

Office For Lease

The Offices at Fritz Farm

THE OFFICES at fritz farm

NAI Isaac



Centennial

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The Offices at Fritz Farm

Executive Summary



Property Details

Suite 210	+/-3,345 SF
Rental Rate	\$27.50 PSF Full Service
Cross Streets	Nicholasville Rd & Man O' War Blvd

Property Overview

NAI Isaac is pleased to present a modern, Class A office space surrounded by Lexington's best shopping, dining, entertainment and luxury living. The Offices of Fritz Farm are the perfect place to attract and retain top talent for your business. The Summit at Fritz Farm is a finely curated mixed-use destination celebrating the rich heritage of Lexington, KY. The Offices at Fritz Farm offers users the most highly amenitized office environment with Lexington's best elements of retail, luxury living, modern workspaces, hospitality, and chef-driven dining experiences. Blending 325,610 SF of regional, mixed-use shopping and dining destination, Class A creative office space, 120-room boutique hotel and 306 luxury apartments. The Summit at Fritz Farm is Lexington's most dynamic destination.

Property Highlights

- Dense, mixed-use urban setting
- Walkable Everything - amenities, restaurants, shopping, services, hotel, residential, outdoor spaces
- Increased employee and client satisfaction, productivity and retention
- Design your own space - build to suit, turn-key delivery
- Free private 2nd level employee parking in addition to surface and covered parking
- Class A office finishes with fiber optic data



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Additional Photos



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Interior Photographs



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Floor Plan



2

2ND FLOOR PLAN

Suite 210: 3,345 RSF

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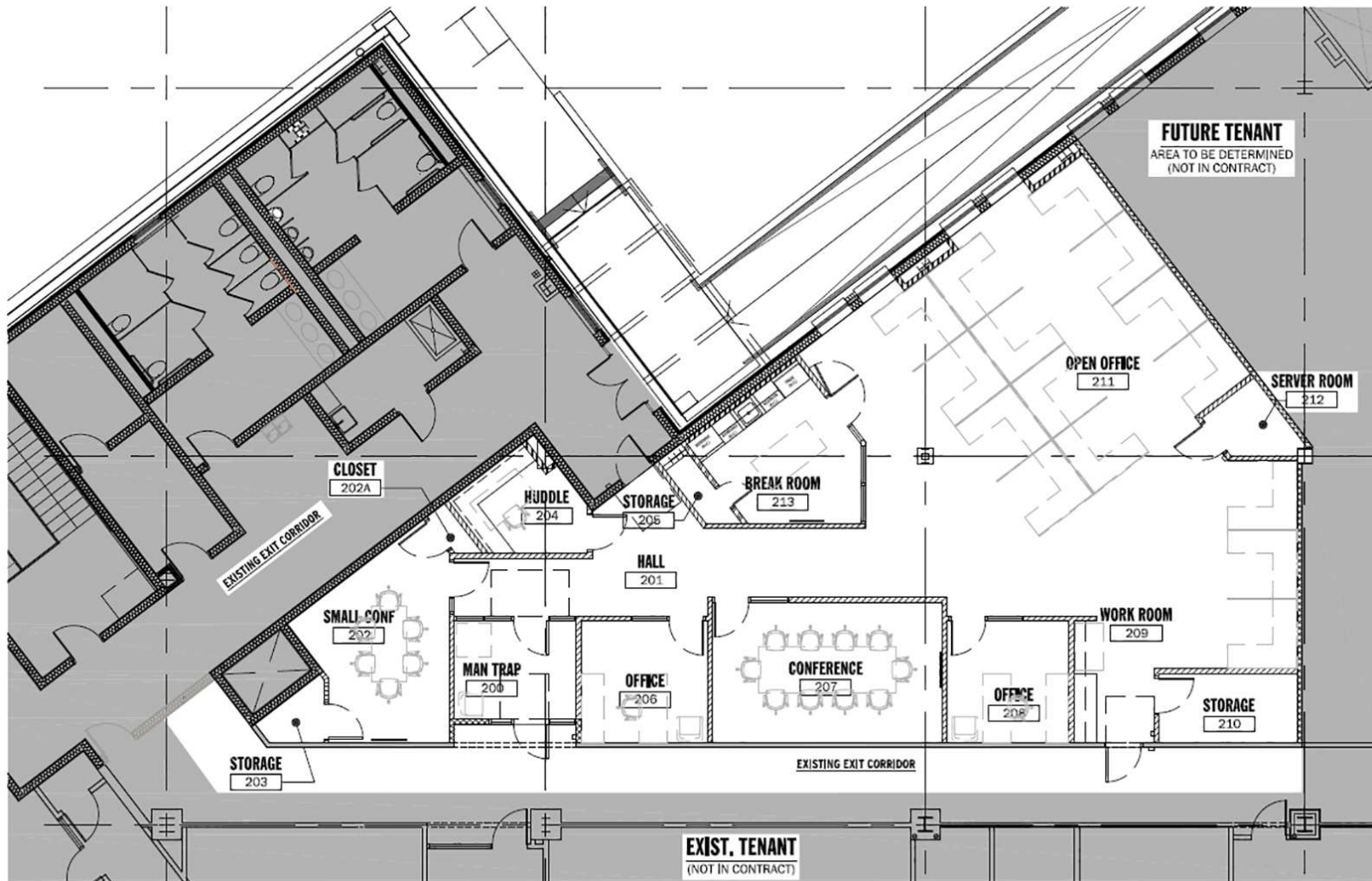
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The Offices at Fritz Farm

