

For Lease

Office / Retail

Up to 11,253 SF



The Square

401 West Main Street
Lexington, Kentucky 40507

Property Highlights

- Vibrant mixed-use 140,000 SF complex that includes Tony's of Lexington, Pies and Pints, Agave & Rye and Urban Outfitters
- Located in the heart of downtown Lexington spanning the entire block of Main Street, Broadway and Short Street
- Convenient access to numerous parking options including pedway access to a parking garage
- Variety of suite sizes available on each floor
- Amazing views of Triangle Park and Central Bank Center/Rupp Arena
- Just down Main Street from the new Town Branch Park development that is under construction. Town Branch Park will be a place where patrons of the arts can join recreational enthusiasts and dog owners, nature lovers, active families and foodies can comfortably co-exist (<https://www.townbranchpark.org/>)
- Competitive lease rates and terms

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 108	\$1,000/mth	419
Suite 203	\$19.75 SF/yr	1,296
4th Floor	\$14.50 SF/yr	11,253

For more information

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The Square



URBAN OUTFITTERS



VIBRANT MIXED-USE COMPLEX

Located in the heart of downtown Lexington at the corner of Main Street and Broadway. Enjoy numerous restaurants, retailers, amenities and services within The Square complex including Tony's of Lexington, Pies and Pints, Agave & Rye, Urban Outfitters and Tapster. Just a short walking distance away from additional attractions including Triangle Park, the newly remoded Central Bank Center (Rupp Arena and Lexington Convention Center), Cheapside Park/Fifth Third Pavilion, Town Branch Park (under construction) and many others. The beautiful three-story central atrium at The Square offers a unique atmosphere to eat, work and play.

CONVENIENT ACCESS

The Square is centrally located in the heart of downtown Lexington, literally at the corner of Main and Broadway. An adjacent parking garage (owned by others) connected by covered pedway, as well as several surface lots within close proximity, offer convenient parking for employees and clients, alike. The downtown Lexington pedway system connects The Square to the Central Bank Center, Triangle Center and beyond via a covered pedway.

VARIETY OF SUITES

Regardless of your retail and office needs, The Square has space that will be a great fit from first floor walkup storefronts to a variety of 2nd through 4th floor office suite layouts. Currently available suites range from 522 SF up to 11,000 SF+ with a variety of layouts from open, collaborative spaces to traditional hard-walled office layouts.

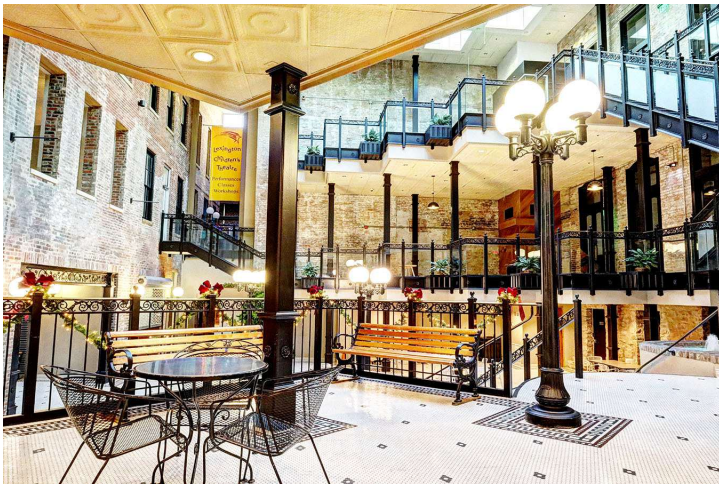
COMPETITIVE LEASE RATES/TERMS

The Square offers competitive retail and office full-service rental rates, no building load factor (pay for what you get), numerous lease incentive opportunities, including tenant improvement allowances, FREE rent, FREE parking credit, Landlord Work and other options, depending on terms.

