

NEW FLEX SPACE FOR LEASE

148 Turner Commons Way
Lexington, KY 40508



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BLOCK+LOT

PROPERTY HIGHLIGHTS

AVAILABLE SF: **11,130**

LEASE RATE: **\$14.50 NNN**

CAM: **\$3.50 PSF**

- New Construction - **AVAILABLE EARLY 2025**
- Class-A Flex Stand Alone Building - includes up to 10% office buildout.
- Customizable interior layout.
- Prime location in The Commons, a premier mixed-use development.
- Walking trails and abundant green space.
- Abundant surface parking and evening security patrol.
- Customizable Flex space to suit your unique business needs.
- Great proximity to area retail
- Easy access to I-75, I-64, and New Circle Road.



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BUILDING SPECIFICATIONS

BUILD-TO-SUIT

YEAR BUILT: **2024**

CONSTRUCTION: **NEW CONSTRUCTION SHELL - STEEL FRAME, METAL SIDING & GLASS**

LIGHTING: **LED**

CEILING HEIGHT: **18' CLEAR | 20' EAVE | 30' RIDGE**

FLOOR TYPE: **CONCRETE SLAB**

SPRINKLER SYSTEM: **WET**

ZONING: **PUD 3 - MIXED-USE**

POWER: **120/208 VOLT 3-PHASE**

DRIVE-IN DOOR: **1**



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LOCATION DESCRIPTION

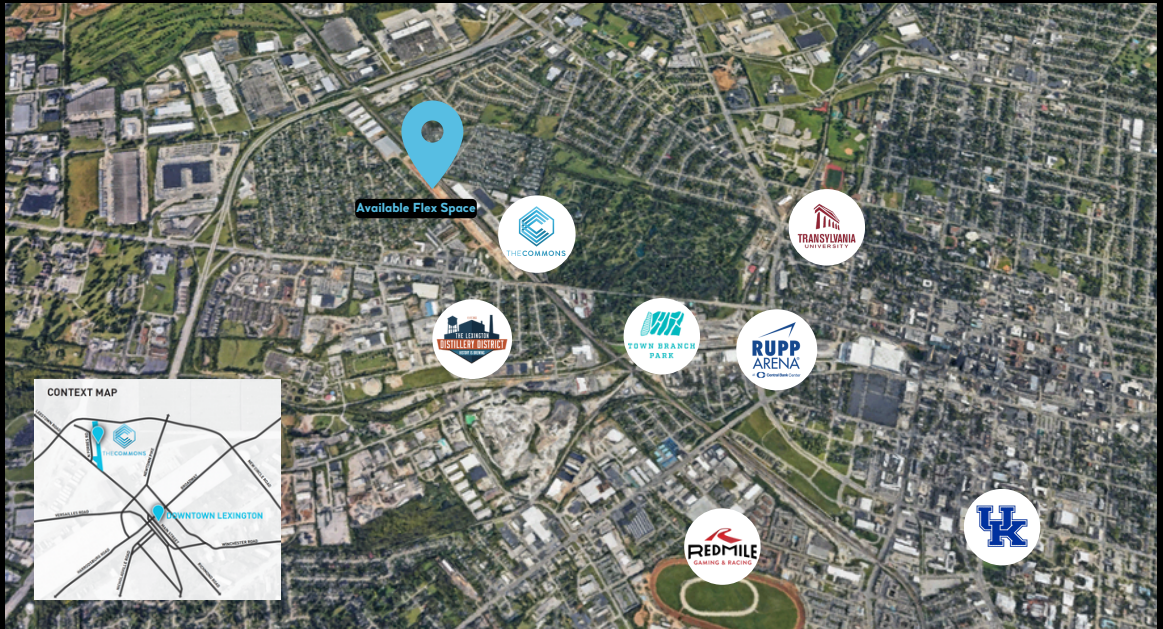
Situated in Lexington's vibrant mixed-use development, The Commons, our newly constructed Flex building shell offers a customizable space and proximity to retail options. Its strategic location off Main St. ensures easy access to I-75 & I-64, the Central Business District, and Bluegrass Airport. A premier location merging convenience and connectivity in a serene, park-like setting.



