

RESTAURANT SPACE FOR LEASE



113 TURNER COMMONS WAY
Lexington, KY 40508



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PROPERTY HIGHLIGHTS

AVAILABLE SF: **4,142 - 8,337**

LEASE RATE: **\$38.00 NNN**

- New Construction - COMING SPRING 2025
- Class-A restaurant - grease trap included.
- Exterior seating area(s) available
- Prime location in The Commons, a premier mixed-use development.
- Walking trails and abundant green space.
- Convenient surface parking and evening security patrol.
- Customizable floor plan.
- Abundant area retail.
- Easy access to I-75, I-64, and New Circle Road.



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TOTAL BUILDING DETAILS

CONSTRUCTION: **New**

FLOOR TYPE: **Concrete Slab**

SPRINKLER SYSTEM: **Wet**

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

PARKING: **Open**

SECURITY: **Evening Grounds Patrol**

BUILDING HOURS: **24-7**

STORIES: **2**



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SUITE 120

INTERIOR BUILDING: **3,720 USF**

COMMON AREA SF: **475 SF**

TOTAL INTERIOR: **4,195 RSF**

INTERIOR RETAIL RATE: **\$38.00/PSF**

SUITE 220

INTERIOR BUILDING: **3,635 USF**

COMMON AREA: **507 SF**

TOTAL INTERIOR: **4,142 RSF**

INTERIOR RETAIL RATE: **\$38.00/PSF**



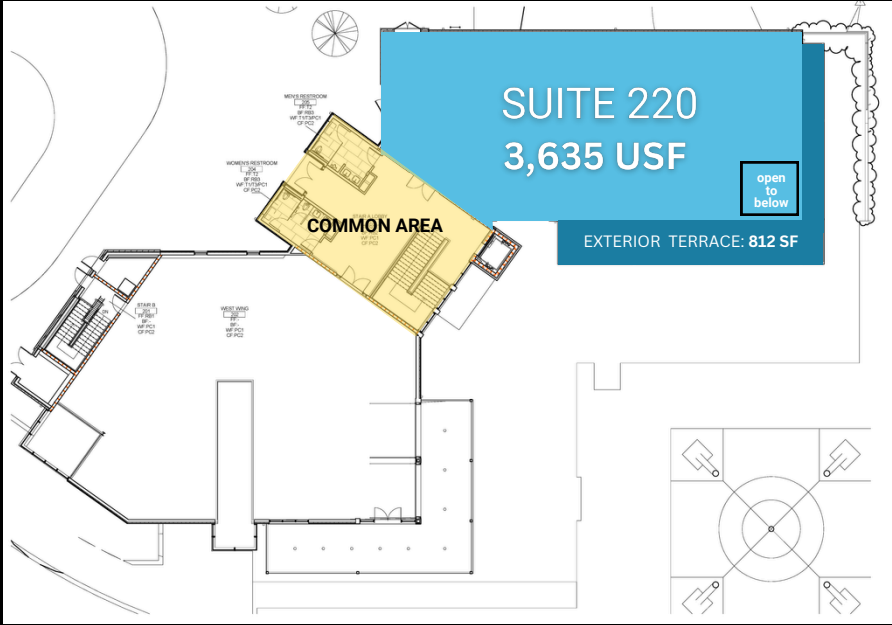
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LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



PROPERTY DESCRIPTION

The Commons' entertainment district presents two distinct restaurant opportunities that can be leased individually or combined into one grand culinary destination. Located in this premier mixed-use development, both spaces feature private terraces and are surrounded by retail shops, upscale short-term luxury rentals, a cutting-edge performance venue, and green spaces. The first floor offers 3,720 SF with an 897 SF terrace, while the second floor provides 3,635 SF with an 812 SF terrace. Positioned near the renowned RD1 Distillery, these spaces will benefit from steady foot traffic and the area's vibrant atmosphere, making them ideal for restaurateurs seeking to be part of Lexington's newest dining destination. Whether chosen separately or together, these spaces offer the flexibility to realize your unique culinary vision.



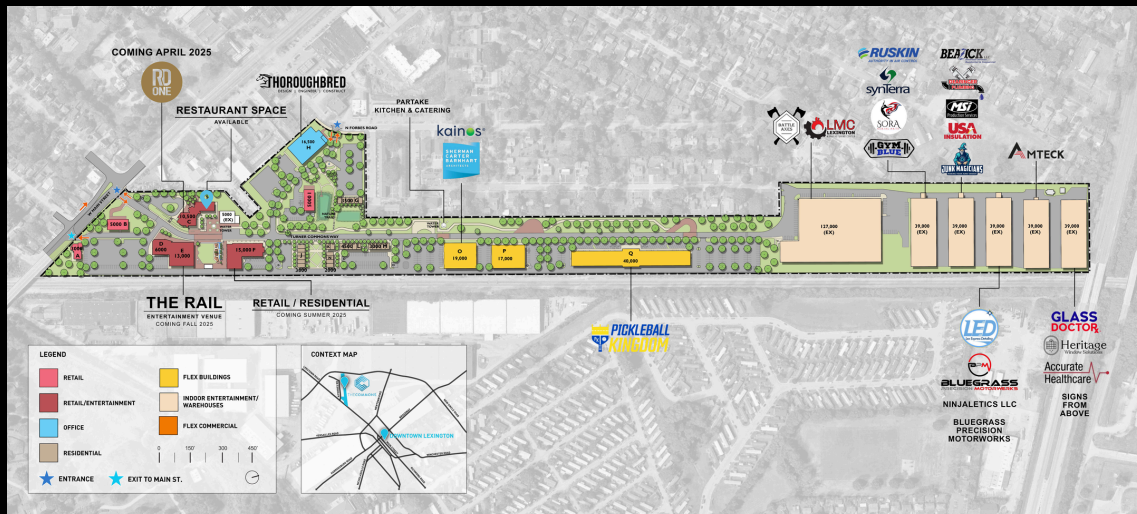
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LOCATION AERIAL



THE COMMONS MASTER PLAN



THE ENTERTAINMENT DISTRICT



RENDERING



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SUITES AVAILABLE



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REAR ENTRANCE RENDERING



LORD
AECK
SARGENT



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CONCEPTUAL INTERIOR RENDERINGS



COMMON PLAZA RENDERING



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AECK
SARGENT



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SITE PLAN



ENTERTAINMENT DISTRICT



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