

FOR LEASE

RETAIL, RESTAURANT, OFFICE SPACE



325 WEST MAIN

325 W. MAIN STREET

LEXINGTON, KY 40507



BLOCK+LOT

PETER BARR, CCIM, SIOR

859.351.7924

peter@balrealestate.com



TABLE OF CONTENTS

325 W. MAIN ST.



(CIRCA 1986)

01 EXECUTIVE
SUMMARY 3

02 PROPERTY
OVERVIEW 4

03 LOCATION
INSIGHTS 14

04 MARKET
REPORT 17



BLOCK+LOT

peter@balrealestate.com

859.351.7924

01: EXECUTIVE SUMMARY

325 W. MAIN ST.



PROPERTY DESCRIPTION

UNIQUELY LEXINGTON.

On behalf of the joint venture of Matthews Southwest and Card Development, Block + Lot is pleased to bring to market the newest Lexington downtown redevelopment at the irreplaceable location of 325 W. Main.

Located at the signalized corner of Main and Broadway, 325 W. Main is located in heart of downtown Lexington, Kentucky. Offering Lexingtonians and visitors with restaurants, retail, professional office, creation, entertainment in space that will be both welcoming and sophisticated. 325 W. Main is being developed and designed to provide the space and services people need to create rich, meaningful enterprises and experiences.

325 W. Main will offer 27,818 (divisible) SF of first floor direct entry retail/restaurant, up to 56,246 SF of divisible Class A professional office, 1,885 SF of executive suite offices, 1,812 SF event space with a separate catering kitchen for tenants and the public alike.

88,479 SF

**ZONED
B-2B**

RETAIL: \$35.00 - \$38.00 PSF + NNN

OFFICE: \$25.00 - \$29.00 PSF FSG

EXEC. OFFICE: \$40.00 PSF FSG

02: PROPERTY OVERVIEW

325 W. MAIN ST.

PROPERTY HIGHLIGHTS

LOCATION

Signalized hard corner of Main and Broadway.

AVAILABILITY

Development renovation started Q4 2024 to be delivered Q1 2026.

REDEVELOPMENT

New exterior facade, balconies, windows, common areas, mechanicals, life safety/security and much more.

PARKING

381-space connected, city-owned parking garage for Tenants and Clients alike to enjoy.

SIGNAGE

Excellent building signage opportunities.

AMENITIES

On-site security, pedway access, connected parking, event space, and close to Triangle Park, Town Branch Park, and Rupp Arena/Central Bank Center.



02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

325 W. MAIN ST.



Address	325 W. Main Street, Lexington, KY 40507
Year Built/Renovated	1985/2025
Total Square Feet	88,479 SF
Available Square Feet	Office - 156 - 11,793 SF Retail - 1,239 - 14,966 SF
Site Size	0.88 Acres
Lease Rate	Office - \$25.00-\$29.00 PSF Executive Suite Office - \$40.00 PSF Retail - \$35.00-\$38.00 PSF
Lease Type	Office - Full Service Gross with a Base Year Expense Stop Retail - NNN
Construction	Steel, concrete, brick, glass construction
Class	A
Stories	3
Sprinkler System	Wet system
Zoning	B-2B
Parking	Adjacent 381-space city-owned parking garage (\$90.00/space/month)
Load Factor	18%
Signage	Directory and building signage available
Elevators	Two common area elevator banks, one freight elevator two garage-accessed elevator banks

02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

325 W. MAIN ST.

Recent/Planned Improvements New exterior facade, balconies, windows, common areas, mechanicals, life safety/security and much more.

Amenities

On-site security, pedway system access, across the street from Triangle Park, blocks away from the new Town Branch Park, across the street from the newly-renovated Rupp Arena/Central Bank Center and Lexington Convention Center, connected parking garage, on site event space, etc.

Website

Click button below:



325 WEST MAIN

(REMODELED CONCEPT)



02: PROPERTY OVERVIEW

325 W. MAIN ST.

FLOOR PLAN - FIRST FLOOR

- VERTICAL PENETRATION
- RESTROOMS
- MECHANICAL
- COMMON AREA
- ATRIUM

PARKING GARAGE
ELEVATOR

SUITE 104:
223 SF - LEASE PENDING

TENANT AREA WEST
14,966 SF (DIVISIBLE) -
LEASE PENDING

TENANT AREA EAST
11,042 SF (DIVISIBLE)

