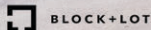


FOR LEASE

LEXINGTON GREEN OFFICE

220-230 LEXINGTON GREEN CIR.

LEXINGTON, KY 40503



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220-230 LEXINGTON GREEN CIR.



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01: EXECUTIVE SUMMARY

220-230 LEXINGTON GREEN CIR.

PROPERTY DESCRIPTION



220-230 Lexington Green Circle is a Class A Office Complex consisting of a total of 151,096 RSF in two, six-story buildings. Developed in 1989-1990, the buildings were constructed with a combination of high-quality steel, concrete, and glass. Floor-to-ceiling glass in the offices makes for outstanding views and natural light throughout. Professionally managed on-site with meticulously manicured grounds, the property sits on 7.89 acres in a campus-like setting with Embassy Suites (Hilton) and The Mall at Lexington Green.

There is an abundance of surface parking in addition to a shared, two-story ramped garage and reciprocal parking. Both buildings are undergoing common area renovations providing an impressive modernized look for the tenants, clients, and visitors alike. Each building has two glass elevator banks that look into the courtyard between the two buildings. Lexington Green Circle overlooks The Mall at Lexington Green with visibility from both Nicholasville Road (70,187 ADT) and New Circle Road (65,757 ADT).



**1,655 SF-
4,878 SF**



**\$20.75 PSF
FULL SERVICE**



**ZONED
P-1**

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BLOCK+LOT

3

02: PROPERTY OVERVIEW

220-230
LEXINGTON GREEN CIR.

PROPERTY HIGHLIGHTS

MODERNIZED

Renovated common areas offering a modernized office setting to tenants, clients, and visitors alike.

ASSET CLASS

Classified as a 'Class A' Office Building.

PROXIMITY

The Lexington Green Office buildings are located in close proximity to surrounding hospitality, retail, and dining amenities.

CORPORATE IDENTITY

Lobby directory and monument signage available to Tenants.

PARKING

Between both buildings, access +/- 2,400 parking spaces including surface, shared garage, and reciprocal options.

MANAGEMENT

Professional on-site management.



02: PROPERTY OVERVIEW

220-230
LEXINGTON GREEN CIR.

PROPERTY SPECIFICATIONS

| | |
|------------------------------|---|
| Building Name | Lexington Green Office |
| Year Built/Renovated | 1989/2018 |
| Total Square Feet | 151,096 RSF |
| Available Square Feet | 1,655 SF - 4,878 SF |
| Site Size | 7.89 Acres |
| Lease Rate | \$20.75 PSF |
| Lease Type | Full Service with a Base Year Expense Stop |
| Construction | Concrete, Steel, Glass |
| Stories | 6 per building |
| Zoning | P-1 (Professional Office) |
| Parking | Appx. 4 spaces/1,000 SF (+ reciprocal and shared two-story parking garage) |
| Amenities | Full Service Leases, 5-day janitorial, & on-site management |
| Directory Signage | 1st Floor Lobby & Monument Signage |
| Building Hours | 7a-7p M-F 7a-1p Sat |
| Elevators | Two glass elevator banks in each building |
| Recent Improvements | 2017: New chillers 2018: New common areas in Bldg. 220 2023: New roof on Bldg. 220 2024: New common areas in Bldg. 230 |

02: PROPERTY OVERVIEW

220-230 LEXINGTON GREEN CIR.

