

NAI Isaac

Commercial Real Estate Services, Worldwide.

For Lease

1,695 - 7,400 SF
\$17.95 SF/yr
Retail/Office

175 East Main

175 East Main Street
Lexington, Kentucky 40507

Property Highlights

- The Meyers Building, a +/-45,804 SF six-story office building in the heart of downtown's law and financial district
- Leasing opportunities available; Signage opportunities also available
- First Floor: +/-1,695 - 7,400 SF; Full floor restaurant opportunity with 15' ceilings and excellent frontage/exposure on a hard signalized corner with an opportunity for a large patio area
- Additional amenities include a modern lobby and patio area on the east end of the building providing a mini park like setting
- 175 Lex, located on floors 4-6, offers 23 Airbnb premier short-term rentals
- Underground parking garage with 42 spaces and direct access to the lobby via elevators; Tenants can lease parking spaces in the Helix garage across the street for \$20 per space
- Situated at the signalized corner of Main Street and Martin Luther King Boulevard, providing great views of downtown and an average of +/-21,054 VPD

For More Information

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BROCHURE

175 East Main Street, Lexington, KY 40507

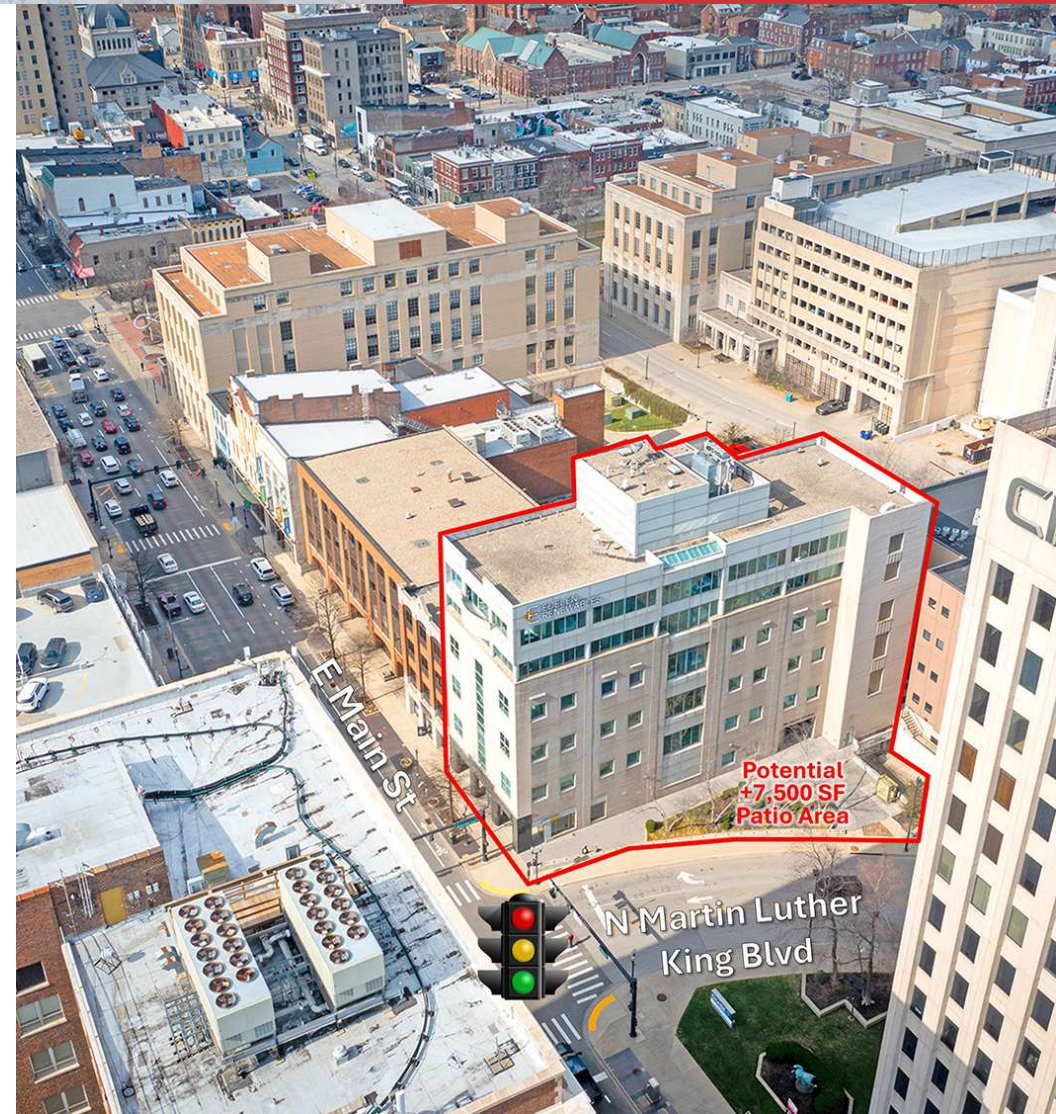
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Conceptual Rendering



