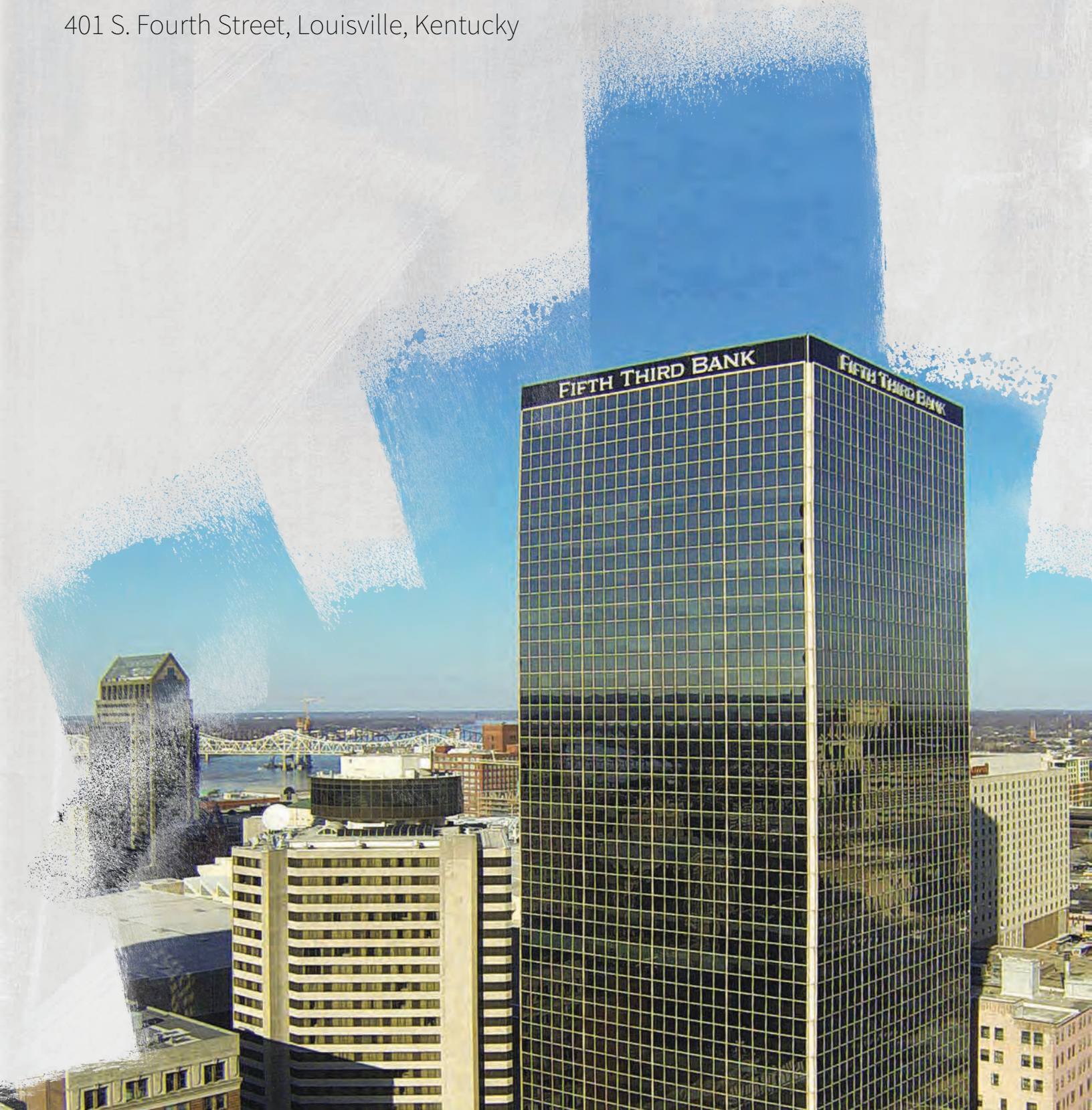




Brown & Williamson Tower

401 S. Fourth Street, Louisville, Kentucky



Brown & Williamson Tower

The Brown & Williamson Tower is well positioned in the center of downtown Louisville. It is connected to 4th Street Live, as well as many hotels and parking garages via the downtown pedway system. The location also offers excellent access to all local interstates.

Tower features a host of amenities, including a new fitness facility, conference center and tenant lounge. The Tower can accommodate tenants of varying sizes from 2,000 SF to over 30,000 SF in the high-rise section, including an interconnecting stairwell.