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LOCATION AERIAL

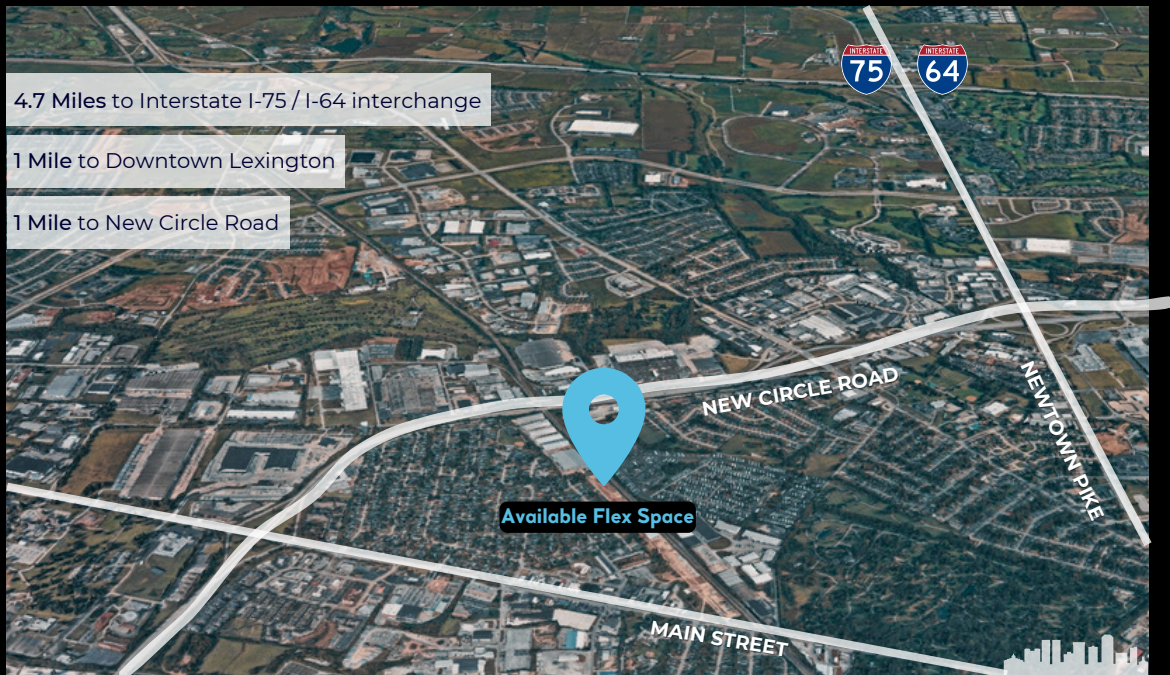


LOCATION AERIAL

4.7 Miles to Interstate I-75 / I-64 interchange

1 Mile to Downtown Lexington

1 Mile to New Circle Road



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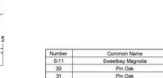
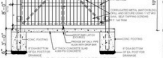
THE COMMONS RENDERING



THE COMMONS MASTER PLAN

GENERAL NOTES

1. THE PLANS AND SPECIFICATIONS SHALL BE A BASIS FOR THE SALE OF THE PROPERTY AND THE SALE OF LAND SHALL BE MADE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE OFFICIAL COUNTY PLANNING COMMISSION.
2. THE LAND AND THE BUILDING SHALL BE CONSIDERED AS ONE UNIT AND THE ENTIRE UNIT SHALL BE CONSIDERED AS ONE UNIT.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE OBTAINING OF ALL NECESSARY APPROVALS.
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LEGEND