AVAILABLE SPACES

SCHEDULE

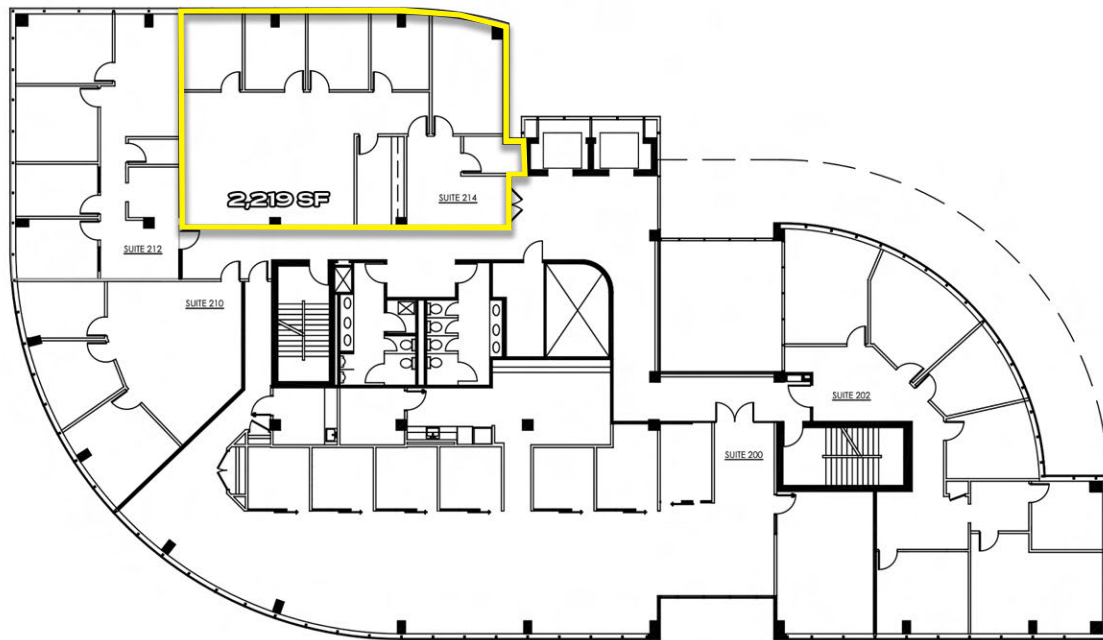


| | | | |
|-----------------|-----------|----------|--------------------------|
| BLDG 220 | SUITE 214 | 2,219 SF | \$20.75 PSF FULL SERVICE |
| BLDG 230 | SUITE 100 | 1,655 SF | \$20.75 PSF FULL SERVICE |
| BLDG 230 | SUITE 215 | 4,878 SF | \$20.75 PSF FULL SERVICE |
| BLDG 230 | SUITE 520 | 3,187 SF | \$20.75 PSF FULL SERVICE |

02: PROPERTY OVERVIEW

220-230
LEXINGTON GREEN CIR.

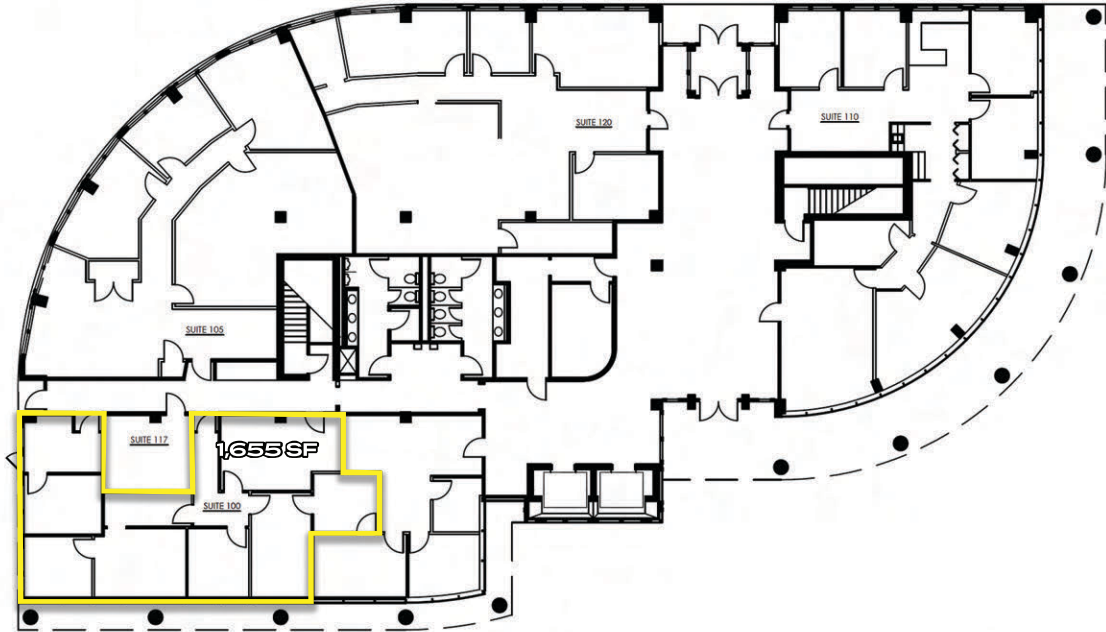
FLOOR PLAN - 220 LEXINGTON GREEN 2ND FLOOR



02: PROPERTY OVERVIEW

220-230
LEXINGTON GREEN CIR.

