



1737 Frankfort Ave, Louisville
Kentucky, 40206



Why Louisville?

From the world-renowned excitement of the Kentucky Derby at Churchill Downs to the immersive journey through the bourbon distilleries along the Urban Bourbon Trail, Louisville offers an unforgettable experience for every traveler. Indulge your senses in the city's dynamic culinary scene, explore its captivating museums and historic landmarks, and immerse yourself in the warm embrace of Southern charm. Whether you're strolling along the scenic riverfront, admiring the stunning architecture of Old Louisville, or enjoying the festive atmosphere of its lively neighborhoods, Louisville promises an authentic and memorable adventure that will leave you enchanted and eager to return.



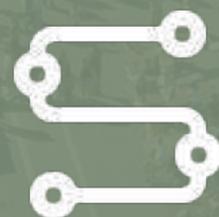
Top 10 Culinary Scene in the



Historic Architecture



Renowned Museums and Z



Reliable Public Transport



World-Class Horse Racing



Legendary bourbon distilleries



Beautiful Public Parks



Immersive Theaters and Performances



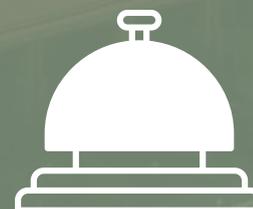
Euphoric Music Festivals



Top-Tier Sports



Highly Educated Population



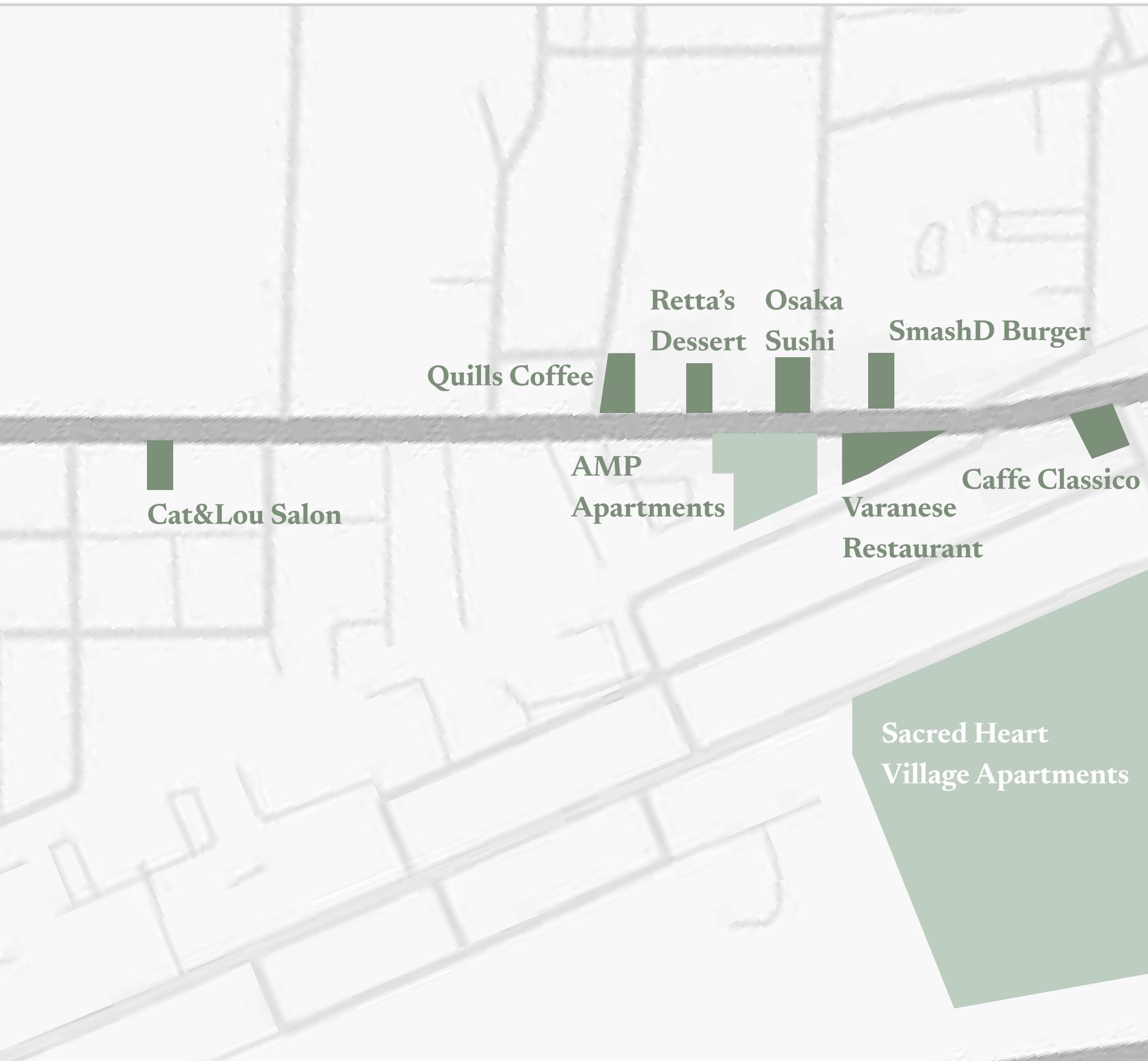
Beautiful Hotels

Neighborhood

- Hotel Marty
- Tourists & Local Attractions
- Residence/Hospitality



Clifton's walkable streets offer a variety of local attractions for visitors and locals to enjoy



Property Overview





7.9K SF
Ground Floor Coffee Shop

6
Furnished Apartments

5
Parking Bays





FOR
RENT
502-419-7400



HOTEL
MARTY

William St
100

STOP

FOR RENT
502-4197400

THE
Avenue

Fork &
BARREL





COFFEE

COCKTAILS

BEER

WINE







1737

U.S.







