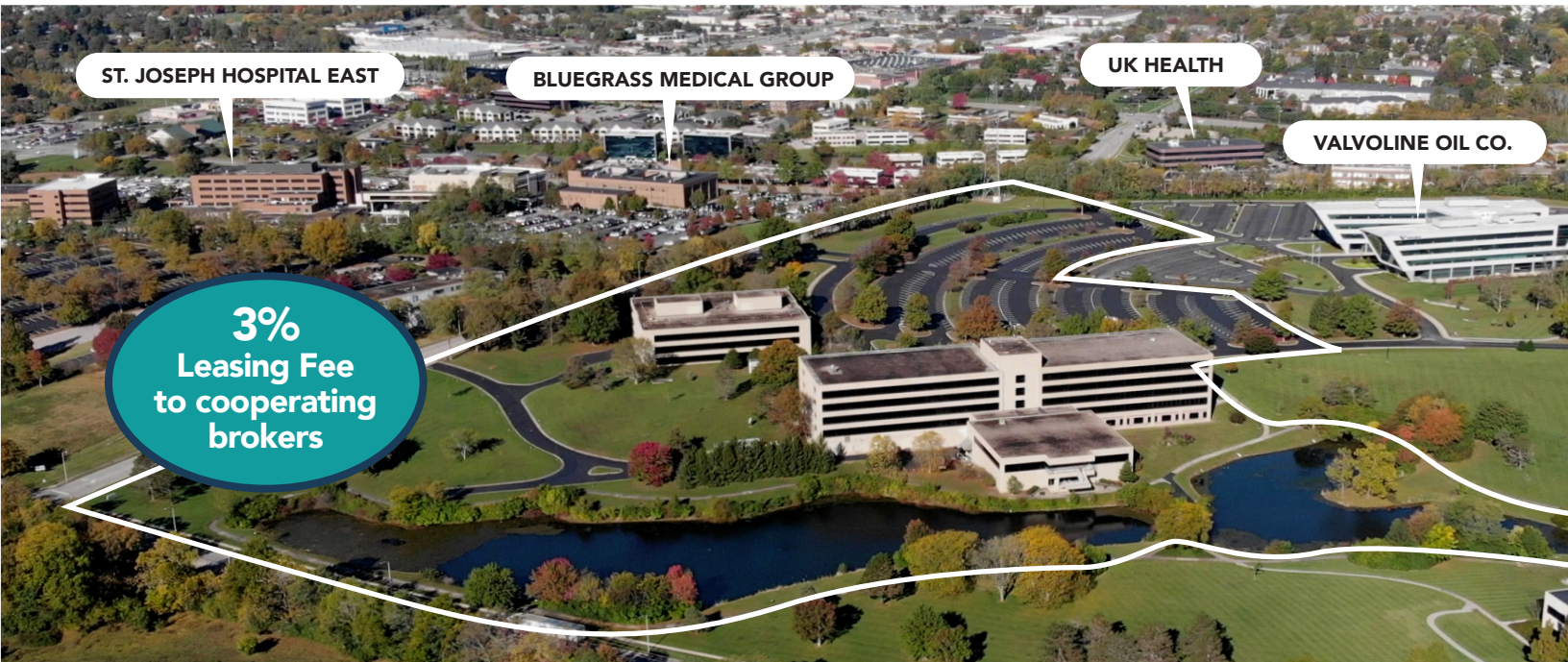


# 3% Leasing Fee to Cooperating Brokers



## Blazer Parkway Technology Center

3475 & 3499 Blazer Parkway, Lexington, KY 40509



UP TO ONE YEAR'S  
**FREE BASE RENT**  
OR  
BASE RENT STARTING AS LOW AS  
**50¢/ft/mo NNN**  
TO QUALIFIED TENANTS



## PROPERTY DESCRIPTION

This property consists of 2 buildings (125,000 SF, & 255,000 SF) on 23 beautifully landscaped acres with two ponds and walking trails. It served as the world headquarters for Valvoline Oil & Ashland Oil Company. Both buildings are equipped with a very flexible and efficient demountable wall system that can be used to build and/or rearrange office spaces in days rather than months. The opportunity to lease all or part of a large potential corporate headquarters with a data center, does not come along very often.

## BUILDING DETAILS

**Building Sizes**  
125,000 SF & 255,000 SF

**Lot Size**  
23 Acres

**Property Type**  
Data Center & Flex Office

**Rentable Area:**  
4,000 - 380,000 SF

KAREN JACOBSMA • CA DRE Lic. 00786977 • Rex@Jacobsma.com  
JACOBSMA & ASSOCIATES • CA DRE Lic. 02057378 • (805) 239-3090

[www.BlazerParkwayTechCenter.com](http://www.BlazerParkwayTechCenter.com)

**Jacobsma & Associates**  
Real Estate Investments & Exchanges

# 3% Leasing Fee to Cooperating Brokers



3499 Building



## ABOUT THE BUILDINGS

### 3475 Building: 125,000 SF

This building is four stories, one of which is currently set up to serve as a Tier III Data Center with additional infrastructure to expand. A typical floor size is 29,500 sq.ft. Both buildings are connected by an underground pedestrian/utility tunnel which also serves as a storm shelter.