FLOOR PLAN - 230 LEXINGTON GREEN 1ST FLOOR



Suite 100 is divisible

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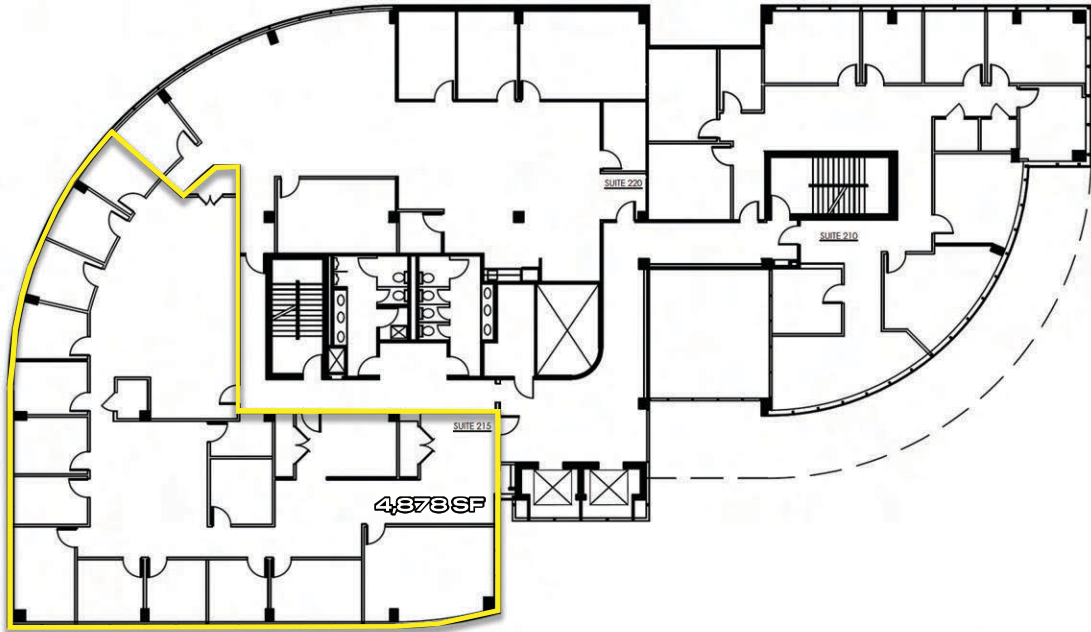
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 BLOCK+LOT

02: PROPERTY OVERVIEW

220-230
LEXINGTON GREEN CIR.