Suite 210



2

2ND FLOOR

Suite 210 - 3,345 RSF

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Property Overview

PROPERTY OVERVIEW

The Summit at Fritz Farm is a finely curated mixed-use destination celebrating the rich heritage of Lexington, Kentucky. Blending street-level retail, Class A office space, a future boutique hotel and a residential component, The Summit at Fritz Farm is a first-class destination for the discerning and trend-setting customer.

LOCATION OVERVIEW

It's more than just a place - it's an experience infused with the essence and style of Lexington. A unique collection of national brands and local boutiques, selective mix of local and regionally sourced restaurants (including Honeywood, a new concept from renowned Bluegrass chef and six-time James Beard nominee Ouita Michel), 325,610 SF of regional, mixed-use shopping and dining destination, 120-room boutique hotel, 40,000 SF of Class A office space over retail and 306 luxury apartments.

STATE-EXCLUSIVE



MARKET-EXCLUSIVE



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Aerial View



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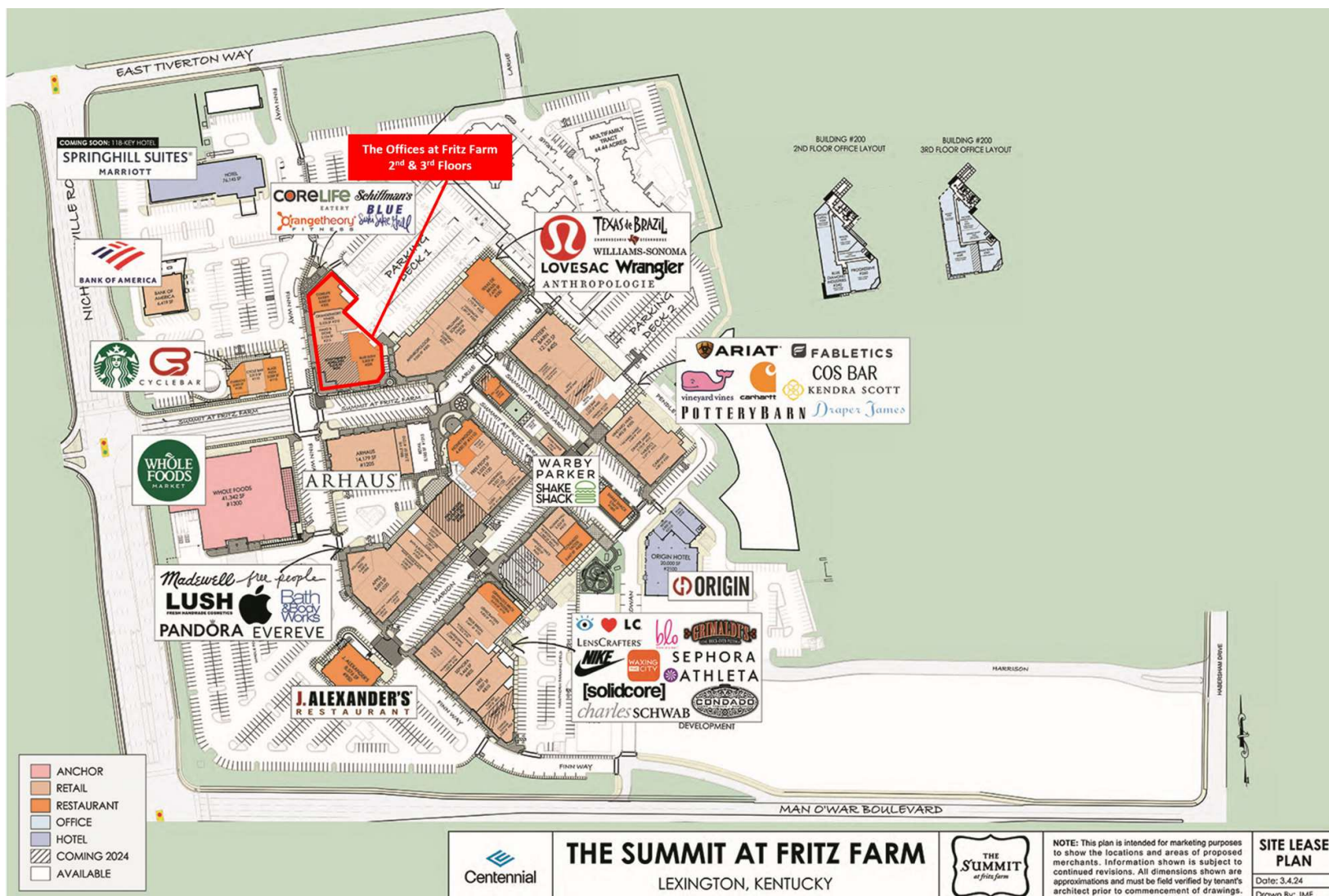
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Site Plan



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Lexington Stats



SOURCES: KENTUCKYTOURISM.COM; SOUTHERNLIVING.COM; USNEWS.COM; VISITLEX.COM; CITYTOWNINFO.COM

LEXINGTON

Lexington is the **second largest city in the state** of Kentucky and was named **one of the best places to live** by U.S. News & World Report for 2022-2023.

Lexington is **#11 for The South's Best Cities 2024**-ranking six spots ahead of Louisville.

Home to the Bourbon Trail and Keenland Race Track, **Lexington sees more than 4M tourists each year** and ranks among the 100 Most Loved Destinations in the World.

95% of the world's bourbon is produced in Kentucky and 14 distilleries are in Lexington.

Lexington is known as the **horse capital of the world**.

Lexington inhabits the **largest university in the state**, The University of Kentucky, with more than 47,000 students and employees.