SUITE 109:
1,589 SF -
LEASED

02: PROPERTY OVERVIEW

325 W. MAIN ST.

FLOOR PLAN - SECOND FLOOR

- VERTICAL PENETRATION
- RESTROOMS
- MECHANICAL
- COMMON AREA
- DOCK



02: PROPERTY OVERVIEW

325 W. MAIN ST.

FLOOR PLAN - THIRD FLOOR

- VERTICAL PENETRATION
- RESTROOMS
- MECHANICAL
- COMMON AREA



02: PROPERTY OVERVIEW

325 W. MAIN ST.

CONCEPT SUBDIVISION PLAN - FIRST FLOOR

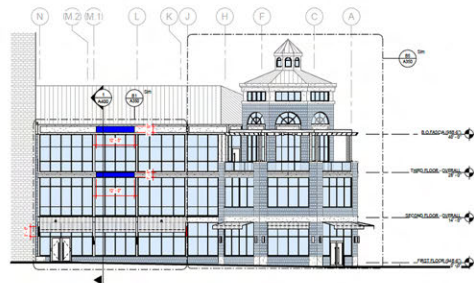
- VERTICAL PENETRATION
- RESTROOMS
- MECHANICAL
- COMMON AREA
- LOBBY



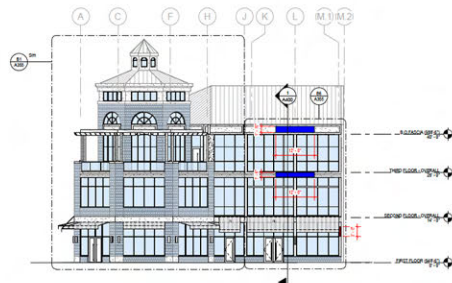
02: PROPERTY OVERVIEW

325 W. MAIN ST.

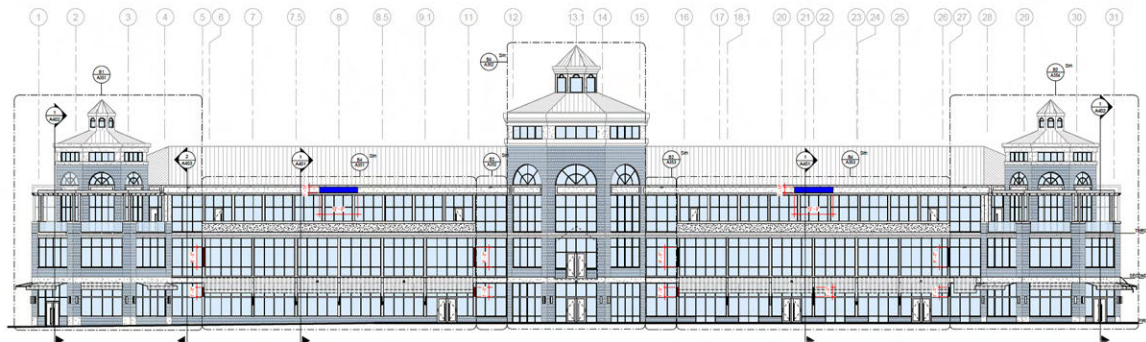
SIGNAGE SCHEMATIC



01 WEST ELEVATION - OVERALL (NEW WORK)
ASB SCALE 3/8"=1'-0"

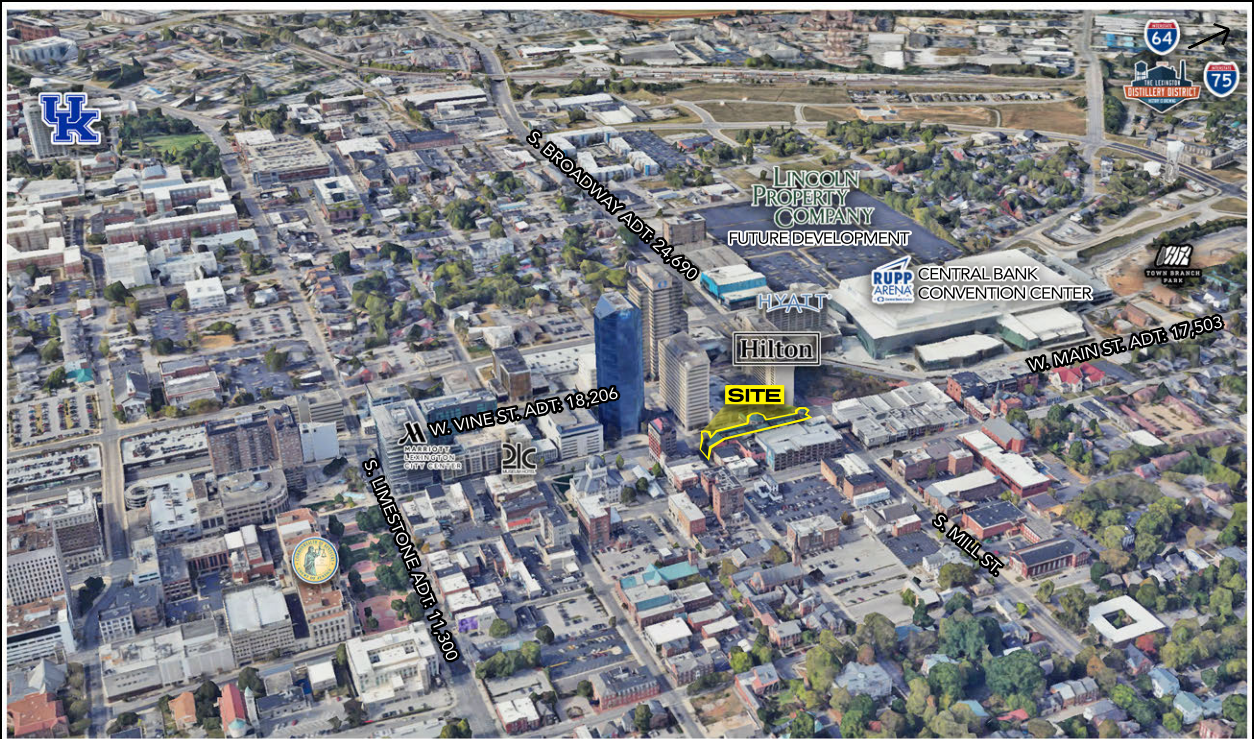


04 EAST ELEVATION - OVERALL (NEW WORK)
ASB SCALE 3/8"=1'-0"



03: LOCATION INSIGHTS

SURROUNDING AMENITIES
325 W. MAIN ST.



03: LOCATION INSIGHTS

NEARBY PARKING OPTIONS
325 W. MAIN ST.



03: LOCATION INSIGHTS

325 W. MAIN ST.

AERIAL

INTERSTATE 75/64