Additional Photos



Additional Photos

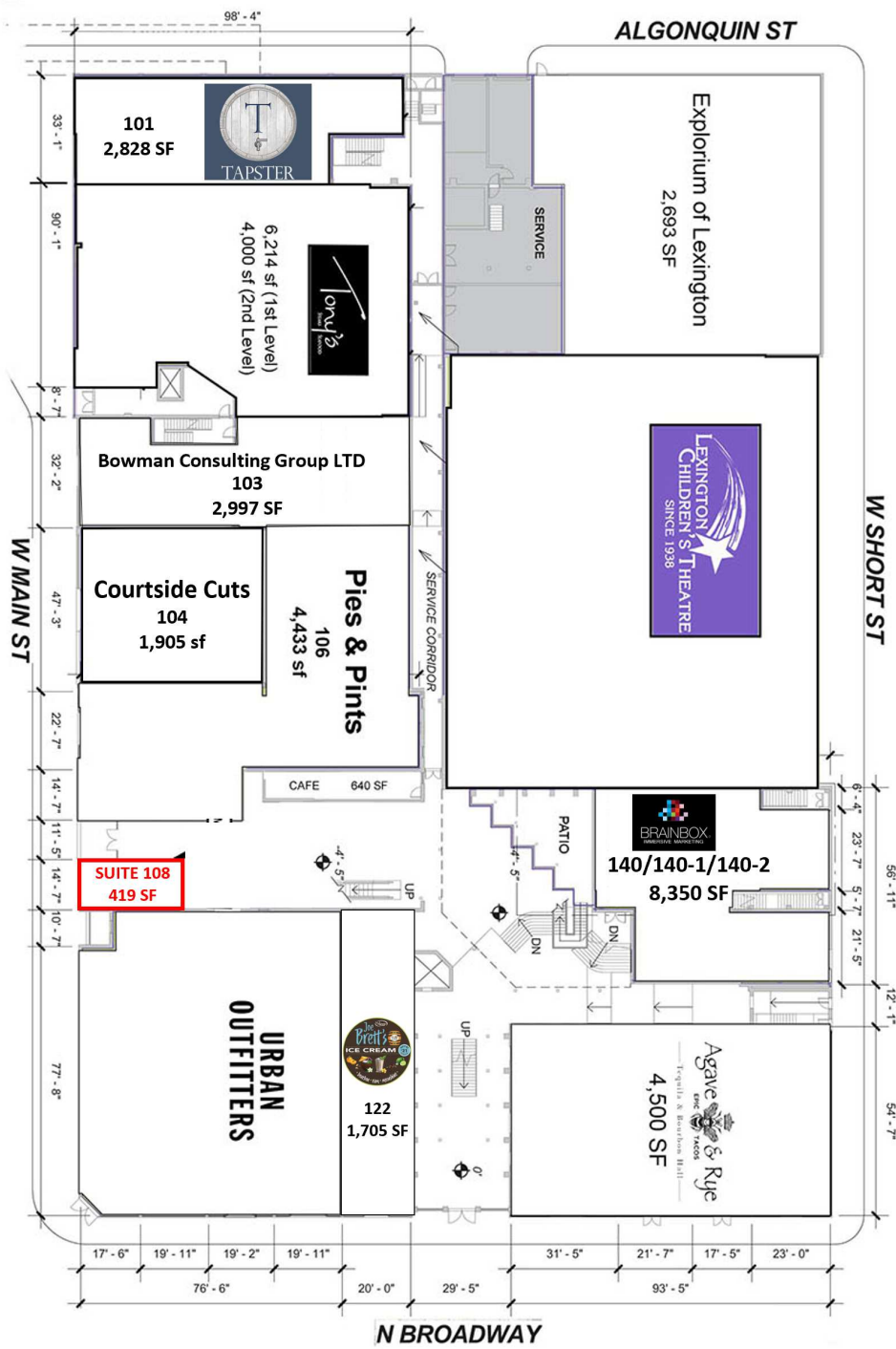




AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 108	419 SF	Modified Gross	\$1,000 per month	-
Suite 203	1,296 SF	Modified Gross	\$19.75 SF/yr	Second floor, open office layout with windows, two offices and conference room
4th Floor	11,253 SF	Modified Gross	\$14.50 SF/yr	-