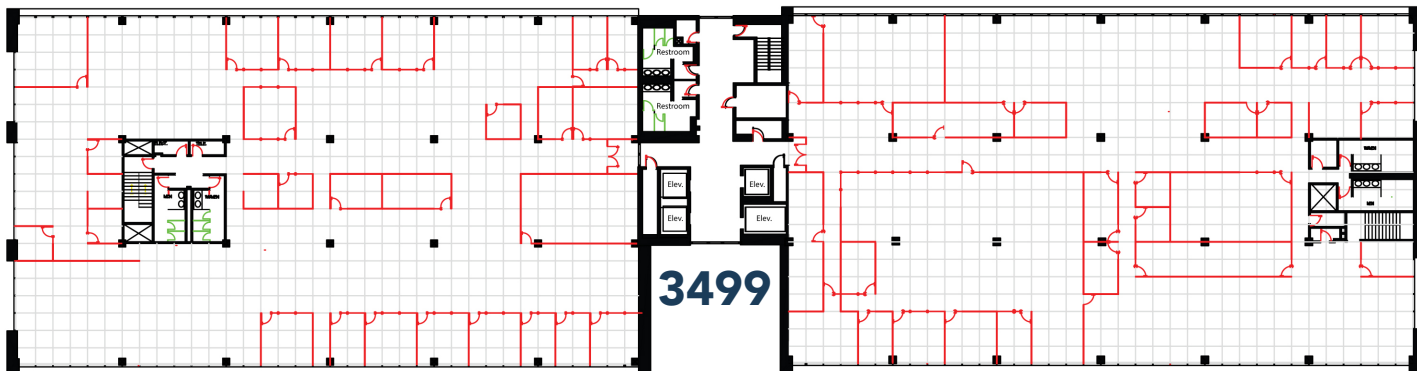
### 3499 Building: 255,000 SF

This larger building is 5 stories. Each wing of the building has a typical floor size of 23,500 SF. It has 3 racquetball courts, men's and women's locker rooms/showers, steam room and sauna with a fully equipped gym in process. All of these amenities are available to tenants of both buildings.

## HIGHLIGHTS

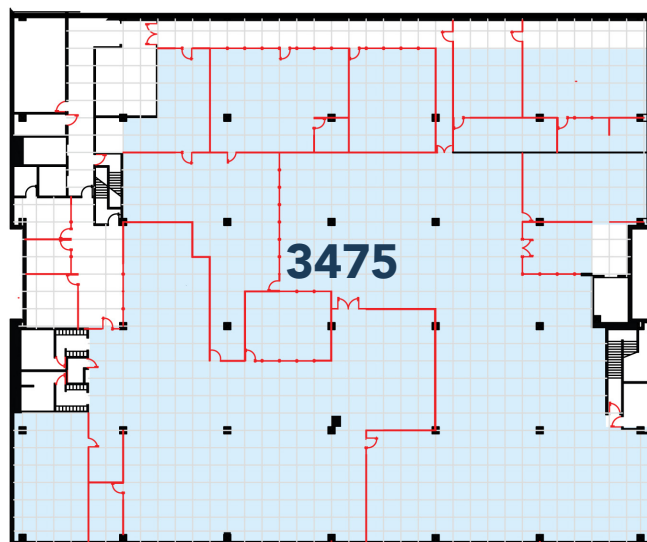
- Potential Headquarters
- Potential College Campus
- Tier III Data Center
- Parking Ratio: 2/1,000 sq. ft.
- Video Surveillance System
- De-mountable wall panels
- Magnetic key-card Access
- On-site Maintenance
- On-site Management
- Indoor Racquetball Courts
- Fully Equipped Gym
- Locker Rooms/Showers
- Steam Room and Sauna
- Proposed On-site Childcare When Fully Occupied
- Miles of Walking Trails
- Beautifully landscaped campus
- Full Campus Available \*Subject to change
- Building naming rights \*Restrictions apply

# TYPICAL FLOOR PLAN FOR EACH BUILDING



## DEMOUNTABLE WALL SYSTEM

The floor plans shown are for representation only. Since the buildings are outfitted with a demountable wall system, the walls (shown as red lines) can be moved and reconfigured in almost any way within the 5' x 5' grid system. This demountable wall system can save thousands of dollars in construction costs, eliminating lengthy and costly disruption of traditional construction. Offices can be built or relocated in days instead of months, and can be done without the need for permits.



## ABOUT LEXINGTON

Ranked as one of the nation's best places to live and work, Lexington offers many diverse educational, cultural and commercial opportunities. Lexington, the horse capital of the world, is home to Keeneland race track, the famous Bourbon Trail, and the University of Kentucky Wildcats. It is surrounded by rolling hills and horse farms. Come see for yourself why it is called the Bluegrass State.

<b>POPULATION:</b>	320,601
<b>AVG. INCOME:</b>	\$48,667 per Household
<b>MEDIAN AGE:</b>	34.6



# 3% Leasing Fee to Cooperating Brokers

**2 BUILDINGS • 9 FLOORS • 380,000 SF • ENDLESS POSSIBILITIES**

## 3475 Building: 125,000 SF

**Rental Rate:** TBD  
**Property Type:** Flex Office  
Tier III Data Center  
**Floors:** 4 Floors (29,500 SF)  
**Amenities:** Racquetball Courts  
Gym, Locker Rooms,  
Showers, Sauna, &  
Steam Room

## 3499 Building: 255,000 SF

**Rental Rate:** TBD  
**Property Type:** Flex Office  
**Floors:** 5 Floors (47,000 SF)  
**Wings:** 10 (23,500 SF)  
**Amenities:** Racquetball Courts  
Gym, Locker Rooms,  
Showers, Sauna, &  
Steam Room

## PROPERTY ADDRESS

**3475 & 3499 Blazer Parkway,  
Lexington, KY, 40509**

## FOR MORE INFO

**805-239-3090  
rex@jacobsma.com**



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