3.30 MILES

NEW CIRCLE RD.

2 MILES

BLUE GRASS

AIRPORT

5.6 MILES

FAYETTE COUNTY

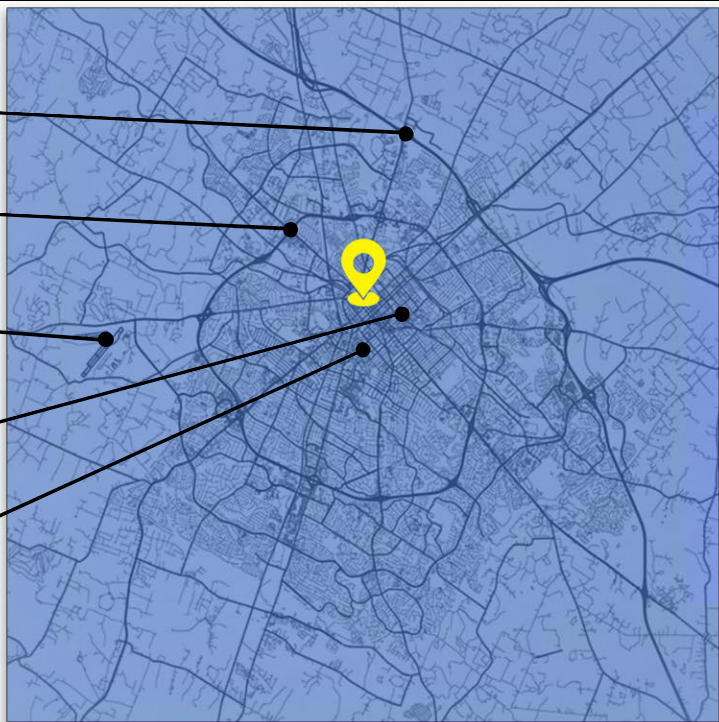
COURTHOUSES

0.5 MILE

UNIVERSITY OF

KENTUCKY

APPX. 1 MILE



04: MARKET REPORT

LEXINGTON, KENTUCKY



325 W MAIN ST.

TOTAL POPULATION:

1 Mile: 19,565
3 Miles: 107,060
5 Miles: 223,529

AVERAGE HOUSEHOLD INCOME:

1 Mile: \$63,069
3 Miles: \$79,344
5 Miles: \$89,822

HORSE CAPITAL OF THE WORLD:

- 24,600 thoroughbreds (\$2.6B value)
- 527,000 annual visitors at Keeneland
- 900,000 equestrians and spectators visit KY Horse Park each year

BIRTHPLACE OF BOURBON:

- 746,000 tourists travel the Bourbon Trail each year
- Attendance is growing at 12%/year
- They spend 30% more per day in restaurants than in Napa Valley

BIG BLUE NATION:

- 29,000 students
- 358,000 living alumni
- 461,980 fans attend home basketball games in Lexington every season

UNIQUE CHARM AND CULTURE:

- 515,811 area residents
- 4,150,943 annual visitors to Lexington
- Second largest city in Kentucky