

# RESTAURANT FOR LEASE



**100 Turner Commons Way**

Lexington, KY 40508



Amy Mellinger

C: 859.619.5369

O: 859.309.0099

[Amy@BALRealEstate.com](mailto:Amy@BALRealEstate.com)



BLOCK+LOT

# PROPERTY HIGHLIGHTS

AVAILABLE SF: **2,560**

LEASE RATE: **\$30.00 (Triple Net)**

- Unique converted historic pump house at The Commons
- Outdoor dining patio and event space
- Adjacent surface parking
- High ceilings and abundant natural light
- Flexible floor plan
- Part of vibrant mixed-use community
- Steps from walking trails, retail, offices
- Convenient access from New Circle Road and I-75



BLOCK+LOT

BALREALESTATE.COM

# BUILDING SPECIFICATIONS

YEAR BUILT: **1967, Proposed Renovation: 2024**

CONSTRUCTION: **Steel Frame, Metal Siding, Glass, Brick, Wood**

LIGHTING: **LED**

CEILING HEIGHT: **12'**

FLOOR-TYPE: **Sealed Concrete**

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

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



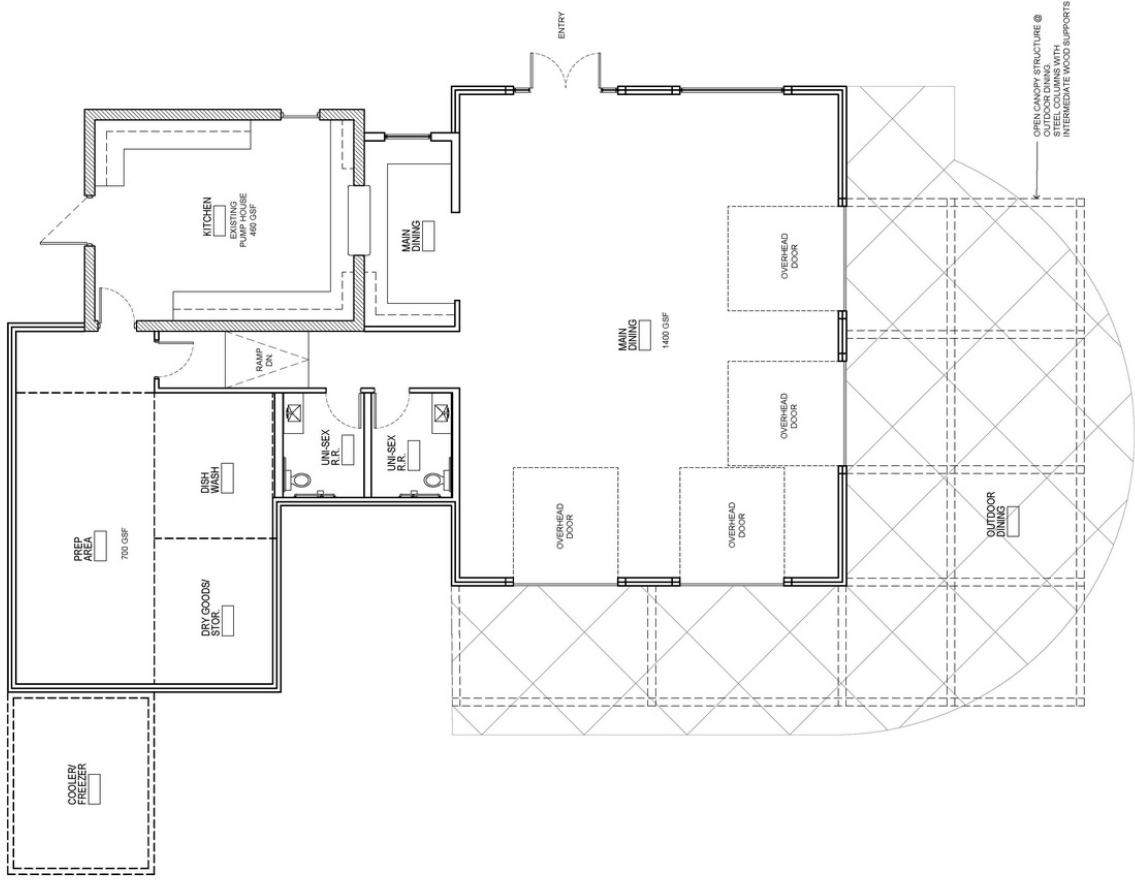
# LOCATION DESCRIPTION

Situated on an acre of land within The Commons, Lexington's top mixed-use destination, the Pumphouse is a historic structure reborn as a premier restaurant and event space. Its prime location off Main Street offers easy access to key highways and downtown. The vibrant Commons community encircles the property, providing walking trails, green spaces, and a blend of office and retail settings. The Pumphouse represents a unique chance to anchor your business in a high-visibility area that perfectly combines legacy with contemporary functionality.



