



Located at 300 Missouri Avenue at the foot of the Second Street Bridge, The 300 serves as the new centerpiece of the renovation efforts at the Water Tower Square Business Park. The building's premier location and exceptional visibility are a few of the many amenities tenants expect and demand. The development includes two Class-A buildings: a 22,260 square foot main building and a 1,700 square foot adjacent building along with over 150 surface parking spaces.

**Preserving and Progressing.** The 300's architecture embraces its rich history, while boldly looking forward to its exciting future. Originally built in 1880 as a warehouse for American Car and Foundry, the building is constructed of brick and heavy timber and has been completely restored. The architecture preserves the traditional structure of the building, yet incorporates 21<sup>st</sup> century wiring, construction, elevator, and HVAC controls.

**Engaging and enhancing.** The 300's design provides for a very strong professional image, while maintaining scale and artful construction. The building's main entry piece spans 2 stories and is graced by a copper metal roof. The strong street presence is further enhanced by a copper clad roof on the elevator tower, providing a true landmark. A grass and landscaped courtyard separates the two structures and provides an engaging place for employees and guests to escape the rigors of the business day. Supporting amenities include an on-site fitness center, on-site deli, and abundant storage space.

**Discerning and Defining.** The 300's exterior and interior finishes create a truly remarkable environment. The building's finishes include meticulously restored exposed original brick from 1880, exposed floor joists made of 2 ½ " thick pine, cast iron star braces, and solid wood flooring. These finishes are prominent throughout the building's common areas including the main lobby, elevator, restrooms, and common corridors. Additionally, The 300 contains a signature crowning copper roof that will be up-lit at night. This feature makes a defining mark on the skyline and positions The 300 as one of the most distinctive buildings in the area.

**Efficient and Intelligent.** The 300's floor design promotes an open and efficient office space with tall floor-to-floor heights and built-to-suit interiors. With 20 window openings per floor, tenants have commanding views of the Ohio River and downtown Louisville, while allowing for maximum penetration of natural light throughout the space. Typical floors are 5,565 square feet which grants even small business the ability to have "full floor" status. The 300 boasts tenant controlled HVAC, permitting tenants to adjust their environment as they see fit on a 24/7 basis. Full fiber connectivity is available as well as affordable broadband access. Security is provided through a combination of manned personnel and a state-of-the-art single card access system for the building, elevator, and tenant space. Finally, The 300 provides a user the unmatched opportunity to place its corporate name or logo at the top of the building. This sign would be clearly visible to the tens of thousands who travel US 31 and I-65.

**The 300—preserving and progressing—a development whose time has come!**