- 1. PROPOSED CURB
- 2. EXISTING PROPERTY LINE
- 3. PROPOSED PROPERTY LINE
- 4. EXISTING BLOCK CENTERLINE
- 5. EXISTING BLOCK CENTERLINE
- 6. EXISTING SIDEWALK CENTERLINE
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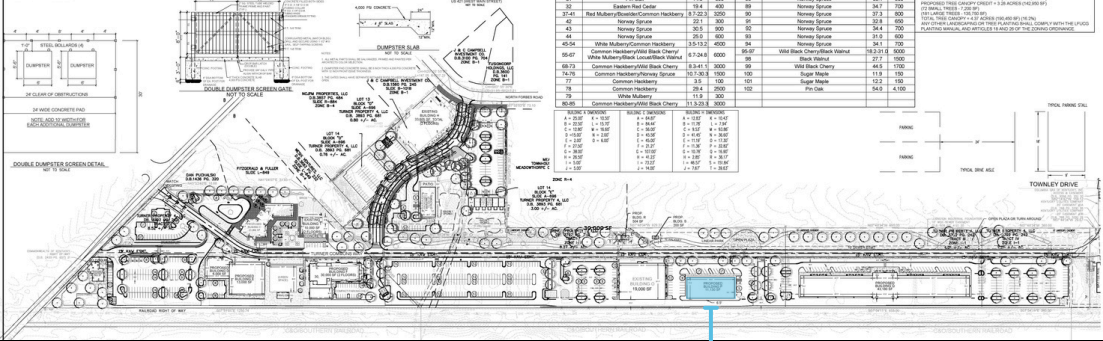


EXISTING TREE INVENTORY CHART

Number	Common Name	Species	Canopy %	Number	Common Name	Species	Canopy %
81-11	Sweetbay Magnolia	4.5 x 8.5	100	88	Common Hackberry	4.5 x 8.5	100
20	Pine Tree	1.5 x 2.5	750	89	Common Hackberry	4.5 x 8.5	100
21	Pine Tree	1.5 x 2.5	800	90	Common Hackberry	4.5 x 8.5	100
32	Sycamore Tree	18 x 4	450	91	Common Hackberry	4.5 x 8.5	100
37-41	Red Mulberry / Common Hackberry	8.5 x 22.5	1000	95	Common Hackberry	4.5 x 8.5	100
42	Common Hackberry	8.5 x 22.5	1000	96	Common Hackberry	4.5 x 8.5	100
43	Common Hackberry	8.5 x 22.5	1000	97	Common Hackberry	4.5 x 8.5	100
44	Common Hackberry	8.5 x 22.5	1000	98	Common Hackberry	4.5 x 8.5	100
45-54	White Mulberry / Common Hackberry	5.5 x 13.5	4000	94	Common Hackberry	4.5 x 8.5	100
55-67	Common Hackberry / White Bark Cherry	8.5 x 24.5	6000	96-97	White Bark Cherry / Black Walnut	8.5 x 24.5	6000
68-73	Common Hackberry / White Bark Cherry	13.5 x 4.5	2000	98	Black Walnut	21.7	1800
74-76	Common Hackberry / Norway Spruce	10.7 x 9.3	1800	100	Black Walnut	21.7	1800
77	Common Hackberry	3.5 x 1.8	100	101	Sugar Maple	11.8 x 18.0	150
78	Common Hackberry	28.4	2000	102	Sugar Maple	11.8 x 18.0	150
79	White Mulberry	11.8	900	103	Pine Tree	8.4 x 4.1	100
80-81	Common Hackberry / White Bark Cherry	5.1 x 3.2	3				

TREE PRESERVATION

TOTAL SITE AREA: 0.18 ACRES OF PLAT 6/20/10.
 TOTAL TREE CANOPY: 118,380 SQ FT.
 TOTAL TREE CANOPY PER ACRE: 657,111 SQ FT.
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SITE PLAN

