



IDEAL OWNER/USER PURCHASE OPPORTUNITY

180,866 Sq. Ft. Four-Story Class A Building
101 Yorkshire Boulevard, Lexington, KY

NEW OWNERSHIP - 3 MW of existing power for future data center, co-location, call center, medical, laboratory or traditional office use. Call for Pricing and Incentives!



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BANG
REALTY



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EXECUTIVE SUMMARY

180,866 square foot, four-story, Class A office building on a 15.27-acre campus-like property. Strategically located adjacent to the Lexington medical hub and close to the University of Kentucky, the central business district and Interstate 75. Recently updated with a beautiful, bright open lobby atrium featuring a defining, large skylight on the inside and a beautifully updated landscaping field with black top and striped parking lot offering 528 spaces on the outside. Building offers efficient floor plates, floor-to-ceiling windows, and 360-degree unencumbered views. In addition, you will find a corporate kitchen/cafeteria, employee locker rooms and large, open training room. On the technical side, the building offers a new 24-hour card access system, raised flooring, cabling/racking rooms with auxiliary HVAC, multiple fiber optic feeds, building-wide Wi-Fi, a dock and two generators: one for backup and another for fire/life safety. The building currently offers 3MW of existing power and is positioned between two substations with additional capacity available subject to the results of a utility study ordered at Buyer's discretion.



PROPERTY INFORMATION

PROPERTY DETAILS

Site Description	
Assessors Parcel Number	19346470
Zoning	P-1
Floors	4
Year Built/Renovated	1978/2019/2025
Net Rentable Area / Acres	180,866 SF / 15.27
Load Factor	15%
Parking	528 Spaces
Parking Ratio	3:1,000 SF
Guest Parking	Yes
Topography	Flat

Utilities	
Electric	Kentucky Utilities – Low rates v US!
Water	American Water
Gas	Columbia Gas

Construction	
Foundation	Concrete / Steel
Glazing	Energy Efficient
Exterior	Cast-in-place concrete, steel framing, concrete masonry units (CMUs)
Exterior Decks	On 3 rd floor around entire building
Roof	Built-up tar and gravel
Floor Plate	Approx. 43,000 SF. +, varies per floor

Mechanical	
HVAC	Central
Elevators	3 (one- freight)
Security	24/7 Card access – On-site (NEW)
Fire Protection	Sprinklers and Fire Life Safety
Restrooms	4 per floor
Courtyard	Yes
Power	480; 3-phase + (2) generators. Currently has 3MW and may have capacity for more subject to KU study.

**CLICK HERE
FOR A TOUR!**



PROPERTY INFORMATION

LEASE SCHEDULE

Suite	Details	Approx. RSF	Price/ SF	Price/ Annual	Price/ Mo.	Lease Type	Term
Entire	Single Tenant Corporate HQ	180,866	\$18.00	\$3,255,588.00	\$271,299.00	MG	36-120
1st Entire	Raised Floors, Office, Docks, Mechanicals, Racking	43,868	\$18.95	\$831,298.60	\$69,274.88	MG	36-120
100		5,000	\$18.95	\$189,500.00	\$15,791.67	MG	36-120
2nd Entire	Auditorium, dining room, corporate kitchen, Office	43,717	\$18.95	\$828,437.15	\$69,036.43	MG	36-120
200		10,000	\$18.95	\$189,500.00	\$15,791.67	MG	36-120
225		20,000	\$18.95	\$379,000.00	\$31,583.33	MG	36-120
250		30,000	\$18.95	\$568,500.00	\$47,375.00	MG	36-120
3rd Entire	Entrance, Conference room, office, terrace	47,740	\$18.95	\$904,673.00	\$75,389.42	MG	36-120
300		10,000	\$18.95	\$189,500.00	\$15,791.67	MG	36-120
325		20,000	\$18.95	\$379,000.00	\$31,583.33	MG	36-120
350		30,000	\$18.95	\$568,500.00	\$47,375.00	MG	36-120
4th Entire	Open Floor Office	45,541	\$18.95	\$863,001.95	\$71,916.83	MG	36-120
400		10,000	\$18.95	\$189,500.00	\$15,791.67	MG	36-120
425		20,000	\$18.95	\$379,000.00	\$31,583.33	MG	36-120
450		30,000	\$18.95	\$568,500.00	\$47,375.00	MG	36-120