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Lease Information

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,695 - 7,400 SF	Lease Rate:	\$17.95 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
1st Floor	1,695 - 7,400 SF	Modified Gross	\$17.95 SF/yr	15-foot ceilings; Full floor restaurant opportunity
Suite 100	1,695 SF	Modified Gross	\$17.95 SF/yr	Existing restaurant

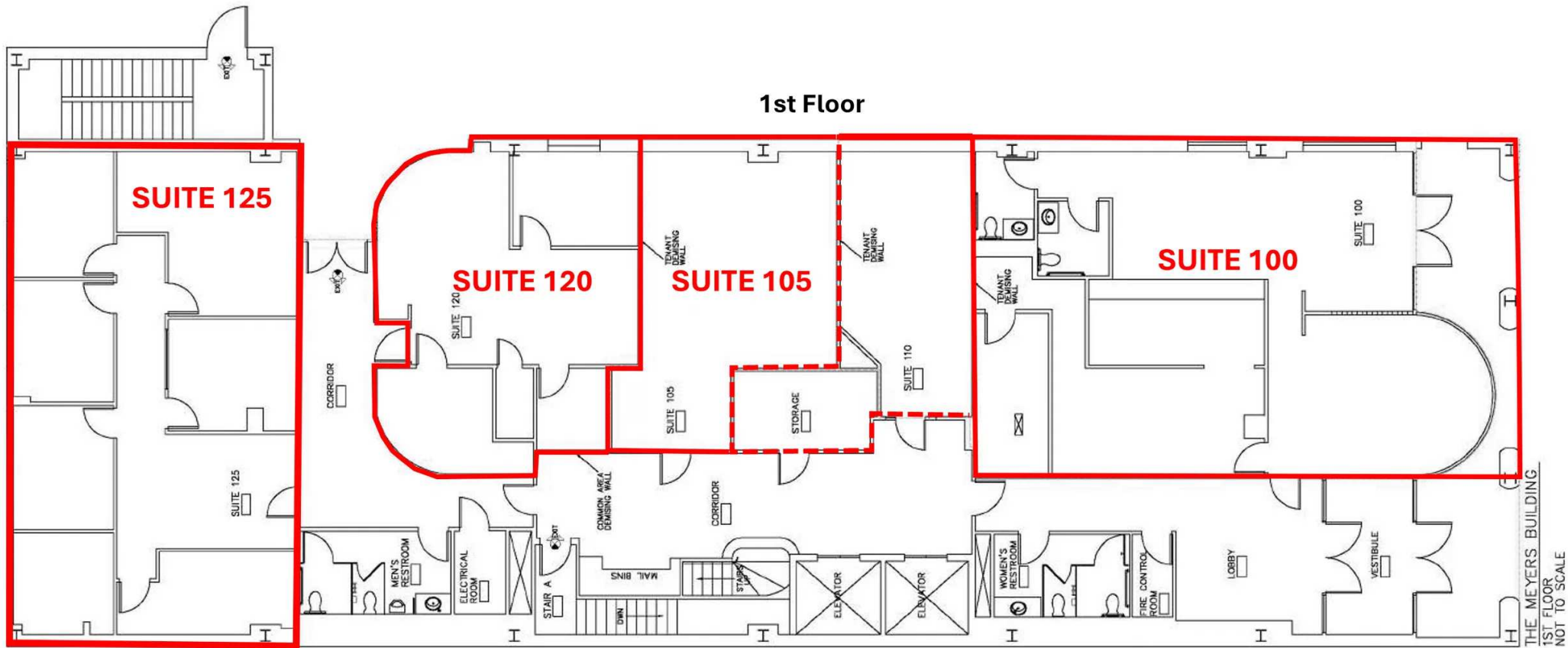
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For Lease