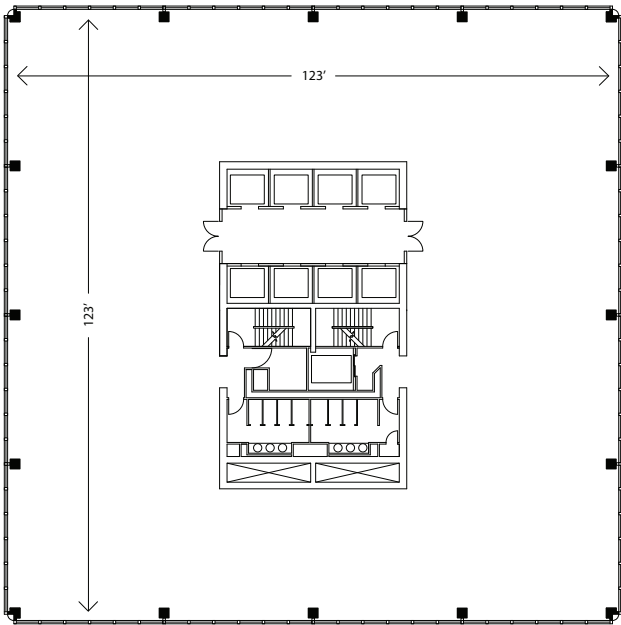
Experience a building that caters to Tenant needs. All common hallways and restrooms are being fully updated and the



Stacking plan and floor plan

Availabilities

Floor plan



Stacking plan

27	Mechanical	
26	LEASED 14,341 SF	
25	LEASED 14,341 SF	
24	LEASED 14,341 SF	
23	LEASED 4,416 SF	AVAILABLE 9,925 SF
22	LEASED 14,341 SF	
21	AVAILABLE 14,341 SF	
20	AVAILABLE 14,341 SF	
19	LEASED 14,341 SF	
18	LEASED 8,980 SF	AVAILABLE 5,000 SF
17	LEASED 14,341 SF	
16	LEASED 13,980 SF	
15	LEASED 13,198 SF	
14	AVAILABLE 13,980 SF	
12	LEASED 10,818 SF	AVAILABLE 3,170 SF
11	LEASED 8,980 SF	AVAILABLE 5,000 SF
10	LEASED 11,250 SF	AVAILABLE 2,730 SF
9	LEASED 7,280 SF	AVAILABLE 6,700 SF
8	LEASED 13,980 SF	
7	LEASED 13,980 SF	
6	LEASED 13,980 SF	
5	LEASED 13,980 SF	
3	LEASED 13,980 SF	
2	LEASED 13,980 SF	
1	LEASED 13,980 SF	

