



Colliers

Accelerating success.



FOR SALE

Creative asset with presence

438 South 3rd Street | Louisville, KY 42002

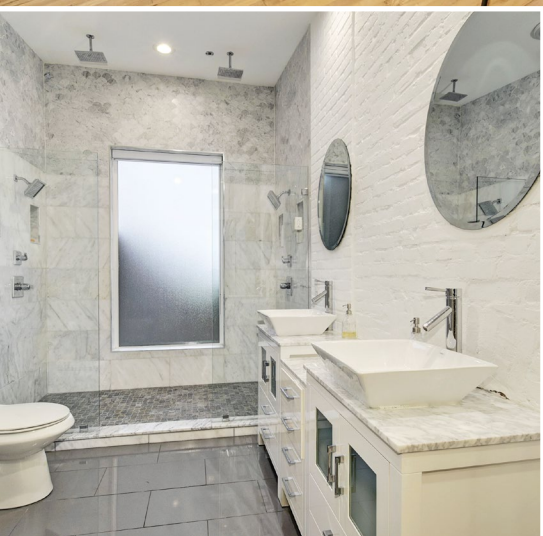
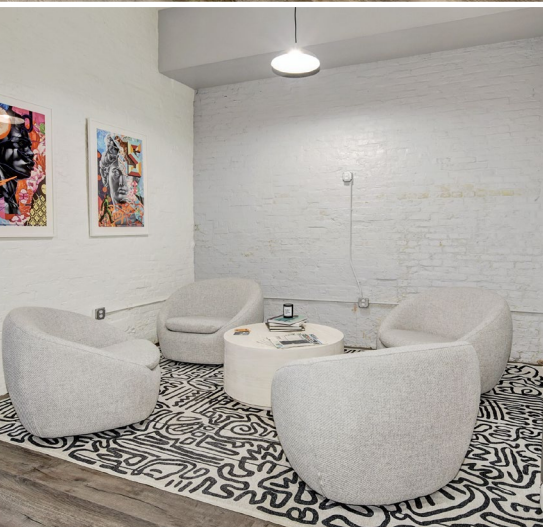
438 S. 3rd Street is a 7,057 SF, three-story commercial building located in Louisville's Central Business District, offering a highly functional and flexible environment for owner-users or investors.

Strategically positioned adjacent to the Omni Hotel and near a planned \$12M entertainment development, the property benefits from immediate access to dining, hospitality, and structured parking next door. This offering represents a rare opportunity to acquire a downtown commercial asset with identity, flexibility, and proximity to Louisville's most active corridors.

Brigitte Owens
Vice President
+1 502 365 3840
Brigitte.owens@colliers.com

Breana Harris
Associate
+1 502 365 3840
Breana.harris@colliers.com

Colliers | Louisville
1757 Frankfort Ave | Suite 102
Louisville, KY 40206
+1 502 365 3840





Brigitte Owens
Vice President
+1 502 365 3840
Brigitte.owens@colliers.com

Breana Harris
Associate
+1 502 365 3840
Breana.harris@colliers.com

Colliers | Louisville
1757 Frankfort Ave | Suite 102
Louisville, KY 40206
+1 502 365 3840

[View online at colliers.com/louisville](https://colliers.com/louisville)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

[Colliers.com/louisville](https://colliers.com/louisville)

Sale Price:

\$1,446,000

Zoning
C3

Building Size
7,057 SF

Space Layout
Functional mix of open areas, private offices and conference rooms

Other
Outdoor Patio & Adjacent Parking