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1st Floor



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Lexington, Kentucky

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the “Horse Capital of the World,” it features scenic thoroughbred farms and vibrant equestrian events. The city’s spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky’s renowned craftsmanship.

Lexington’s population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor’s degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.

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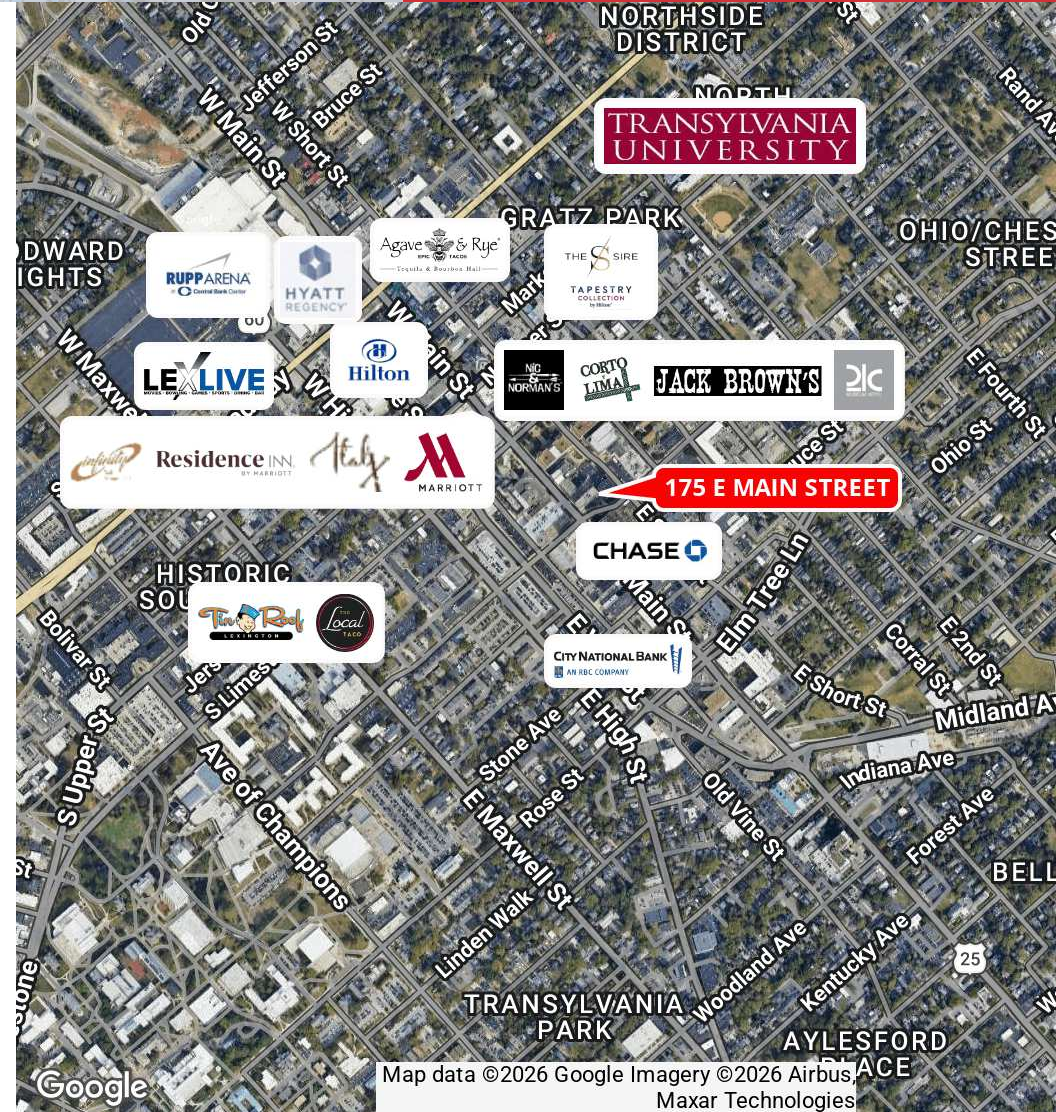
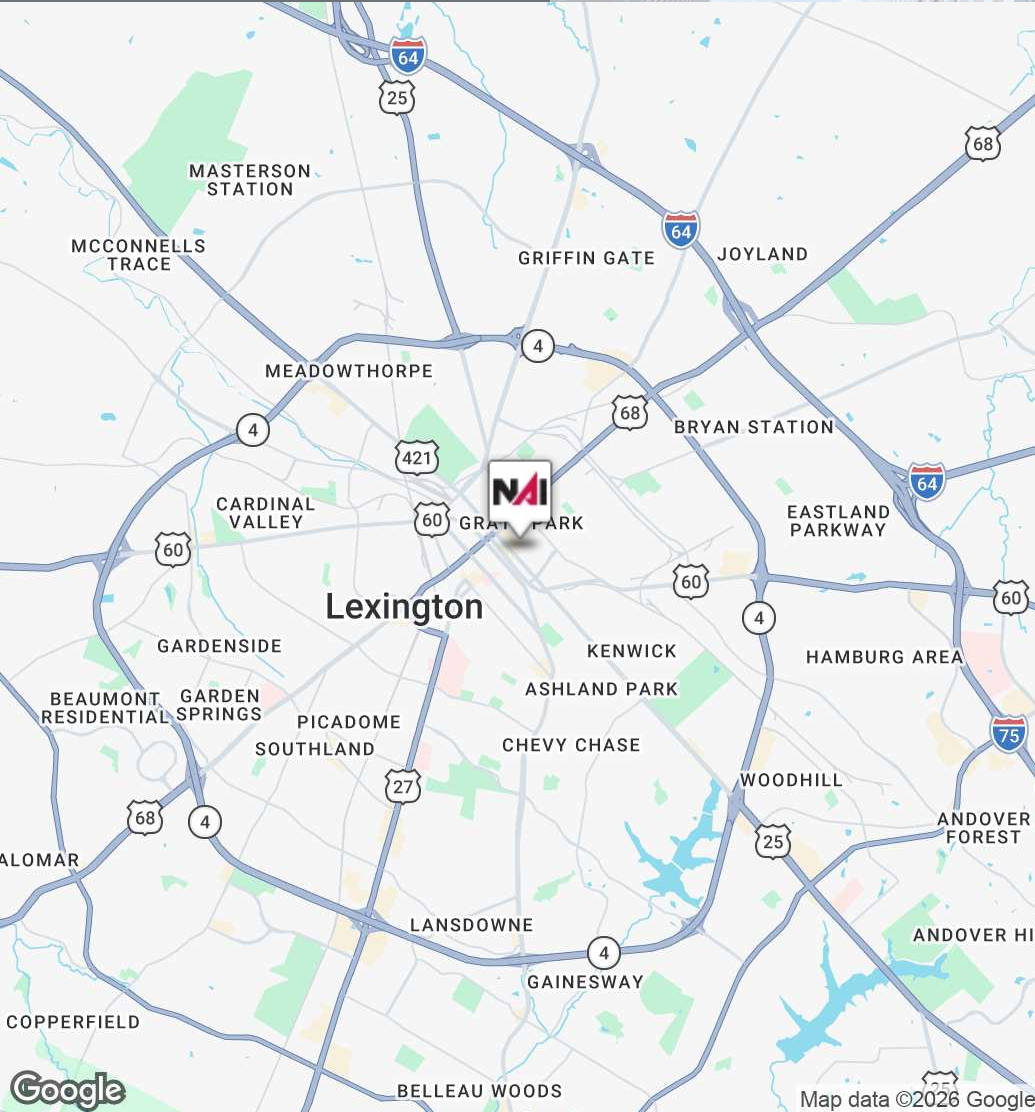
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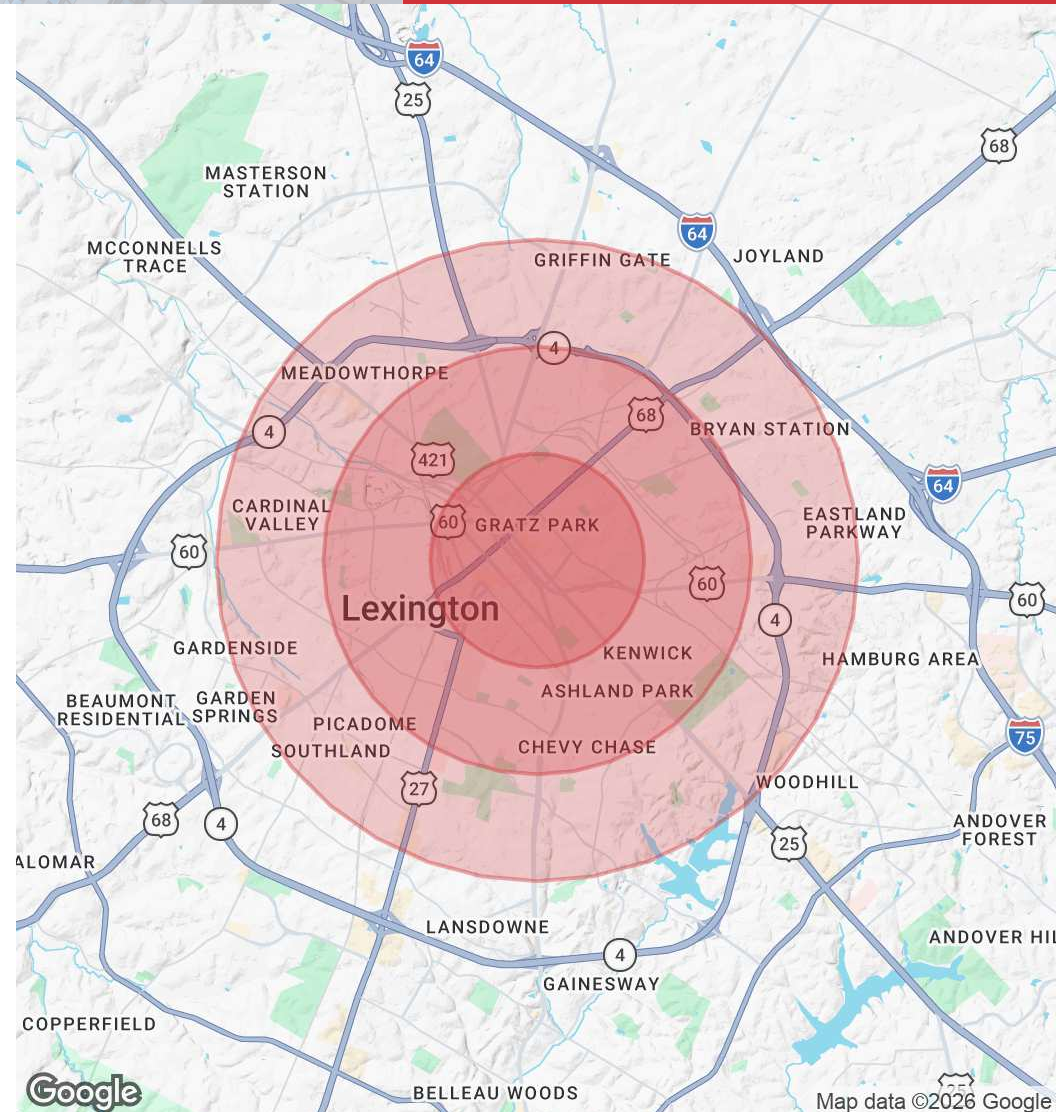
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Population	1 Mile	2 Miles	3 Miles
Total Population	21,421	58,303	107,291
Average Age	33	35	37
Average Age (Male)	33	35	37
Average Age (Female)	33	35	38
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	8,719	24,496	45,975
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$61,476	\$65,824	\$72,874
Average House Value	\$463,770	\$376,327	\$339,369

2020 American Community Survey (ACS)



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