

FOR LEASE

OFFICE/FLEX IN TURNER BUSINESS CENTER

 BLOCK + LOT



TURNER BUSINESS CENTER

1720 FORTUNE COURT, UNIT 180, LEXINGTON, KY 40509

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01: EXECUTIVE SUMMARY

1720 FORTUNE CT., 180



PROPERTY DESCRIPTION

A 5,110 total SF office/flex facility located in the highly-sought-after Turner Business Center in Lexington.

Block+Lot is pleased to present a prime flex space located in the Turner Business Center. This newly renovated end-cap space features 3,210 SF of office and 1,900 SF of climate-controlled warehouse with a drive-in door.

The location offers excellent proximity to I-75/I-64, New Circle Road, and Downtown Lexington. Surrounded by abundant area retail and nestled within an established business park, this location is positioned for convenience that is essential for any growing business.



**5,110 SF
TOTAL**



**\$14.50 PSF+
NNN (EST. \$1.44 PSF
CAM)**



**ZONED
B-4**

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02: PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

PREMISES

1720 Fortune Court, Unit 180 is a 5,110 SF newly-renovated flex space with 3,210 SF of office and 1,900 SF of warehouse.

AMENITIES

The space includes perimeter offices with windows offering an abundance of natural light.

TURNER BUSINESS CENTER

The building is located in the established Turner Business Center with excellent proximity to major roadways.

PARKING

With the space conveys abundant surface parking and a private exterior entrance for customers and employees alike to enjoy.

MANAGEMENT

For added convenience to Tenants and customers, the building offers on-site property management.

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02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



1720 FORTUNE CT., 180

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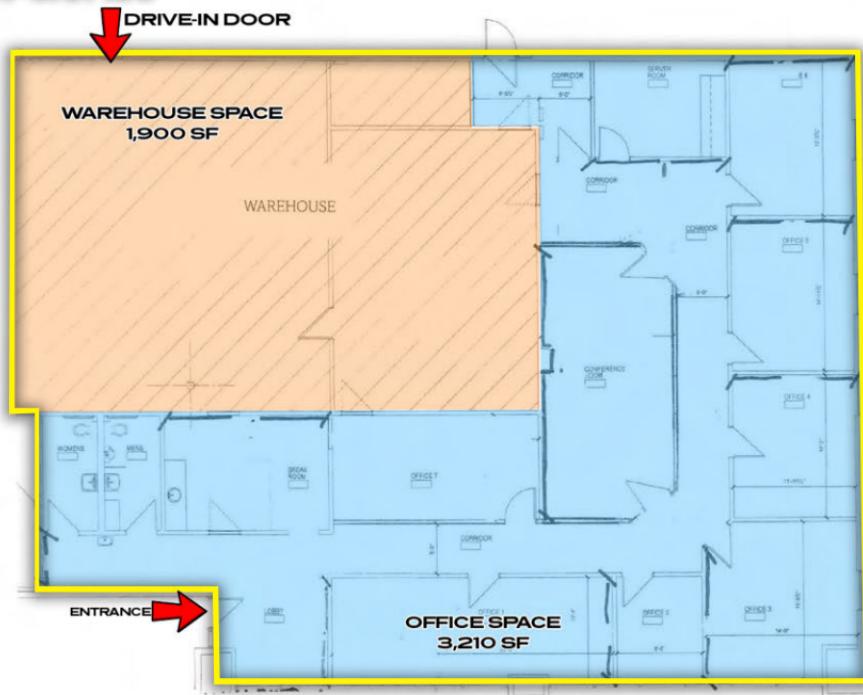
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02: PROPERTY OVERVIEW