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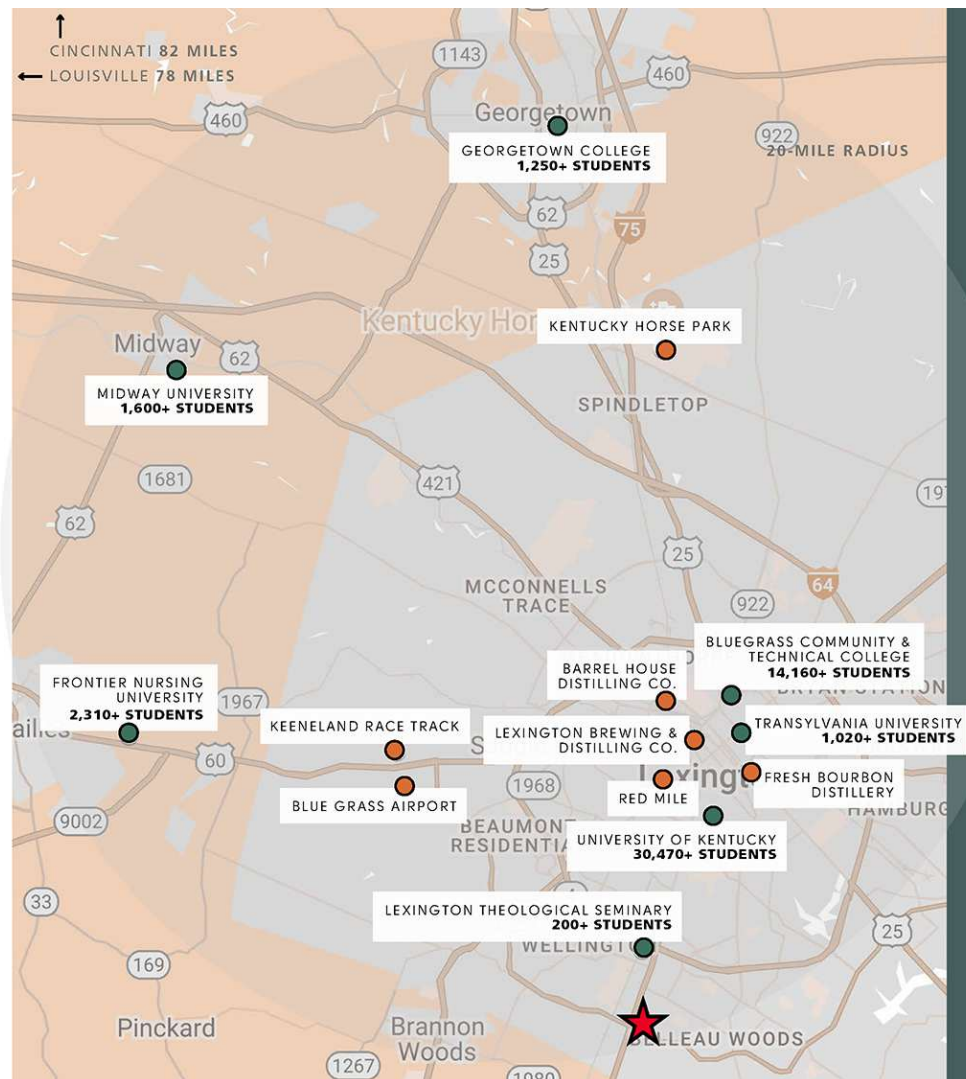
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The Location

THE HEART OF COSMOPOLITAN & BLUEGRASS

The Summit at Fritz Farm is surrounded by major tourist attractions and universities with more than 51,000 students within a 20-mile radius.



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Property Details



IT'S ALL IN THE DETAILS

The Summit at Fritz Farm is Lexington's go-to mixed-use destination.

-  **325,600 SF**
RETAIL, DINING & ENTERTAINMENT
-  **40,000 SF**
CLASS-A OFFICE SPACE
-  **306-UNIT**
LUXURY APARTMENT COMPLEX- THE HENRY
-  **120 ROOM**
BOUTIQUE HOTEL- THE ORIGIN
-  **118 ROOM**
SPRINGHILL SUITES



