



hotel
INDIGO

TIF 500 Building Development

Luckett & Farley
Development Services

If not now, when?

The stars have aligned, through the right project partners, city building initiatives, and the correct funding.

An Ongoing Vacancy

Entertainment District

- Corner of 5th and Broadway

Daunting Scale

- 11 Story
- 175,000 SF
- 5 Story Parking Garage

History of Vacancy

- Bank of Louisville Building
- Federal Tenants
- Sold after Federal Vacancy to several owners and unsuccessfully leased or reused



Aligned Group of Partners

L&F Development

- Invested in the Sobro neighborhood

Abel Construction

- Louisville based multigenerational constructor

Dora Hospitality

- Multigenerational Hotel operator

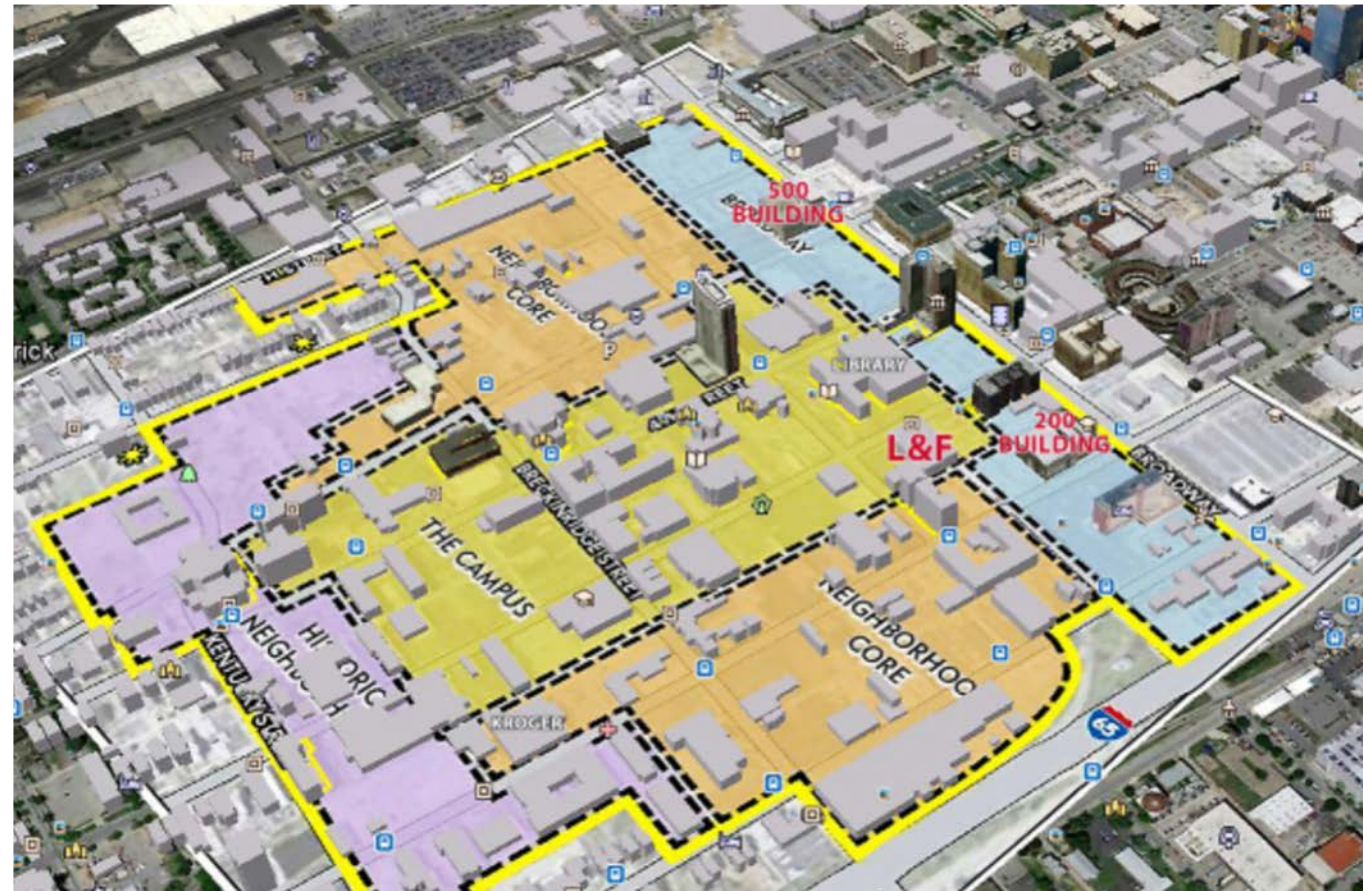
IHG

- Indigo is a hotel brand that focuses primarily on adaptive reuse properties

Louisville Metro Government



Broadway Corridor Development



If not this, what?

Luckett & Farley has an established expertise in the built environment and we have weighed the programmatic opportunities for this site.

Downtown Office Vacancy

68% office occupancy rates in downtown Louisville

Repurpose into Hotel

Hotel Indigo – IHG product

- 195 rooms
- Boutique
- Adaptive reuse
- Food & Bev –
 - Restaurant
 - Bar
 - Roof Deck

Favorable Attributes

- Layout and Mechanical lends itself to this adaptive reuse
- Parking Garage works well in this configuration



Catalytic Effect

Economic Impact

- Promote other adjacent development investments
- Employment opportunities

SoBro Neighborhood Revitalization

- Extends Broadway west
- Effect on SoBro
- Gateway from UL to downtown
- Colleges (Simmons College, Spaulding University, JCTC, and The University of Louisville)

Diversifies Hotel Selection