1720 FORTUNE CT., 180

FLOOR PLAN - UNIT 180

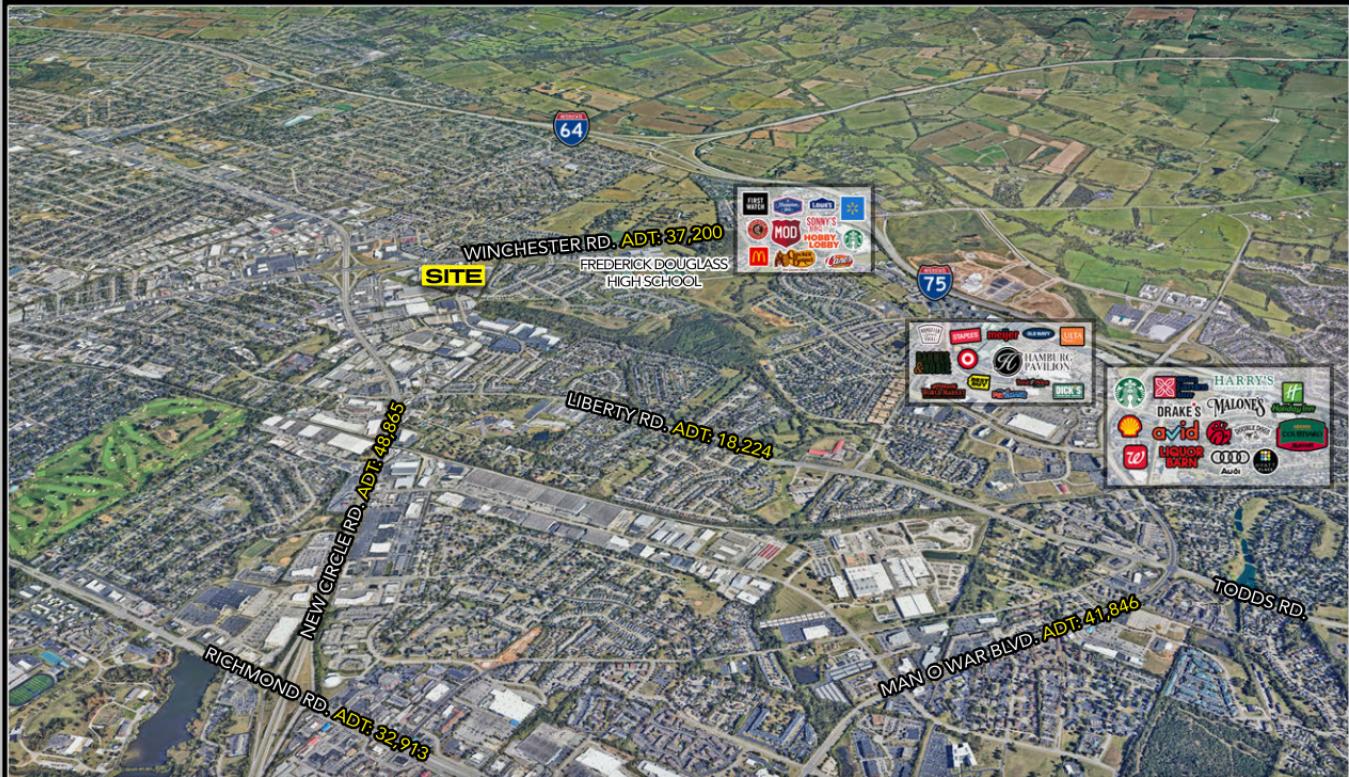


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03: LOCATION INSIGHTS

1720 FORTUNE CT., 180
SURROUNDING AMENITIES



03: LOCATION INSIGHTS

1720 FORTUNE CT., 180

AERIAL

INTERSTATE 75/64

LESS THAN 2 MILES

**DOWNTOWN
LEXINGTON**

3.3 MILES

BLUE GRASS AIRPORT

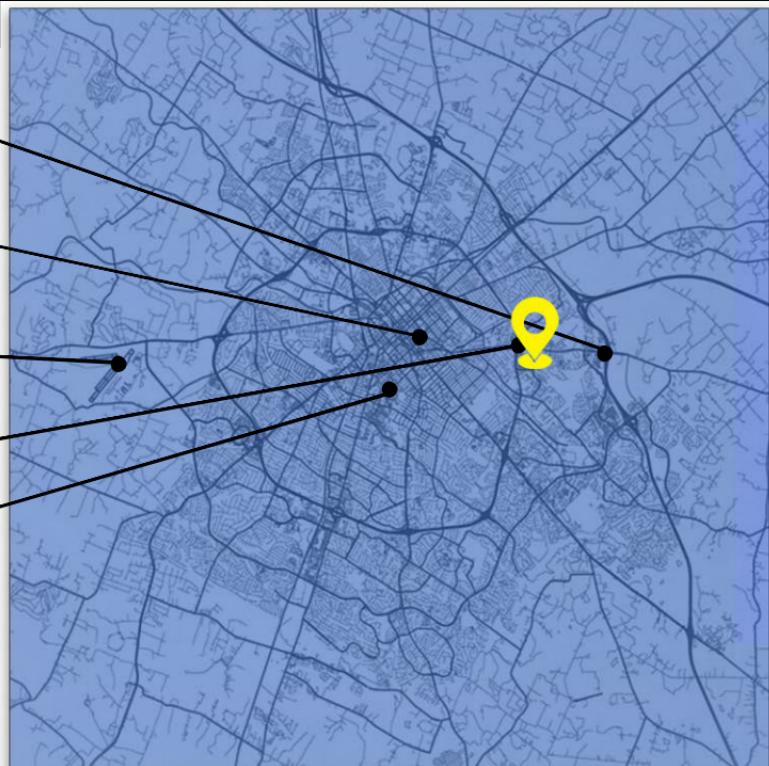
14.3 MILES

NEW CIRCLE ROAD

ABOUT 1 MILE

**UNIVERSITY OF
KENTUCKY**