Modified Gross plus utilities and janitorial with base year



FLOOR PLANS

Rentable Area Legend

- Blue: Building Common Area
- Green: Major Vertical Penetration
- Yellow: Office Area

Level 2

KEY PLAN

A
B
C
D

BOMA-2 - 2ND FLOOR

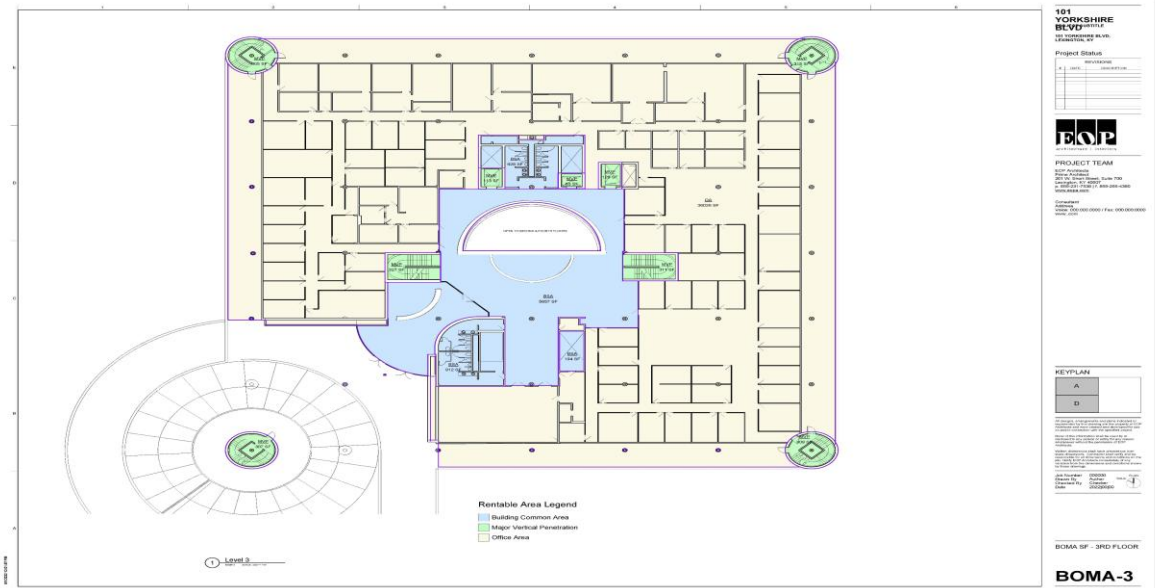
BOMA-2



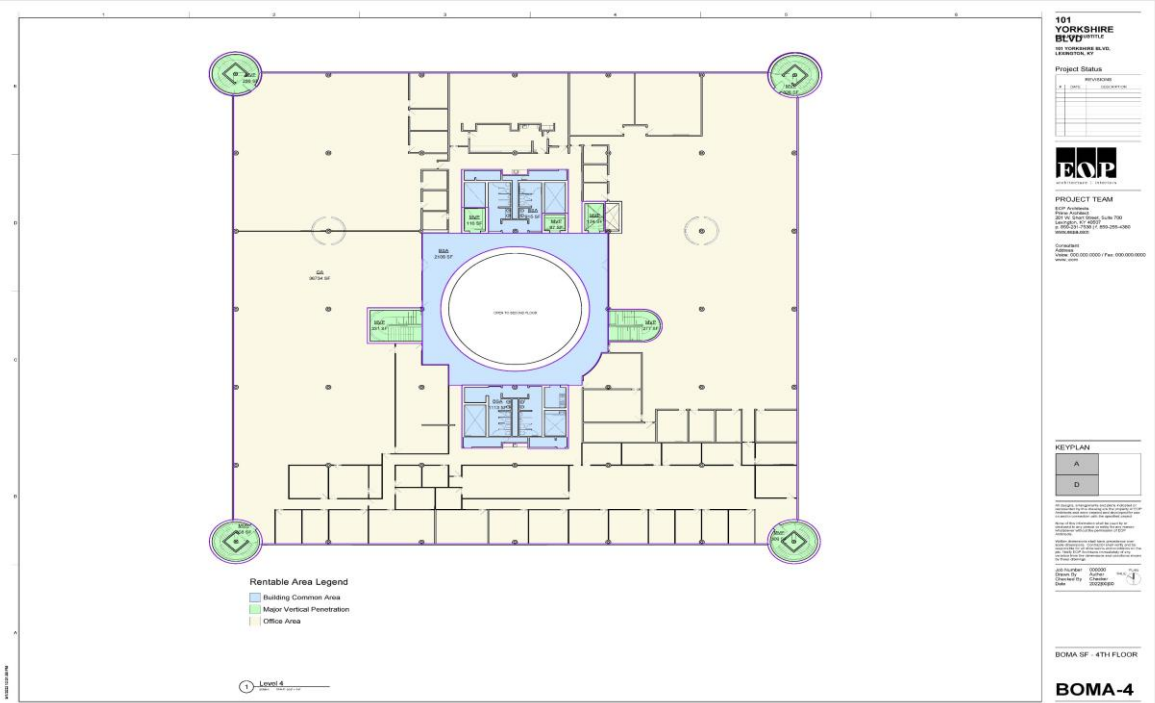
PROPERTY INFORMATION

FLOOR PLANS

3rd Floor – Main Entry Level / Valet Drive-Thru / Atrium Space / Outside Terrace Patio

