

OFFICE SPACE **FOR LEASE**



144 Turner Commons Way
Lexington, KY 40508



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PROPERTY HIGHLIGHTS

AVAILABLE SF: **4,080**

LEASE RATE: **\$18.00 (Triple Net)**

- New Construction - AVAILABLE NOW
- Class-A office building.
- Prime location in The Commons, a premier mixed-use development.
- Walking trails and abundant green space for a healthy work environment.
- Convenient surface parking and evening security patrol.
- Customizable office space to suit your unique business needs.
- Abundant area retail.
- Easy access to I-75, I-64, and New Circle Road.



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BUILDING SPECIFICATIONS

YEAR BUILT: **2022**

CONSTRUCTION: **New Construction Shell Space - Steel Frame & Glass**

LIGHTING: **LED**

CEILING HEIGHT: **18' - 24'**

FLOOR TYPE: **6" Reinforced Slab**

SPRINKLER SYSTEM: **Wet**

HVAC-HEATING/COOLING: **Office Climate-Controlled**

ZONING: **PUD 3 - Mixed-Use**

POWER: **400 amp, 480 V, 3-phase**



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LOCATION DESCRIPTION

Situated in Lexington's vibrant mixed-use development, The Commons, our newly constructed Class-A office building offers a customizable space and proximity to retail options. Its strategic location off Main St ensures easy access to I-75 & I-64, the Central Business District, and Bluegrass Field Airport. A premier office solution merging convenience and connectivity in a serene, park-like setting.



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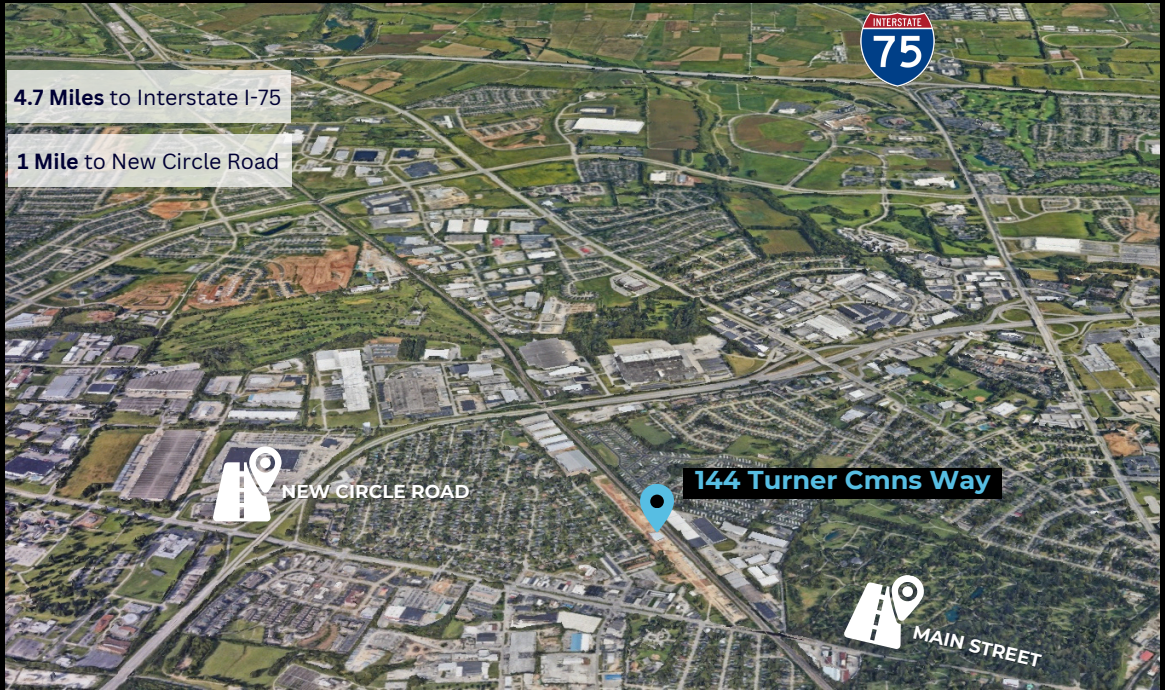
SITE AERIAL



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LOCATION AERIAL



THE COMMONS RENDERING



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THE COMMONS MASTER PLAN



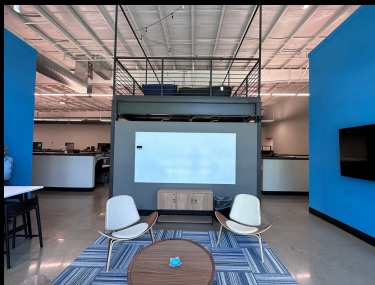
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4,080 SF AVAILABLE

PHOTOS



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