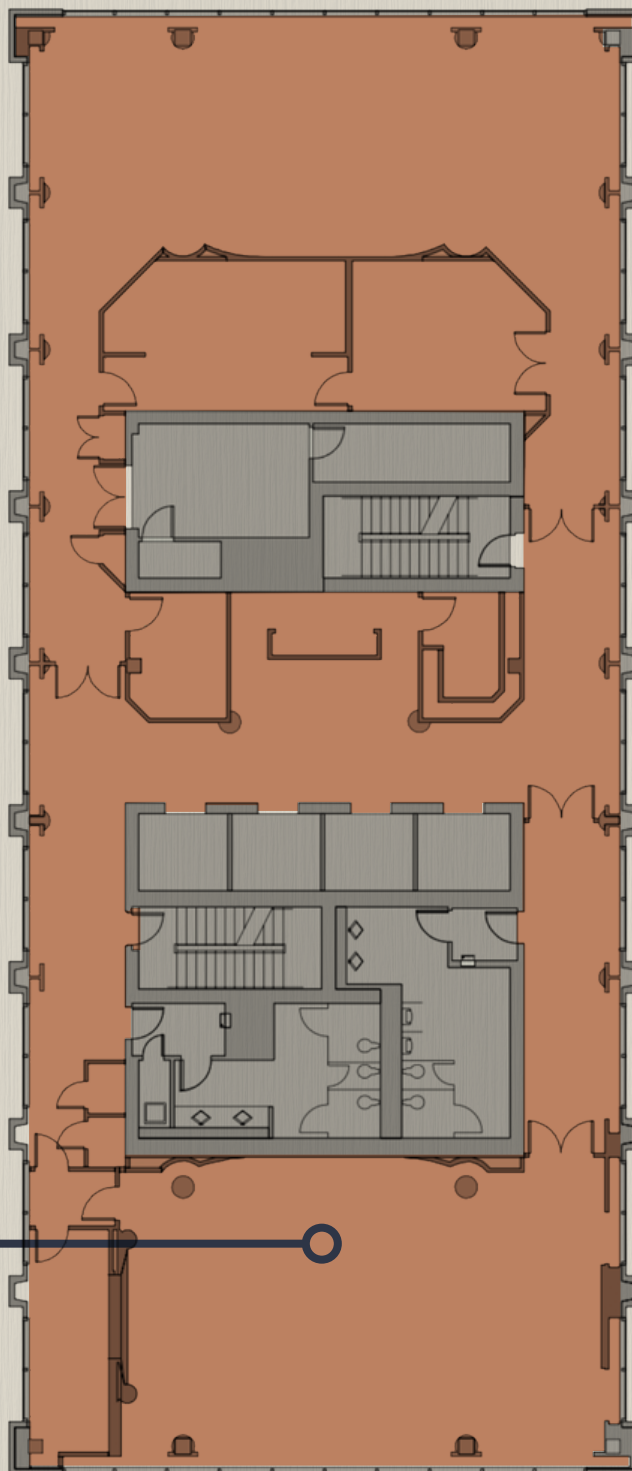
22ND FLOOR

SUITE 2200
3,284 SF



SUITE 2250
2,240 SF

23RD FLOOR



SUITE 2300
7,244 SF

220 W MAIN STREET

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