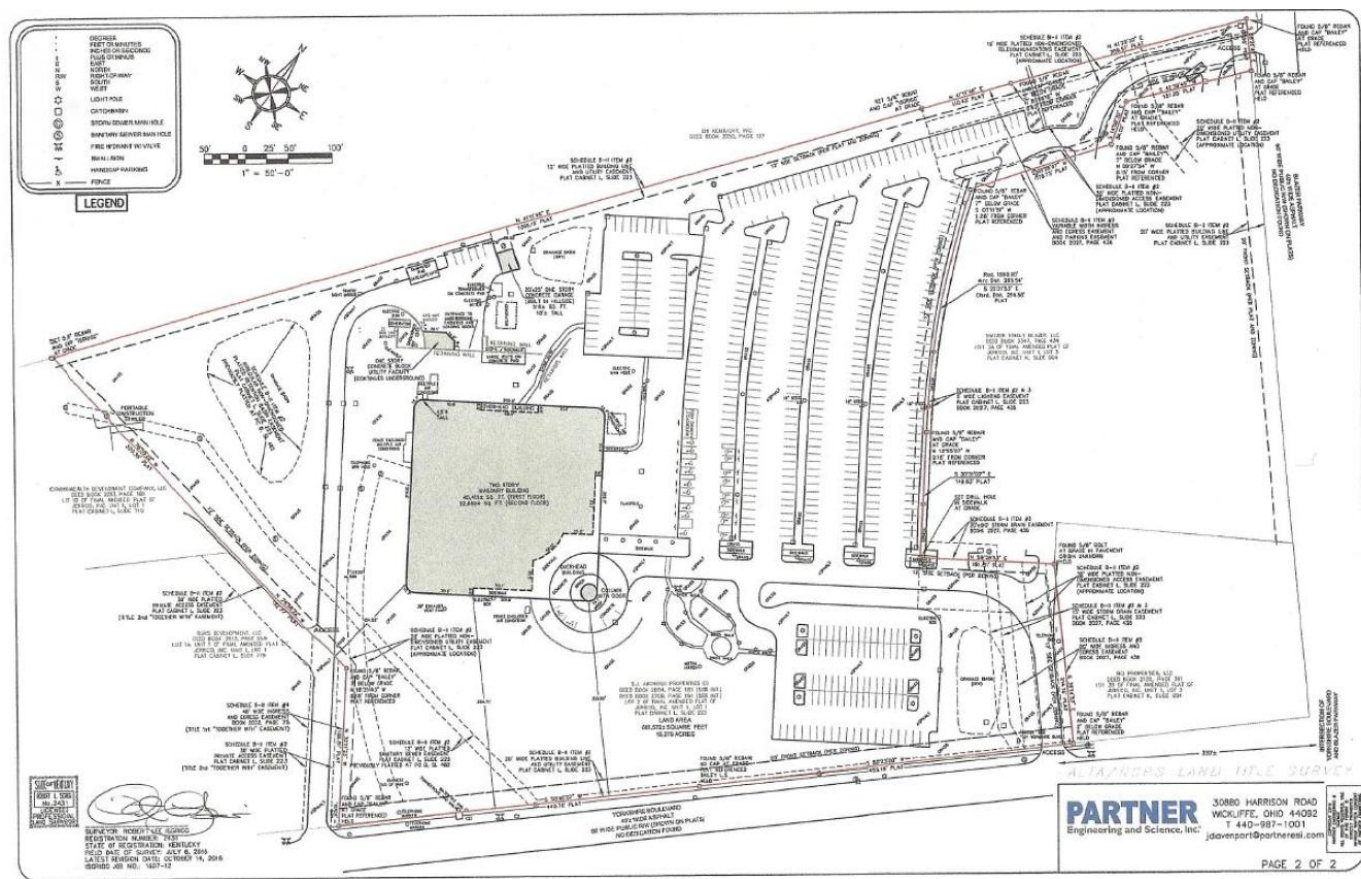


4th Floor – Top Floor



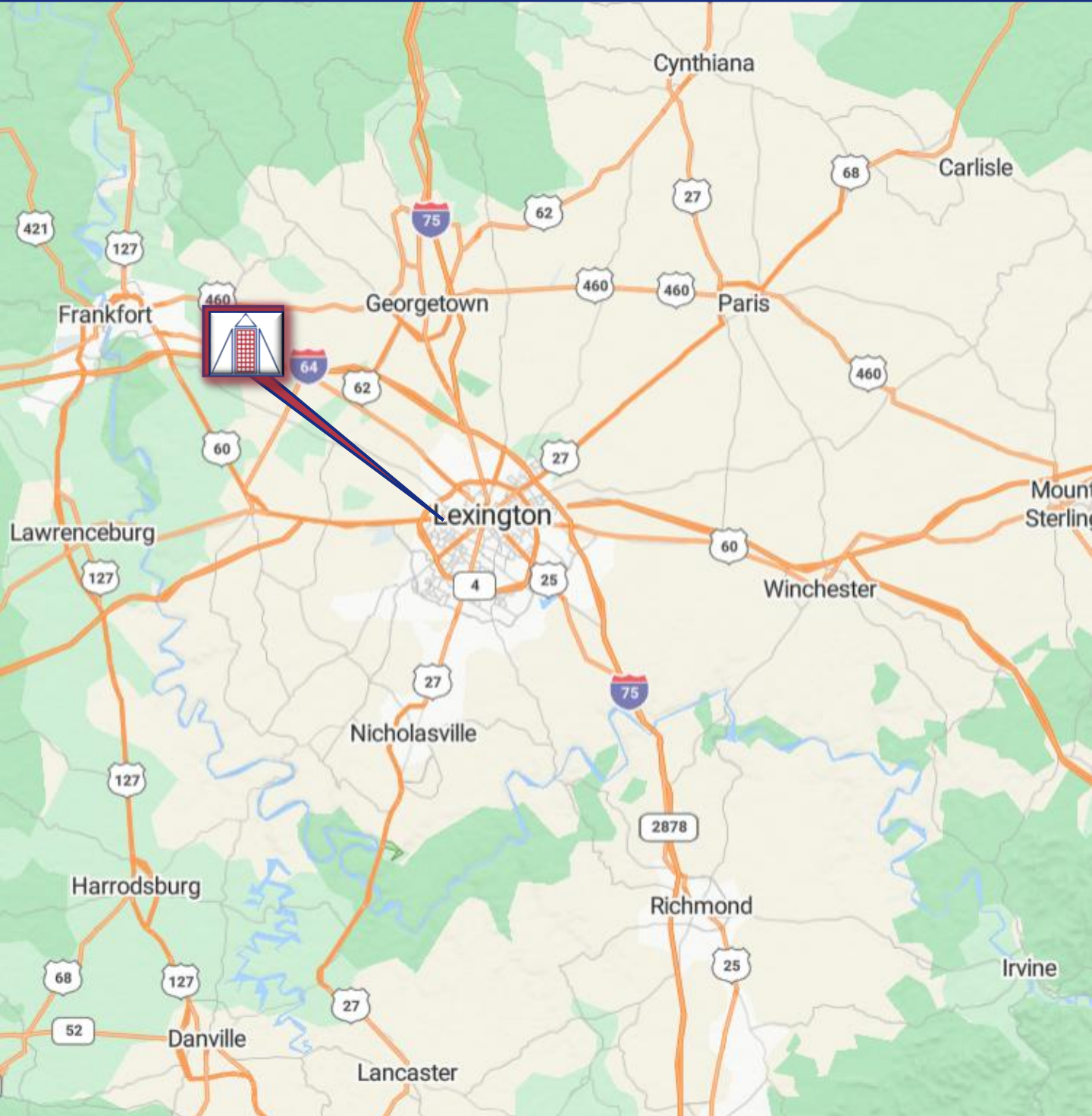
PROPERTY INFORMATION

SITE PLAN



PROPERTY INFORMATION

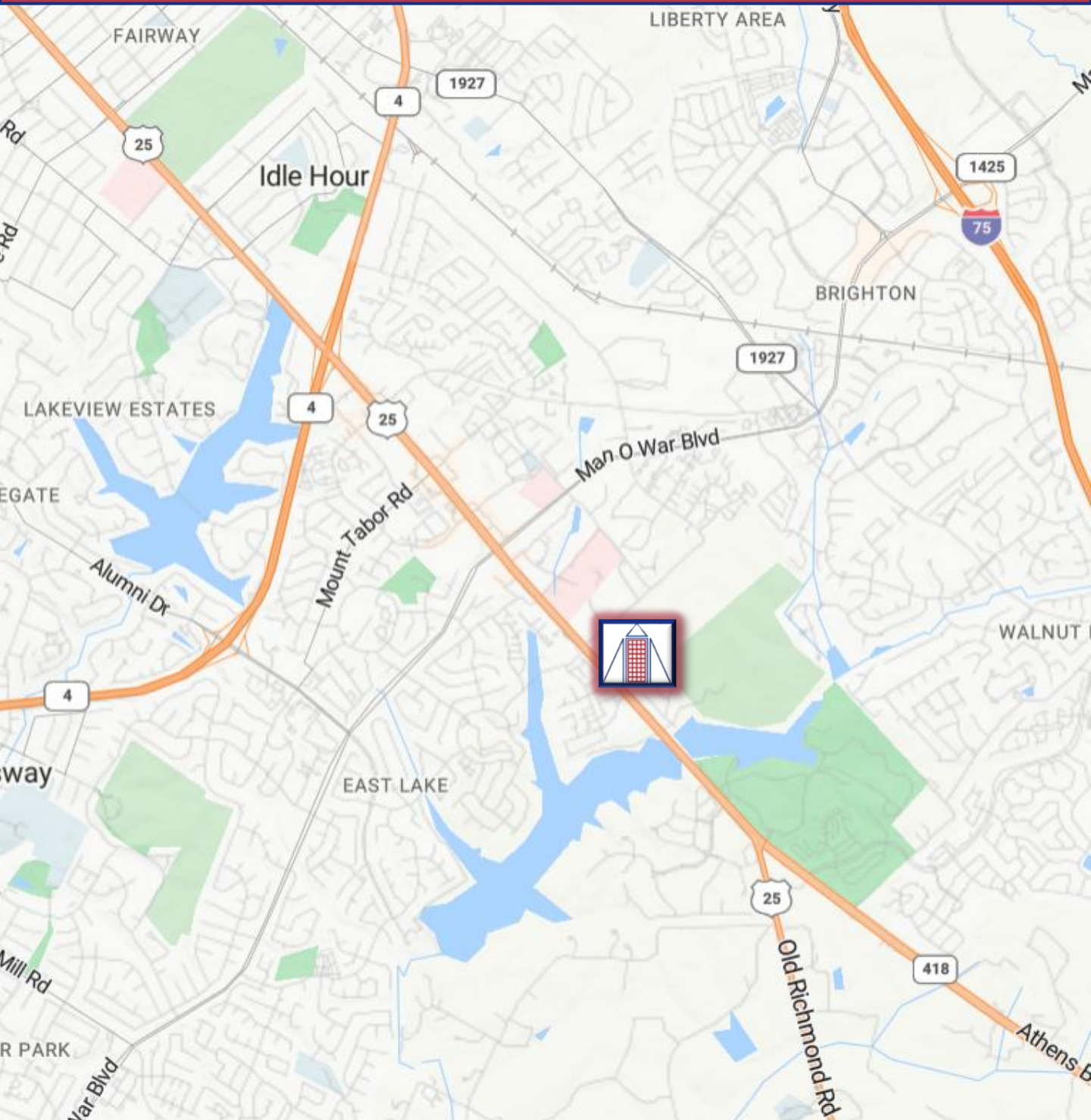
REGIONAL MAP



101 Yorkshire Boulevard, Lexington, KY

PROPERTY INFORMATION

LOCAL MAP



101 Yorkshire Boulevard, Lexington, KY

PROPERTY INFORMATION

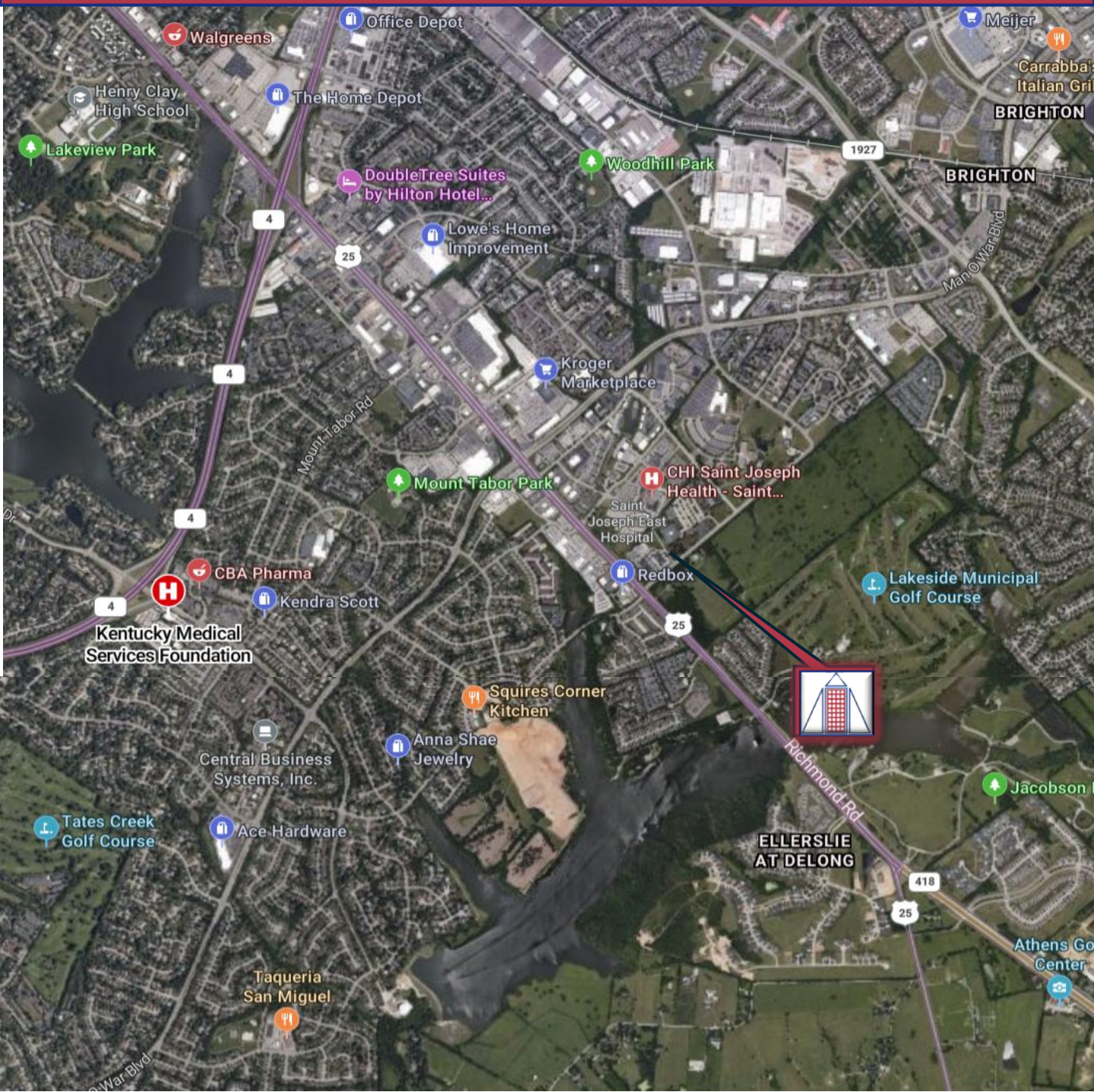
AERIAL VIEW



101 Yorkshire Boulevard, Lexington, KY

PROPERTY INFORMATION

EXPANDED AERIAL VIEW



INVESTMENT HIGHLIGHTS

LEXINGTON PROFESSIONAL CENTER

STRONG LEASING MARKET