1st Floor Plan



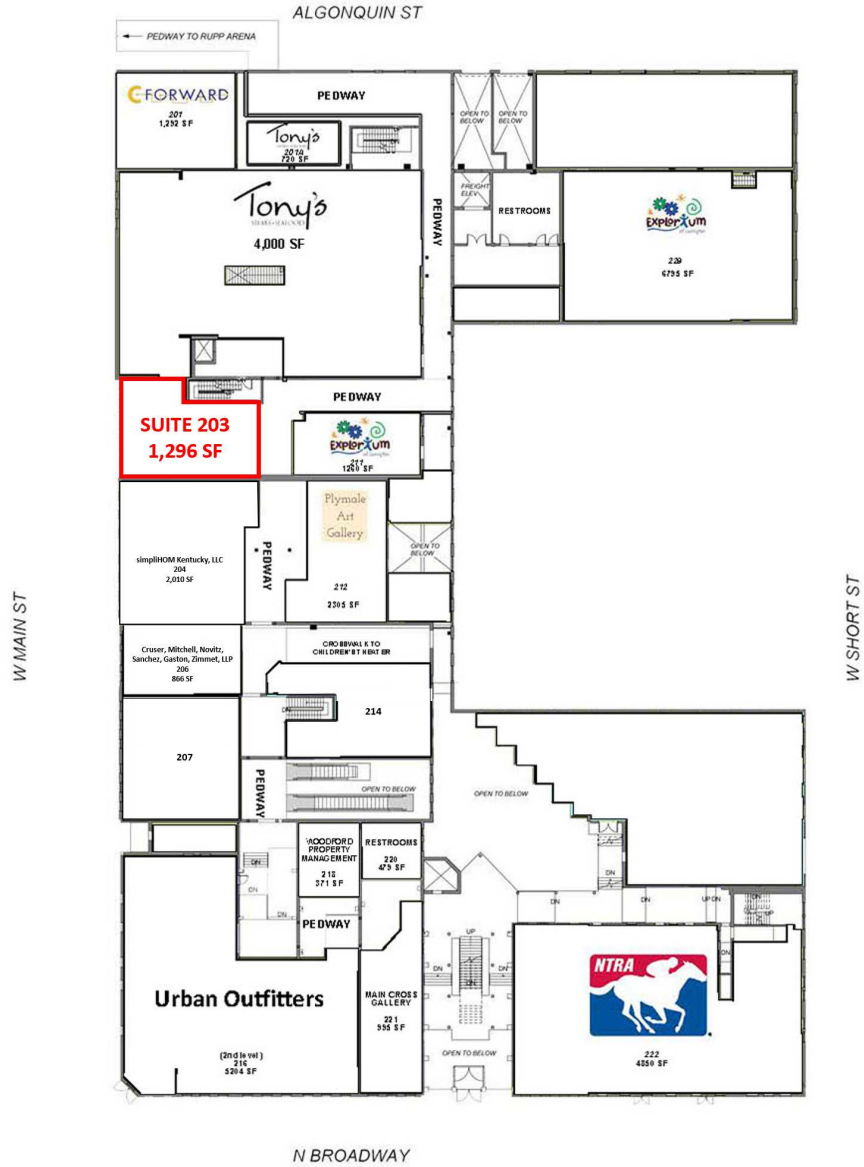
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THE SQUARE
LEXINGTON, KY

