

OFFICE SPACE FOR LEASE



1409 N FORBES ROAD
Lexington, KY 40508



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PROPERTY HIGHLIGHTS

AVAILABLE RSF: 3,579

LEASE RATE: \$18.00 (Triple Net)

- AVAILABLE NOW
- **SUITE 215** (3,053 USF / 3,579 RSF)
- Newly renovated Class-A Suburban Office Building
- Prime location in The Commons, a premier mixed-use development
- Walking trails and abundant green space for a healthy work environment
- Abundant surface parking and evening security patrol
- Customizable office space to suit your unique business needs
- Close proximity to retail and the Central Business District
- Easy access to I-75, I-64, and New Circle Road



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BUILDING SPECIFICATIONS

YEAR BUILT: **1959, Completely Renovated: 2023**

CONSTRUCTION: **Steel Frame, Concrete Floors, Glass, Brick**

LIGHTING: **LED**

CEILING HEIGHT: **9'**

FLOOR TYPE: **Polished Concrete**

SPRINKLER SYSTEM: **Wet**

HVAC-HEATING/COOLING: **Gas/Electric**

ROOF TYPE/AGE: **Rubber Membrane / 2023**

ELEVATOR: **(1) Passenger (1) Freight**

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



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LOCATION DESCRIPTION

Situated in Lexington's vibrant mixed-use development, The Commons, our newly renovated Class-A office building offers a customizable space and proximity to retail and restaurant options. Its strategic location right off of 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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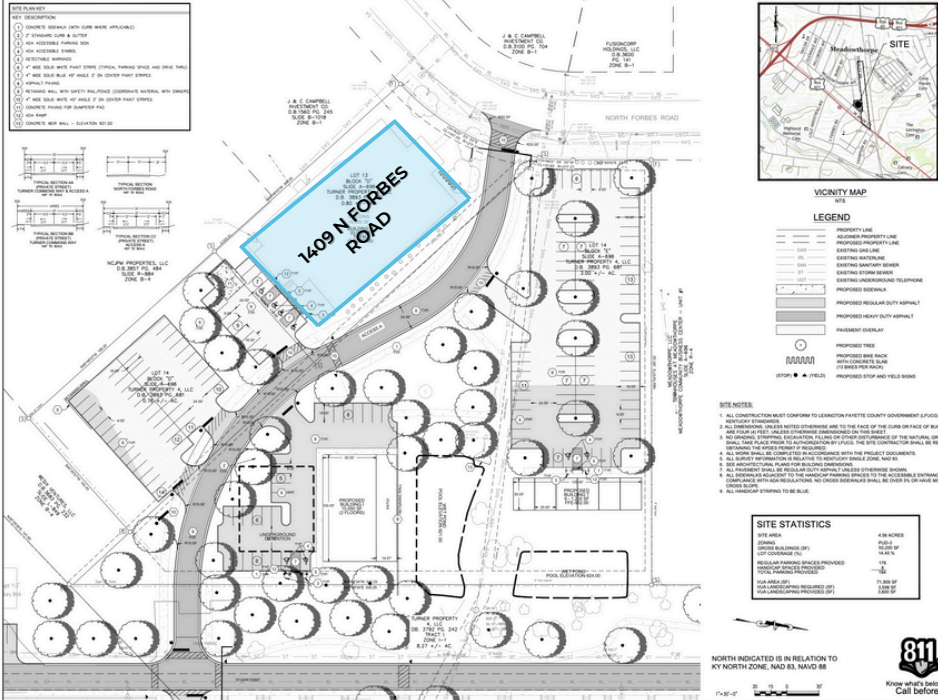
SITE AERIAL