Inspo - Office Space Layout





Inspo - Office Space Layout





Covered Outdoor Space

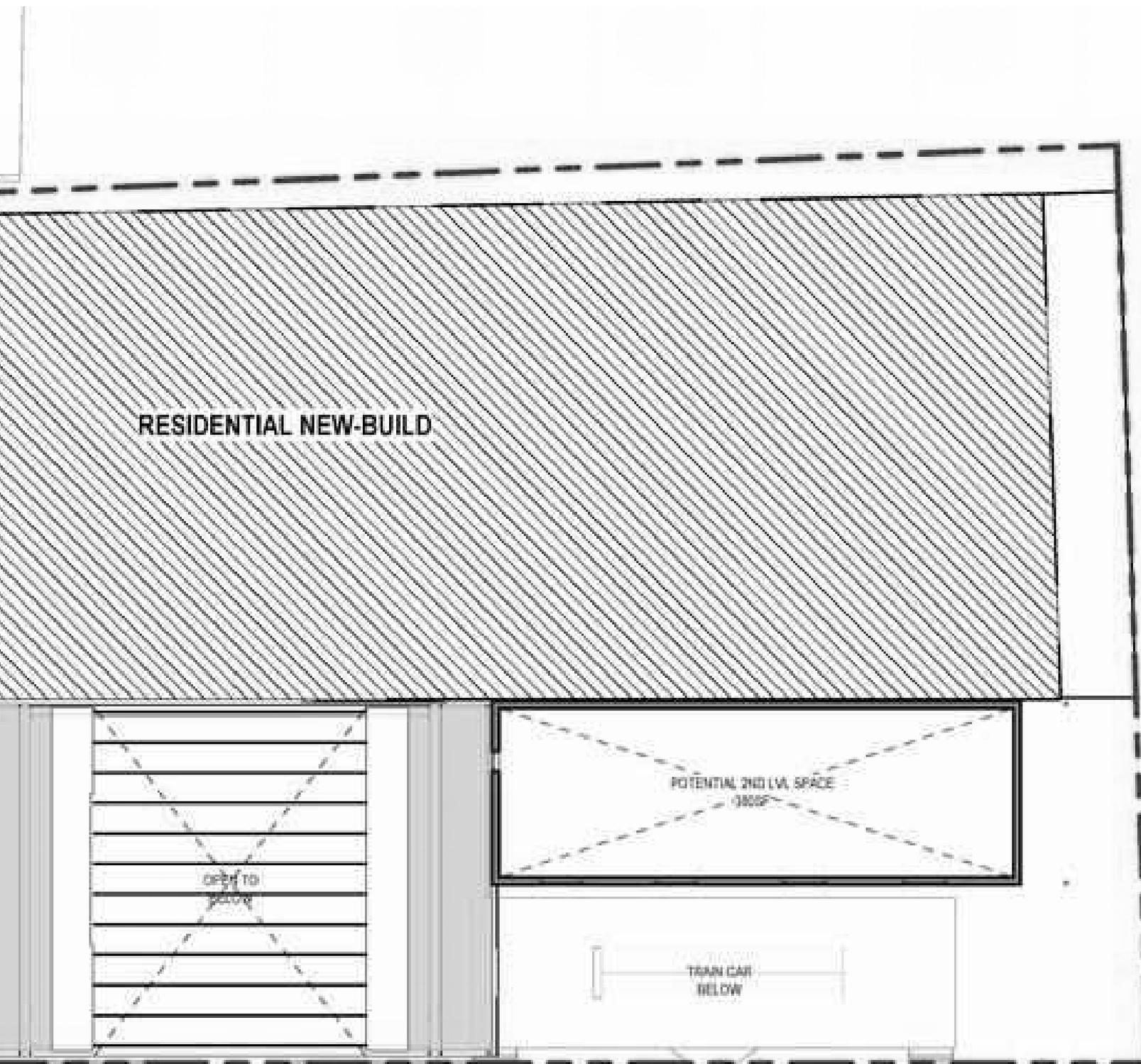


Second Floor - Office Opportunity



Office Space
1,631 SF

Available from February 2026





Restaurant-Anchored Streetscapes

Clifton's dining scene is a local destination, anchored by a diverse mix of well-loved restaurants and neighborhood favorites that create daily foot traffic, support small business vitality, and strengthen the corridor's identity.



📍 Volare Italian Ristorante



📍 Varanese Restaurant



📍 Bourbons Bistro



📍 Irish Rover



Dining Destination

Consistent local and regional draw



Walkable Neighborhood

Walkable streets encourage repeat visits



Local Character

Independent retail anchors identity

Alternative Leasing Opportunities

Premium Tenant Space Just For You

1.1K SF

Smallest Space Available

13.5K SF

Largest Space Available

Negotiable

Price Per Square Foot

Reach out to info@zyyo.com for more information



The James

3.8K SF Available

📅 2026

🏢 F&B/Retail & Office

🚧 New-Build & Renovation



The Billy Goat

2.5K to 4.5K SF Available

📅 2026

🏢 F&B/Retail

🚧 New-Build & Renovation



NuLu Crossing

4.1K to 64.2K SF Available

📅 2027

🏢 F&B/Retail & Office

🚧 New-Build



Sunday School

13.5K SF Available

📅 2026

🏢 F&B/Retail

🚧 New-Build & Renovation



The Zen

1.5K SF Available

📅 2026

🏢 F&B/Retail

🚧 New-Build & Renovation



Gateway to NuLu

1.1K - 7.5K SF Available

📅 2026

🏢 F&B, Office & Retail

🚧 Redevelopment



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Zyyo

Hotel Marty Leasing Brochure
2026 Zyyo. Privileged and Confidential

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