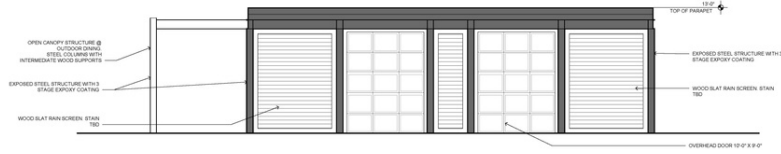
BLOCK+LOT

BALREALESTATE.COM





**FRONT ELEVATION** | 01  
 1/8" = 1'-0" SCALE | A300



**SIDE ELEVATION** | 02  
 1/8" = 1'-0" SCALE | A300

NOTE: OUTDOOR DINING AREA DESIGN SUBJECT TO BE ADJUSTED PER TENANT'S NEED



**SIDE ELEVATION** | 01  
 1/8" = 1'-0" SCALE | A300

# SITE AERIAL

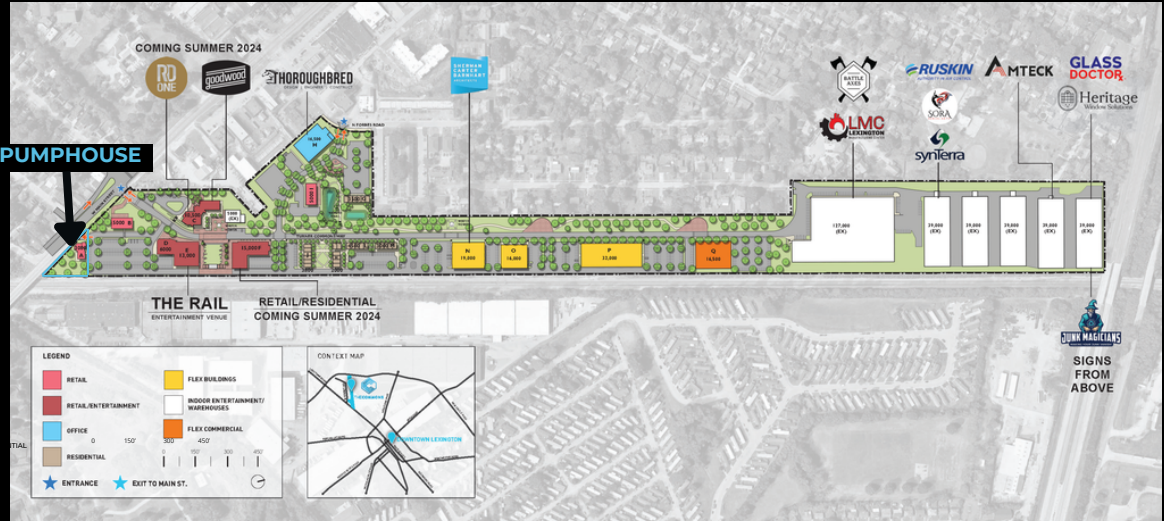


# LOCATION AERIAL





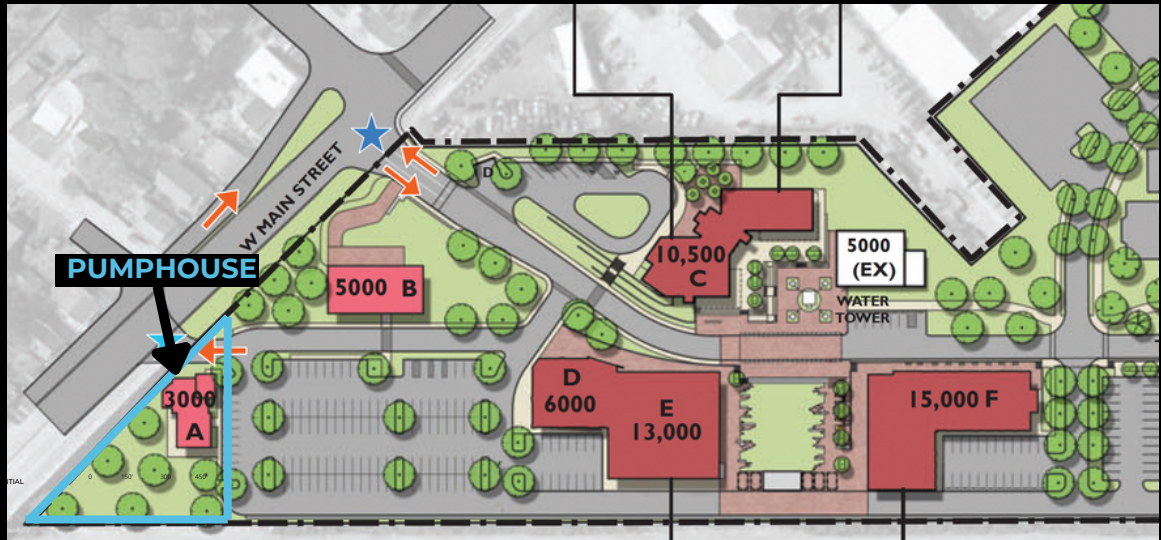
# THE COMMONS MASTER PLAN



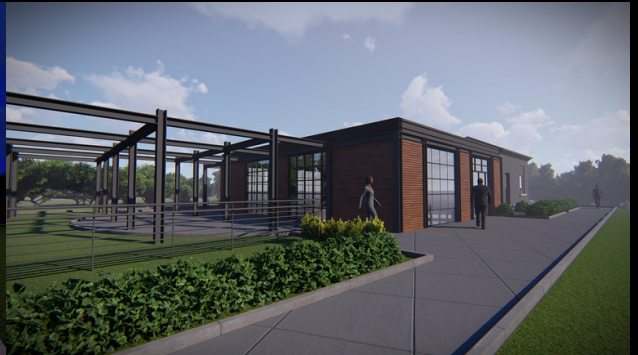
BLOCK+LOT

BALREALESTATE.COM

# THE COMMONS MASTER PLAN



# PUMPHOUSE RENDERINGS



BLOCK+LOT

BALREALESTATE.COM