THE COMMONS RENDERING



SITE PLAN



DATE	REVISION DESCRIPTION

SITE NOTES

- ALL CONSTRUCTION MUST CONFORM TO LEVINGTON FAYETTE COUNTY GOVERNMENT SIZES AND STATE OF KENTUCKY STANDARDS.
- ALL DIMENSIONS, SPACING, ETC. MUST BE TO THE CENTER UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEVINGTON, KY. DEPARTMENT OF PUBLIC WORKS, LAND PLACEMENT AND MAINTENANCE DEPARTMENT BY LOCALS. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND SPACING OF ALL UTILITIES.
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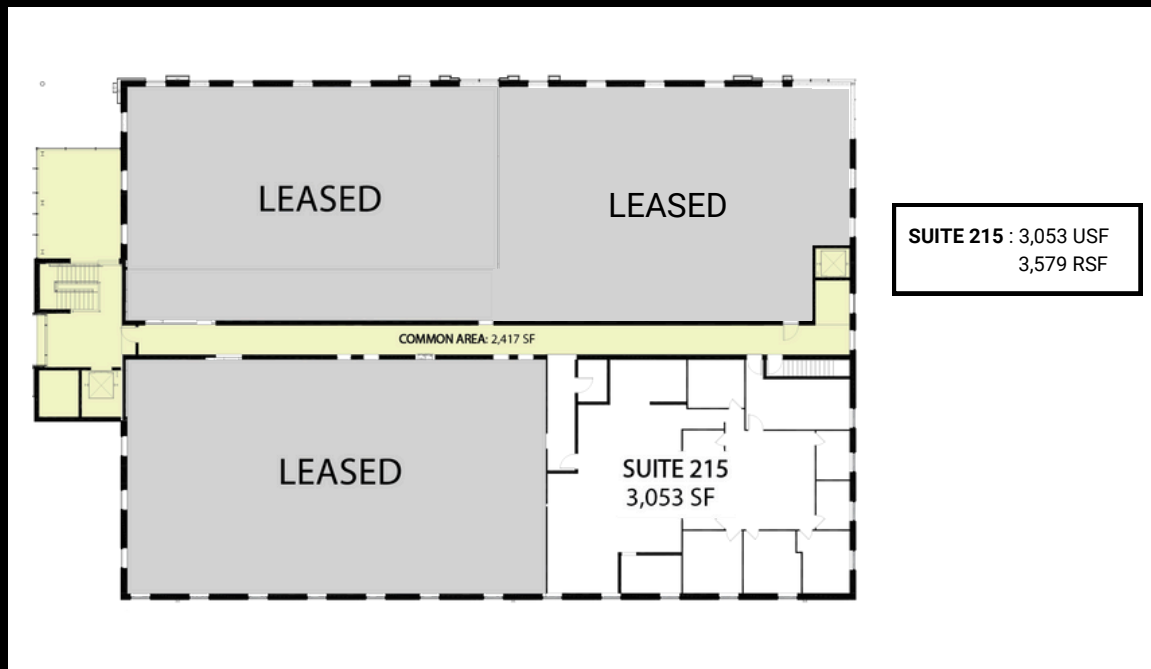
SITE STATISTICS	
SITE AREA	4.50 ACRES
EXISTING DRIVEWAY	24' X 24'
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811
Know what's below. Call before you dig.

Palmer P & B
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LEVINGTON, KY 40324
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FAX: 502.823.1001
WWW.PALMERPB.COM



FLOOR PLAN - 2ND FLOOR



SUITE 215 : 3,053 USF
3,579 RSF



FORBES ROAD ENTRANCE



1409 N Forbes Road

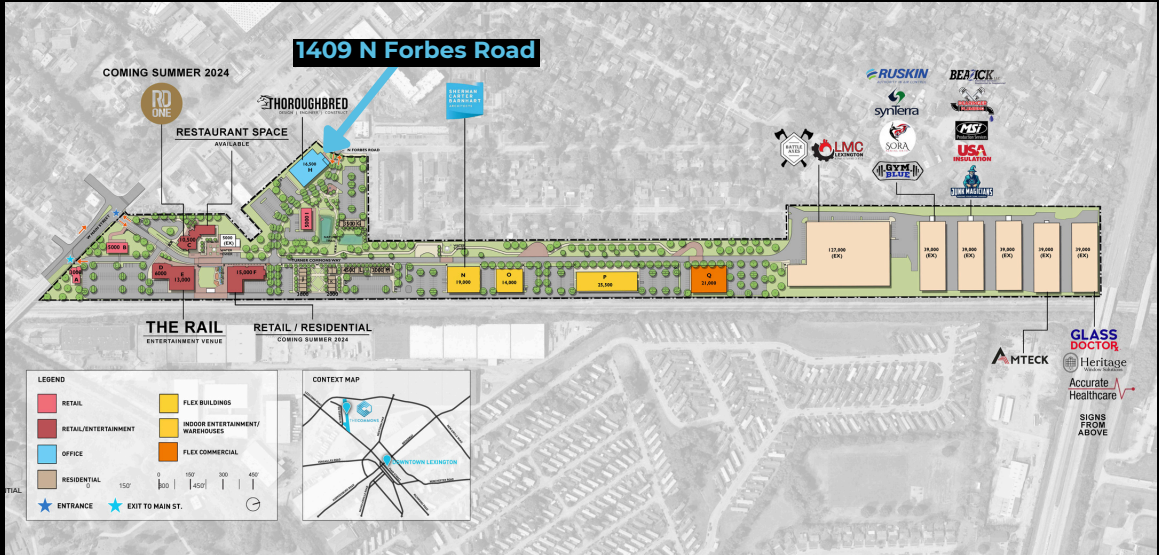
LORD
AECK
SARGENT



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MASTER PLAN



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PHOTOS

