

SIGNATURE DOWNTOWN OFFICE SPACE

FOR LEASE

The American Life Building
471 W. Main Street, Louisville, KY 40202



AMERICAN LIFE BUILDING | FOR LEASE

The American Life Building, one of Louisville's most architecturally distinct buildings, is pleased to offer this quality office opportunity for lease in the heart of the central business district. The building was designed by world renowned architect Mies van der Rohe, and features architecturally distinct features throughout. The building, which sits back from Main Street on an elevated plaza, features views of the Belvedere Overlook Park & Plaza and the Ohio River. It contains a Green Roof System. Office users will have the availability of convenient, onsite, underground parking; with direct elevator access. Tenants enjoy professional, on-site building management.

Highlights of tenancy at American Life include:

- » Dedicated on-site professional building management
- » Highly secure parking spaces are available in the lower levels of the building at additional cost
- » 24-hour security provided for the building
- » Convenient walkability to downtown attractions, such as a variety of restaurants, the KFC Yum! Center, Kentucky Center for the Arts and more

SPACES AVAILABLE

Suite 201 558 SF

Suite 203 687 SF

Suite 101 2942 SF



SUITE 201

Suite 201 is a space with a large office with sweeping views of the Belvedere and river. This space also contains an additional office and reception area. It also contains a private shower.

SUITE 201

Square Footage: 558 SF
Asking Rent: \$22.00 PSF



SUITE 203

Suite 203 is a 687 SF space consisting of two offices, reception and kitchen area. It is well appointed and is ideal for a small office user seeking space in a prestigious address.

SUITE 203

Square Footage: 687 SF
Asking Rent: \$22.00 PSF

SUITE 101

Suite 101 is a first floor space off the main lobby. It contains distinctive features with high ceilings and floor to ceiling windows with sweeping views. It is suitable for a variety of users and can remain open or subdivided with offices.

SUITE 101

Square Footage: 2942 SF

Asking Rent: \$22.00 PSF



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