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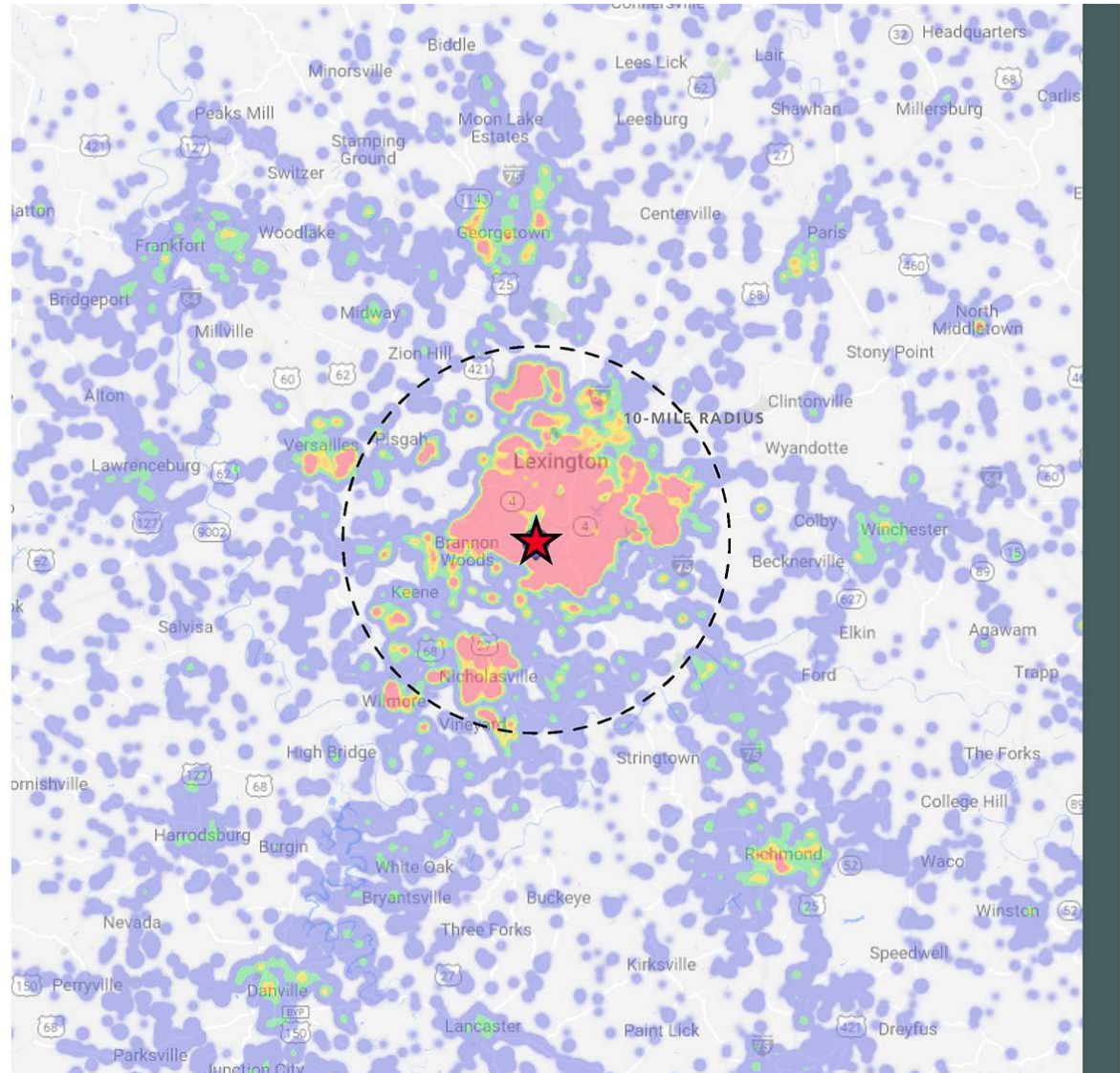
Traffic Data

TRAFFIC DATA

Annual Visits	3.8M
Annual Avg. Visit Frequency	4.88
Annual Avg. Dwell Time	64 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	327,900
Daytime Population	383,046
Households	134,411
Family Households	77,650
Average HHI	\$109,000
College Degree+	73.5%



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Core Customer

CORE CUSTOMER

Household Income \$200-\$500K	8%	ABOVE U.S. AVERAGE +
Avg. Discretionary Income	\$54,707	
Discretionary Income \$150K+	4.9%	+

PSYCHOGRAPHICS

SINGLES & STARTERS **29.1%**

Young singles starting out and some starter families living a city lifestyle.

POWER ELITE **19.9%**

The wealthiest households in the U.S, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

BOOMING WITH CONFIDENCE **11.7%**

Prosperous, established couples in their peak earning years living in suburban homes



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The Experience



STAY A WHILE

The Summit at Fritz Farm not only provides its visitors with all of the best shopping and dining options, but an overall experience that makes guests want to stay a while and enjoy our gathering areas, walking trail, arts & entertainment district, live music, events and more.



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