The Lexington/Fayette office market's vacancy stands at a healthy 8.9 percent. Rental rates have climbed steadily, and there are few new deliveries: on average, only 40,000 square feet of new office product is delivered annually.

ATTRACTIVE BASIS

The Property is anticipated to transact a price that is a fraction of replacement cost, affording the new owner the opportunity to complete transactions at well-below market rents and lease the building quickly.

ATTRACTIVE, WELL-MAINTAINED BUILDING

With new ownership in the 4th quarter 2025, the property has undergone a full exterior and landscaping renovation, updates in the lobby, restrooms, 24-hour card access and security system, building-wide Wi-Fi, lighting, fire/life safety and HVAC controls with more planned modernization updates in progress.

CALL FOR TIME-SENSITIVE BUYER INCENTIVES

With significant interest in large traditional office candidates and the potential of future data center uses, this makes for an ideal user purchase.

BUSINESS FRIENDLY LOCATION

Lexington benefits from Kentucky's business-friendly environment. In 2026, Site Selection Magazine ranked Kentucky top 5 nationally for economic development projects per capita. Top 5 in Governor's Cup rankings. The cost of living in Lexington is also well below the national average. The U.S. Census Bureau reports that Lexington ranks high in boasting one of the most highly educated workforces in the nation.

CENTRAL LOCATION

According to Commerce Lexington Economic Development, Lexington is only 600 miles from over two-thirds of the U.S. Population. It also sits at the crossroads of two major interstates-1-75 and 1-64-giving companies in Lexington direct access to both north-south and east-west arteries.

LIMITED COMPETITION

There is only one competing 50,000 plus square foot building available in the entire submarket.

POSSIBLE ADAPTIVE REUSE

Lexington Professional Center could be a candidate for conversion to medical, life science, data or call center use. Given the high cost of new construction, such conversions are becoming more and more viable.



INVESTMENT HIGHLIGHTS

INTERIOR PHOTOS



INVESTMENT HIGHLIGHTS

EXTERIOR PHOTOS



MARKET OVERVIEW

LEXINGTON, KY



LEXINGTON

Lexington is a consolidated city coterminous with and the county seat of Fayette County, Kentucky, United States. As of the 2020 census the city's population was

Lexington is a consolidated city coterminous with and the county seat of Fayette County, Kentucky, United States. As of the 2020 census the city's population was 322,570, making it the second-most populous city in Kentucky (after Louisville), the 14th-most populous city in the Southeast, and the 59th-most populous city in the United States. By land area, it is the country's 30th-largest city.