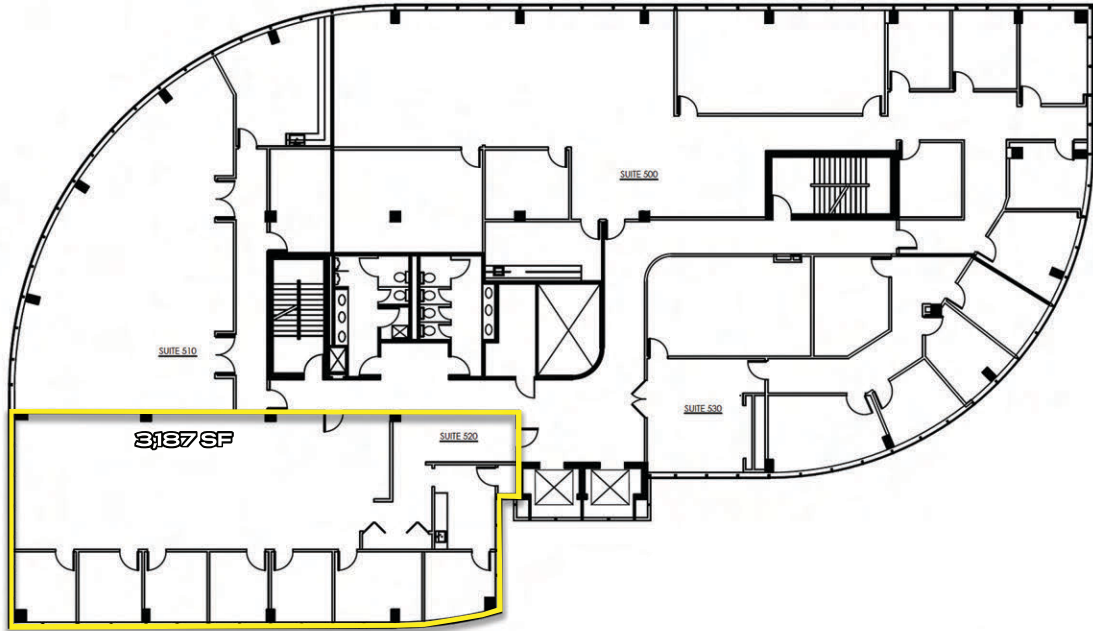
FLOOR PLAN - 230 LEXINGTON GREEN 2ND FLOOR



02: PROPERTY OVERVIEW

220-230
LEXINGTON GREEN CIR.

FLOOR PLAN - 230 LEXINGTON GREEN 5TH FLOOR



03: LOCATION INSIGHTS

220-230
LEXINGTON GREEN CIR.

LOCATION DESCRIPTION

Lexington Green Office is located in a campus-like setting adjacent to Embassy Suites (Hilton) and the upscale Mall at Lexington Green. The property is conveniently located in the heart of South Lexington just off Nicholasville Rd. in close proximity to New Circle Rd., flanked by two of the highest traffic counts market-wide.

Lexington Green Office is encompassed by many retailers, restaurants, banks, and hotels. Trade Area sites/retailers include: Fayette Mall, The Summit at Fritz Farm, Total Wine & More, Target, Joseph Beth Booksellers and much, much more (see aerial on pg. 11).



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 9,200
3 MILE: 117,149
5 MILE: 230,532



AVERAGE HOUSEHOLD INCOME

1 MILE: \$82,898
3 MILE: \$99,032
5 MILE: \$91,925



NUMBER OF HOUSEHOLDS

1 MILE: 4,208
3 MILE: 49,743
5 MILE: 98,412



03: LOCATION INSIGHTS

SURROUNDING BUSINESSES
220-230 LEXINGTON GREEN CIR.



03: LOCATION INSIGHTS

220-230 LEXINGTON GREEN CIR.

AERIAL

INTERSTATE 75/64

7.83 MILES

**DOWNTOWN
LEXINGTON**

4.18 MILES

**BLUE GRASS
AIRPORT**

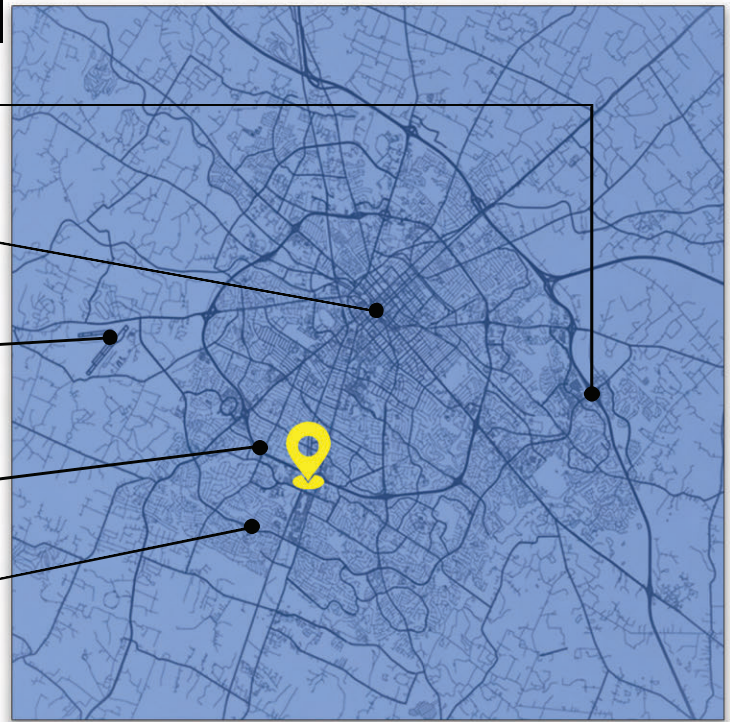
6.3 MILES

NEW CIRCLE RD.

LESS THAN 1 MILE

MAN O' WAR BLVD.

APPX. 1.6 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



220-230 LEXINGTON GREEN CIR.

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 cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-65 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

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.