1ST FLOOR

2ND LEVEL THE SQUARE LEXINGTON, KY

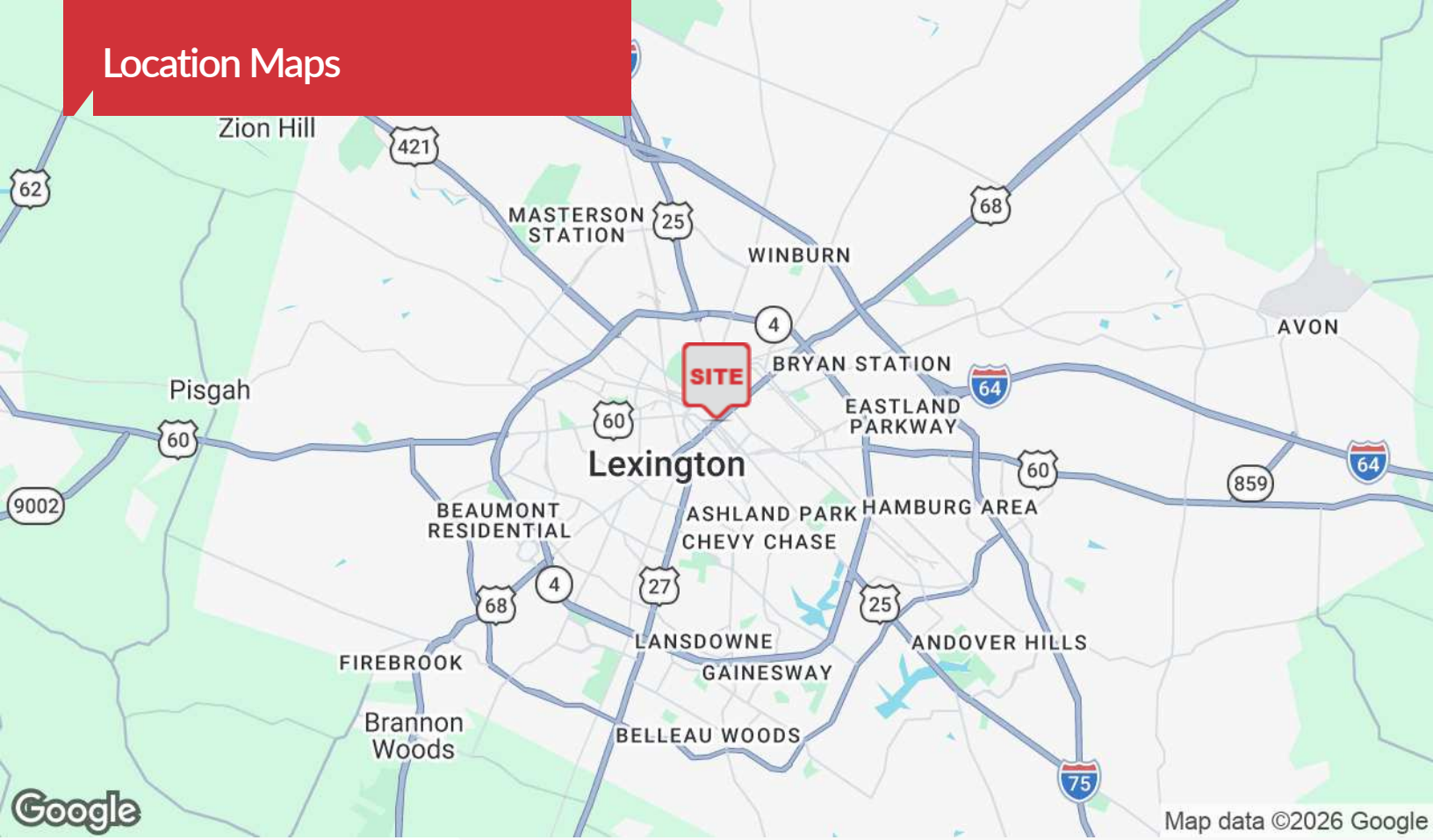


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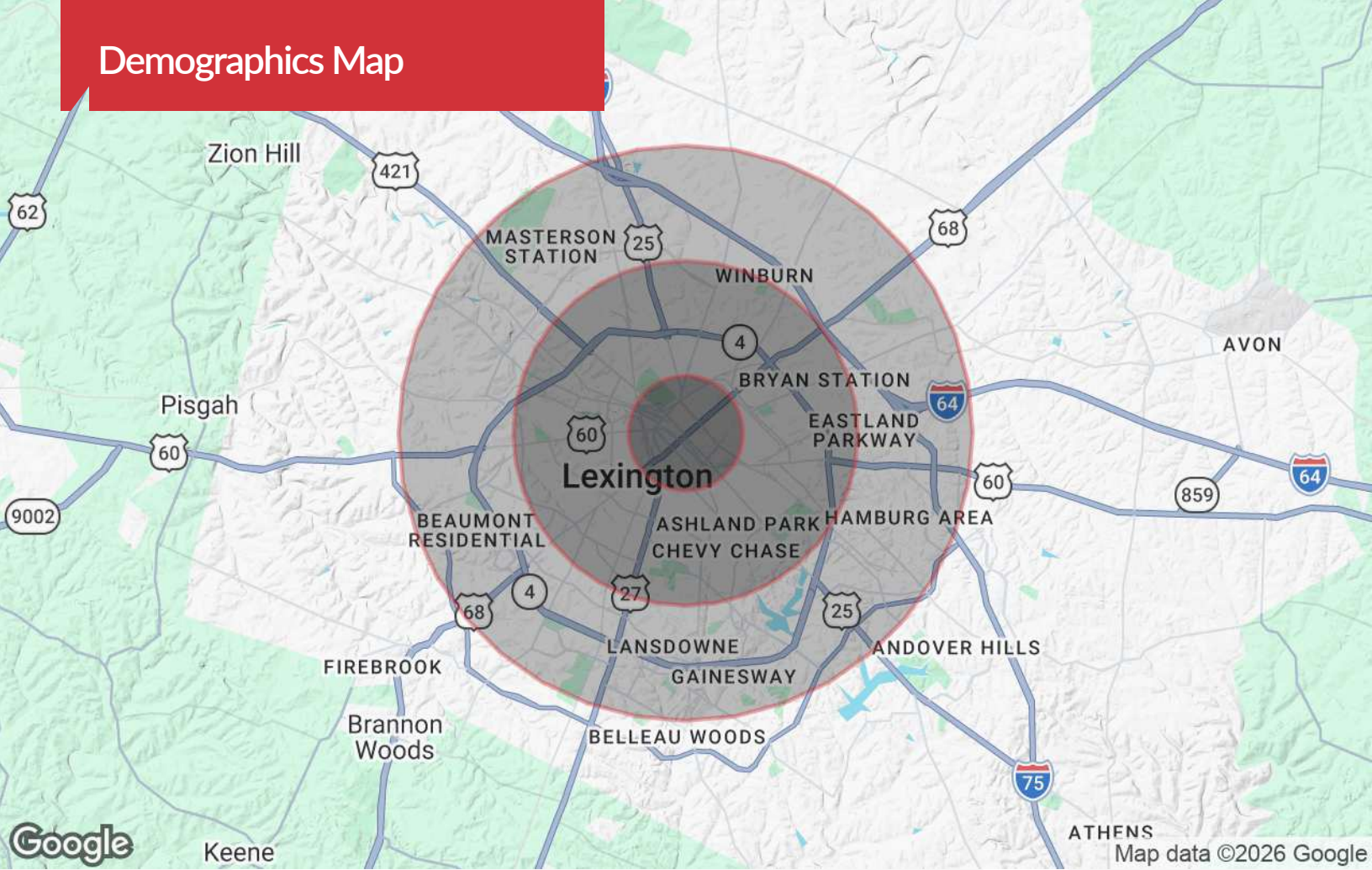
LEVEL 2
SCALE: 1/8" = 1'-0"



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	19,275	110,696	215,907
MEDIAN AGE	29.7	33.1	34.6
MEDIAN AGE (MALE)	28.8	32.3	33.5
MEDIAN AGE (FEMALE)	31.5	34.2	35.8

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	8,162	45,911	91,669
# OF PERSONS PER HH	2.1	2.4	2.3
AVERAGE HH INCOME	\$36,665	\$53,566	\$61,410
AVERAGE HOUSE VALUE	\$152,545	\$230,660	\$212,401

* Demographic data derived from 2025 STDB