3.6 MILES



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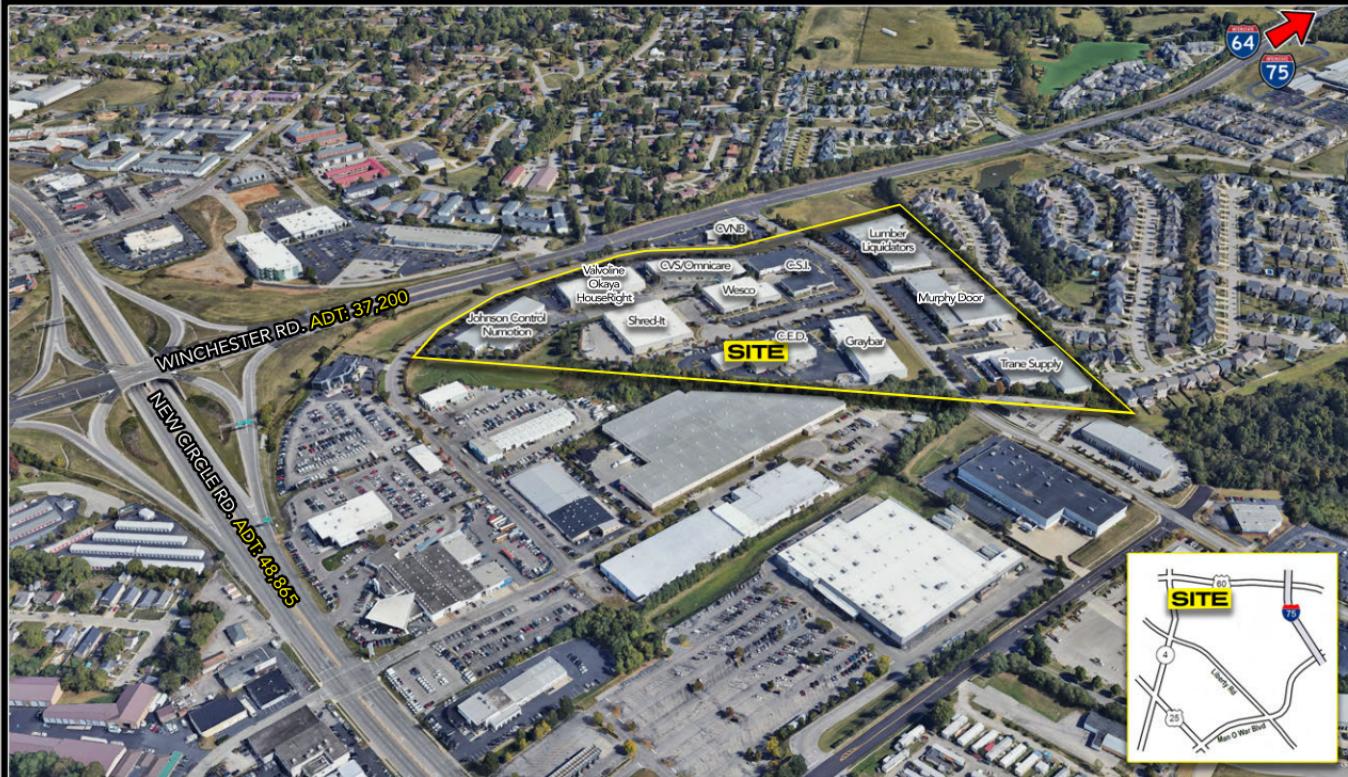
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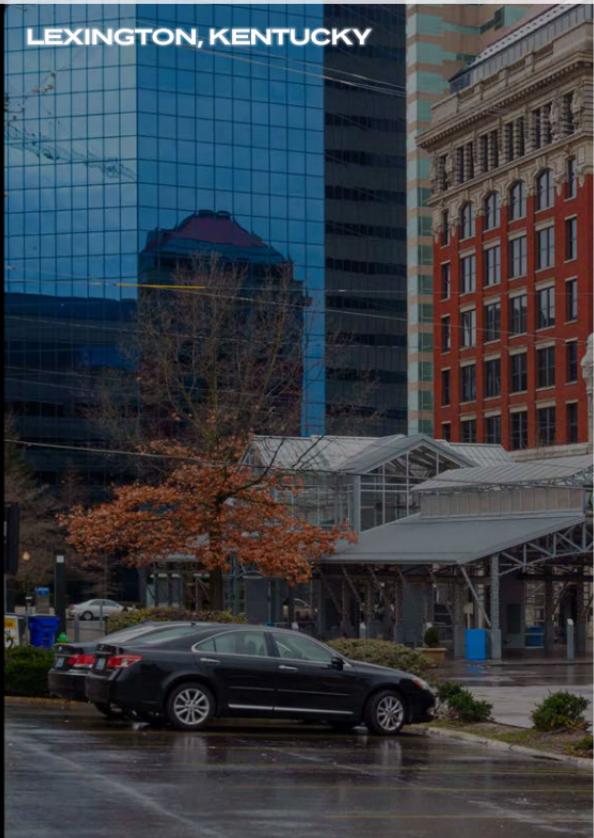
03: LOCATION INSIGHTS

1720 FORTUNE CT., 180
TURNER BUSINESS CENTER



04: MARKET REPORT

LEXINGTON, KENTUCKY



1720 FORTUNE CT, 180

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-65 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.