



# Louisville CBD Office Space Classification

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## Class A Office Space

- built since 1970
- net leasable area of 60,000 sq.ft. or more
- floor plates of 14,000 sq.ft. or more
- attracts base rent over \$15/sq.ft.
- full services included with base rent (central HVAC, maintenance, janitorial, and security)
- high quality design standards
- excellent location

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## Class HR-A Office Space

- historic building renovated since 1980
- net leasable area of 60,000 sq.ft. or more
- floor plates of 13,000 sq.ft. or more
- attracts base rent over \$13/sq.ft.
- full services included with base rent (central HVAC, maintenance, janitorial, and security)
- high quality design standards
- excellent location

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## Class B Office Space

- built or renovated since 1970
- attracts base rent of \$8 to \$15/sq.ft.
- limited services included with base rent
- efficient design standards
- good location

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## Class HR-B Office Space

- historic building renovated since 1975
- attracts base rent of \$8 to \$13/sq.ft.
- limited services included with base rent
- efficient design standards
- good location

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## Class C Office Space

- older unimproved space
- attracts base rent of \$9/sq.ft. or less
- no central services
- lacks quality design standards
- weak location