Building amenities on the 10th floor



Tenant lounge with WiFi

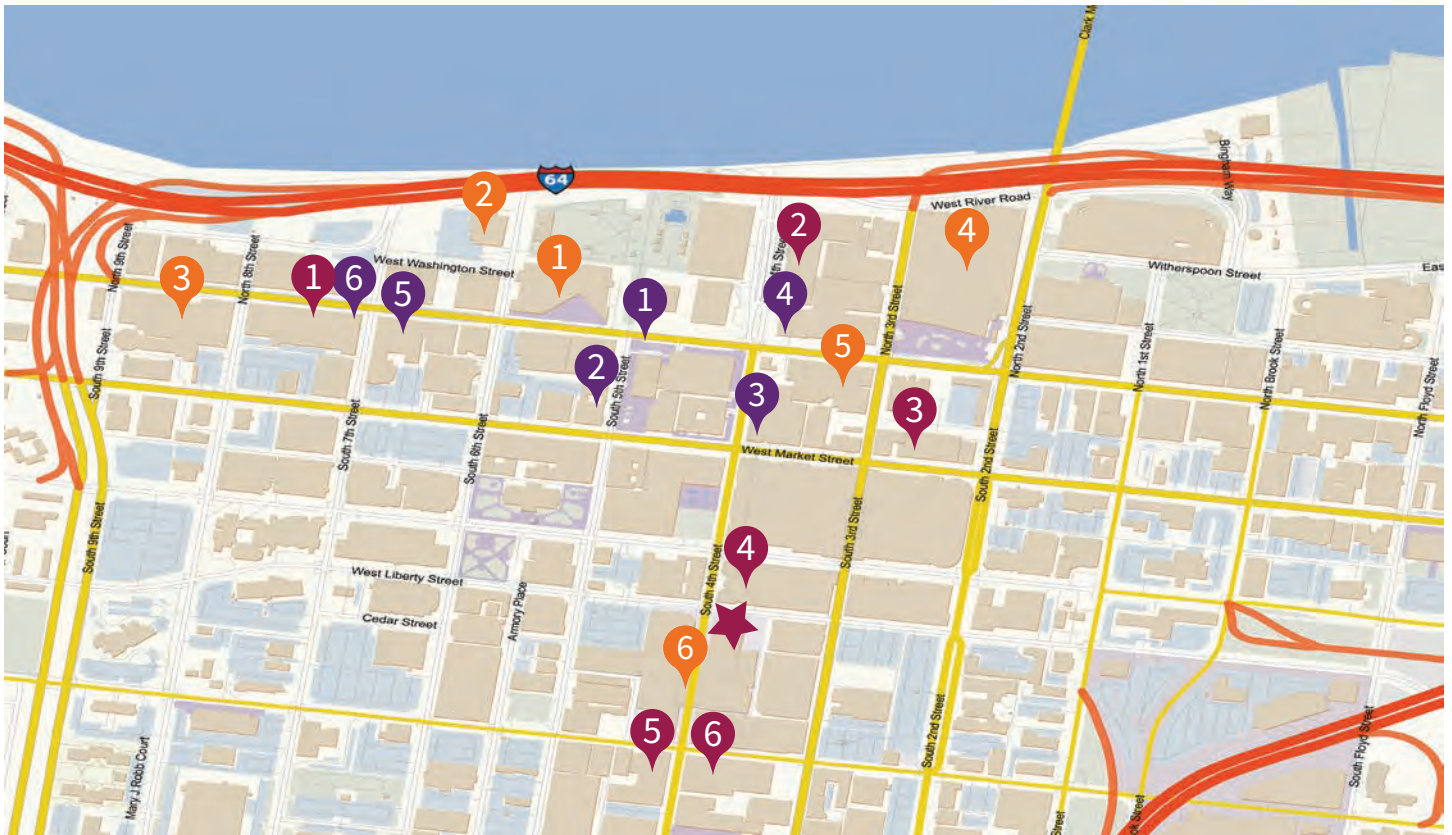


Training and conference room



Fitness facility with showers

Area amenities



RESTAURANTS

1. Cravings a la Carte
2. Vincenzo's Restaurant
3. Z's Fusion
4. Jeff Ruby's Steakhouse
5. Morton's The Steakhouse
6. Proof on Main

ENTERTAINMENT

1. Kentucky Center for the performing Arts
2. Muhammad Ali Center
3. Louisville Slugger Museum
4. KFC Yum! Center
5. Actors Theatre
6. 4th Street Live!

HOTELS

1. 21C Museum Hotel
2. Galt House Hotel
3. Marriott - Downtown
4. Hyatt Regency Louisville
5. Seelbach Hilton
6. Embassy Suites

Louisville overview

As the 32nd largest city in the country, Louisville is located at the crossroads of the nation's major transport arteries. Louisville's strategic location ensures the primary modes of transport – water, highway, rail, and air – drive a highly diversified and thriving business economy. Additionally, due to the area's central geographic location, it remains within a day's drive of two-thirds of the American population living east of the Rocky Mountains, making it an ideal center for business.

The strength and stability of Louisville's economy is a result of the conservative business environment driven by major employers located within the market including: UPS, Humana Healthcare, PNC Bank, Yum! Brands, Kindred Healthcare, Norton Healthcare, and Brown-Forman Corporation. These national and international firms are attracted to Louisville for its central geographic location, low cost of living and high quality of life, making it a perennial "Best Place to Live".

Louisville has a vibrant and diverse economy based on education, health care, advanced manufacturing, technology, medical research, financial services, and logistics and has outperformed the U.S. in job and income growth over the last decade.



The Tower location

The Brown & Williamson Tower is ideally in the heart of downtown Louisville, strategically located in close proximity to the Fourth Street Live! entertainment venue, as well as all downtown. The Tower's close proximity to the river offers superior sight lines across both the river and the CBD area.

The Brown & Williamson Tower offers excellent city views and its highly central and visible location is within walking distance to the most sought after amenities in entertainment, including the Fourth Street Live! entertainment district, KFC Yum! Center, the Kentucky Center

for Performing Arts, Louisville Slugger Field, and the Louisville Waterfront Park. Additionally, the Kentucky International Convention Center, which is beginning a \$200 million renovation and expansion project is located within two blocks from **The Brown & Williamson Tower** and is immediately connected to 2,300 hotel rooms with an additional 1,800 hotel rooms located within six blocks. .

The Brown & Williamson Tower is accessible via three primary interstates. Access to I-71, I-64, and I-65 is all within blocks of the Property, with I-71 and I-64 being to the north of the Property and

I-65 to the east. I-64 and I-71 provide convenient access to Louisville's most affluent residential neighborhoods to the east (all less than a 20-minute commute). Additionally, the Louisville International Airport is just 15 minutes to the south, all accessible via direct access to I-65. The city's Transit Authority of River City (TARC) bus system runs directly in front of the building on Main Street, operating every 15 minutes, seven days a week, and providing convenient access to tenants utilizing public transportation. The building is also served by TARC's Zero Bus, its free downtown electric circulator bus.





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