

FOR SUBLEASE

FIRST FLOOR OFFICE/RETAIL UNIT



165 MOORE DRIVE

LEXINGTON, KY 40503



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01: EXECUTIVE SUMMARY

165 MOORE DRIVE



PROPERTY DESCRIPTION

Block+Lot is pleased to present this first-floor commercial unit available for sublease at 165 Moore Drive. Located just off the Nicholasville Road corridor, this flexible 3,507 SF space is well-suited for either office or retail use. The Suite is move-in ready and includes the option for tenants to utilize the existing workstations and furniture.

The layout features multiple open working areas that could also function as a retail showroom, along with five private offices, a kitchenette/break room, copy area, and multiple private entrances.

The space is available as a sublease through May 2029, with the potential to extend directly with the Landlord beyond the sublease term.

Located on Moore Drive just off the Nicholasville Road corridor and minutes from Shiloto Park. Nearby dining includes local favorites like Bella Notte, Smashing Tomato, with major retail offerings available at both Fayette Mall and the The Summit at Fritz Farm. Easy access to Nicholasville Road and New Circle Road puts downtown Lexington, the University of Kentucky, Blue Grass Airport, and major regional employers and medical centers within a quick, convenient drive.

**3,507 SF
AVAILABLE**

**\$10.20 PSF+
NNN**

**ZONED
B-3 HSB**

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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

165 MOORE DRIVE

PROPERTY HIGHLIGHTS

FULLY FURNISHED

Subtenant has the option to utilize the existing workstations and furniture.

LAYOUT

Open showroom layout & 5 private rooms/offices.

AMENITIES

Pylon signage and abundant on-site paved parking.

LOCATION

Prime South Lexington location near Nicholasville & New Circle.

TERM

Sublease through May 2029 with potential extension.



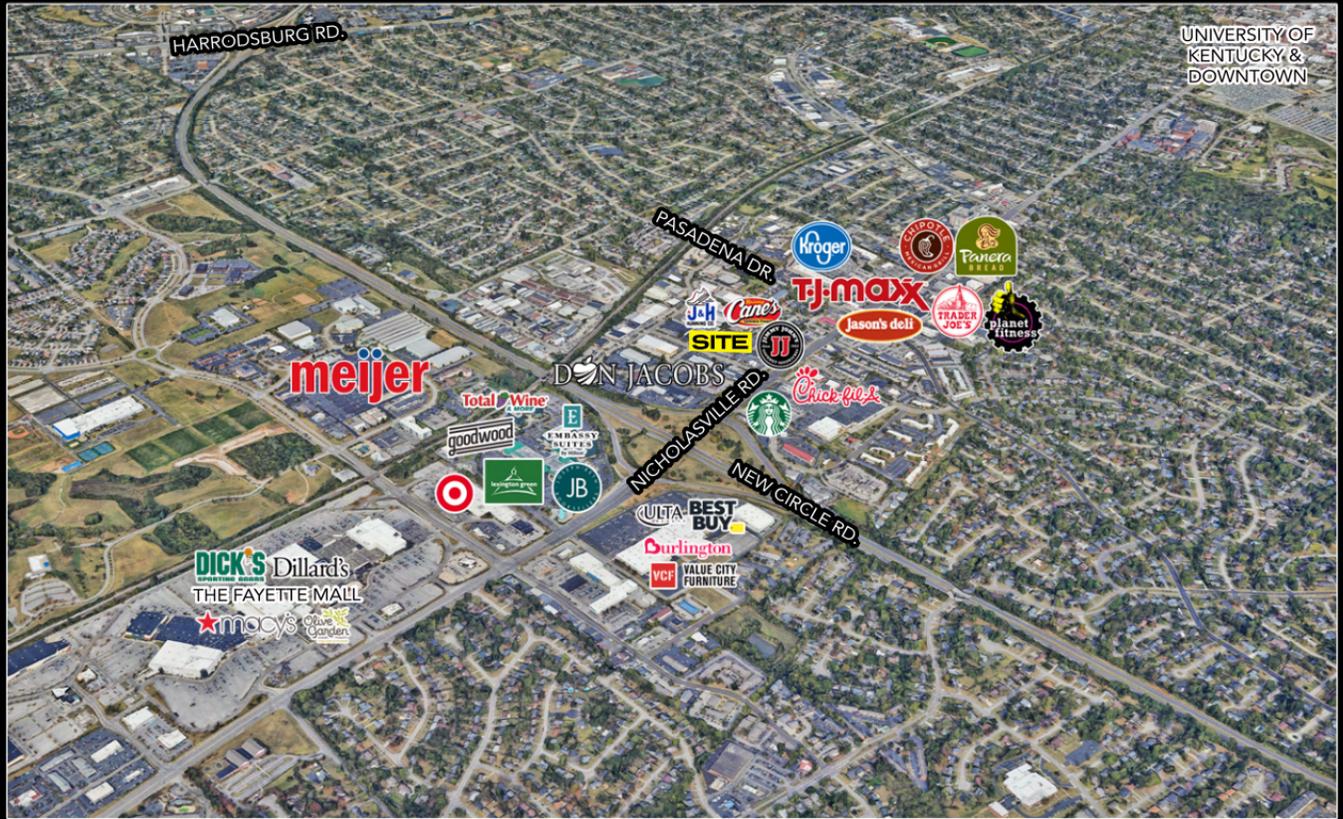
02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
165 MOORE DRIVE



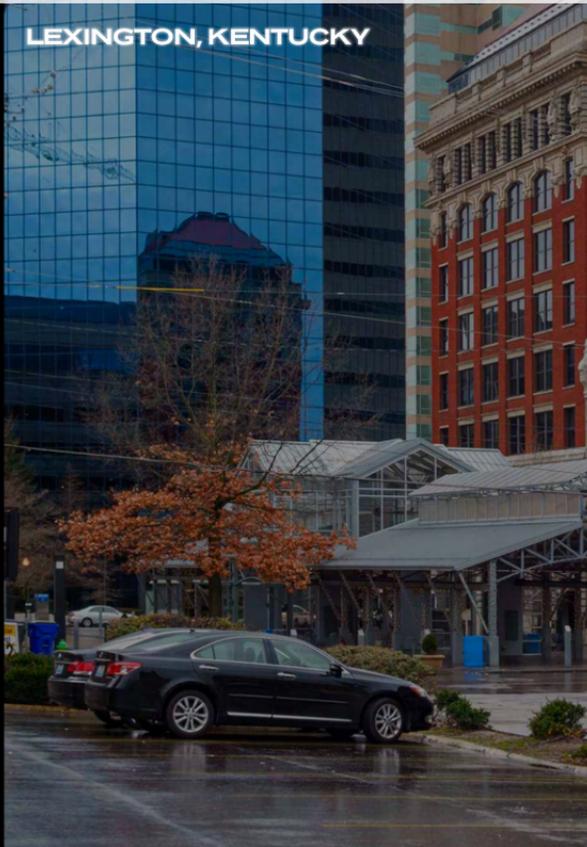
03: LOCATION INSIGHTS

AERIAL
165 MOORE DRIVE



04: MARKET REPORT

LEXINGTON, KENTUCKY



165 MOORE DRIVE

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-64S 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.