METRO HIGHLIGHTS

EDUCATED WORKFORCE

There are ten colleges and universities within 40 miles of Lexington, plus four other professional and technical colleges. According to the U.S. Census Bureau, Lexington is the 11th most highly educated city in the nation among those with a population over 300,000, with 45 percent of those 25 or older holding a college degree.

LOW COST OF DOING BUSINESS

Lexington benefits from Kentucky's business friendly environment. The cost of living in Lexington is also well below the national average. Electricity costs are also well below the national average

CENTRAL LOCATION

Lexington is within overnight range of over half of the U.S. market. Lexington is served by an excellent highway network: it is served by Interstate 75, which runs north and south, and Interstate 64, which runs east and west. Lexington is about 80 miles from both Cincinnati and Louisville.

HIGH QUALITY OF LIFE

Lexington is a youthful city, with a median age of 34.3 years. Downtown Lexington features art studios, galleries, theaters, and outdoor festivals. Over 100 retail shops and 170 bars and restaurants make Lexington home.



MARKET OVERVIEW

DEMOGRAPHICS

Age

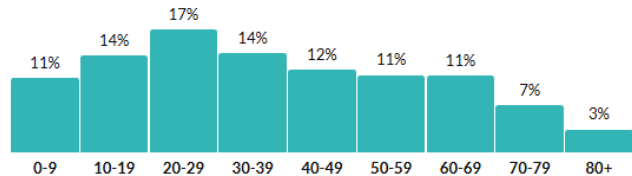
35.4

Median age

a little less than the figure in the Lexington-Fayette, KY Metro Area: 37

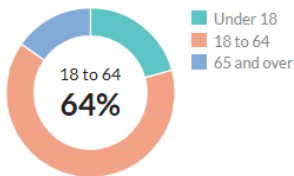
about 90 percent of the figure in Kentucky: 39.2

Population by age range



Show data / Embed

Population by age category



Income

\$41,624

Per capita income

about the same as the amount in the Lexington-Fayette, KY Metro Area: \$40,958

about 20 percent higher than the amount in Kentucky: \$34,676

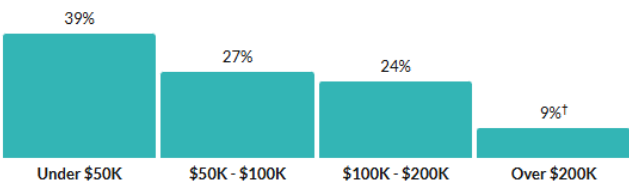
\$66,392

Median household income

a little less than the amount in the Lexington-Fayette, KY Metro Area: \$70,027

about 10 percent higher than the amount in Kentucky: \$61,118

Household income



Households

141,680

Number of households

the Lexington-Fayette, KY Metro Area: 222,167
Kentucky: 1,853,603

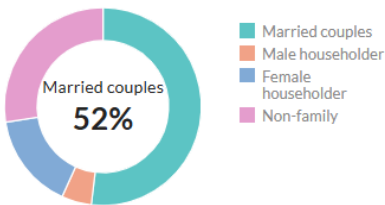
2.2

Persons per household

a little less than the figure in the Lexington-Fayette, KY Metro Area: 2.3

about 90 percent of the figure in Kentucky: 2.4

Population by household type



Educational attainment

94%

High school grad or higher

about the same as the rate in the Lexington-Fayette, KY Metro Area: 93.2%

a little higher than the rate in Kentucky: 89.5%

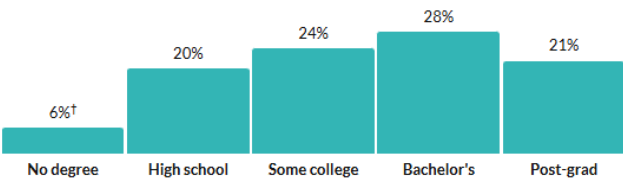
49.8%

Bachelor's degree or higher

about 10 percent higher than the rate in the Lexington-Fayette, KY Metro Area: 44.5%

more than 1.5 times the rate in Kentucky: 27.9%

Population by highest level of education



* Universe: Population 25 years and over



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