



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 on the 1st and 2nd floors; 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 signaled 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
- Second Floor: +/-4,664 SF; Includes reception area, conference room, 8 offices, large room, open work area, kitchen, restroom and 2 supply closets
- 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

### For More Information

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**BROCHURE**

**175 East Main Street, Lexington, KY 40507**

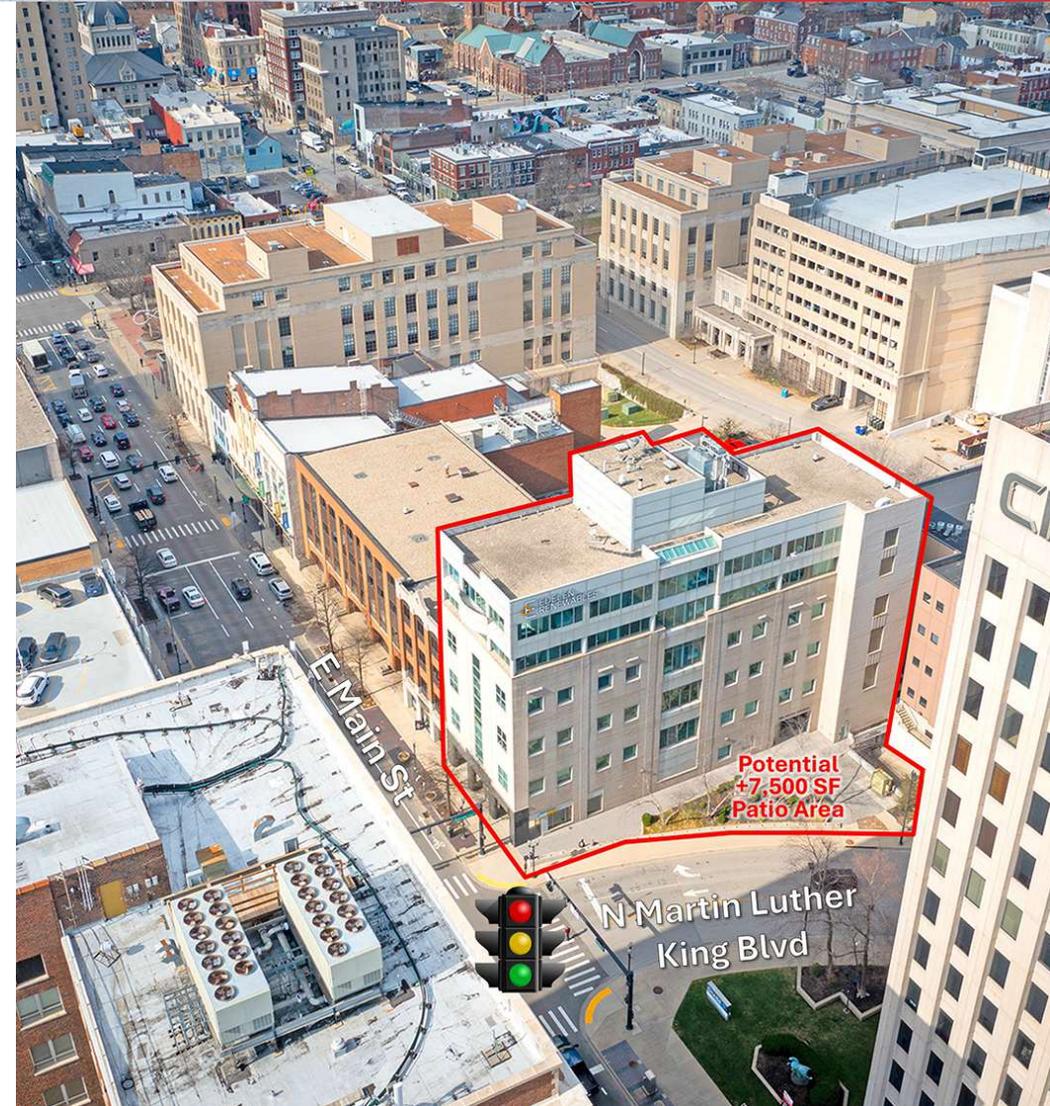
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**NA Isaac**

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Conceptual Rendering



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## Lease Information

<b>Lease Type:</b>	Modified Gross	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,695 - 7,400 SF	<b>Lease Rate:</b>	\$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
Suite 200	4,664 SF	Modified Gross	\$17.95 SF/yr	Includes reception area, conference room, 8 offices, large records room, open work area, kitchen, restroom, and 2 supply closets

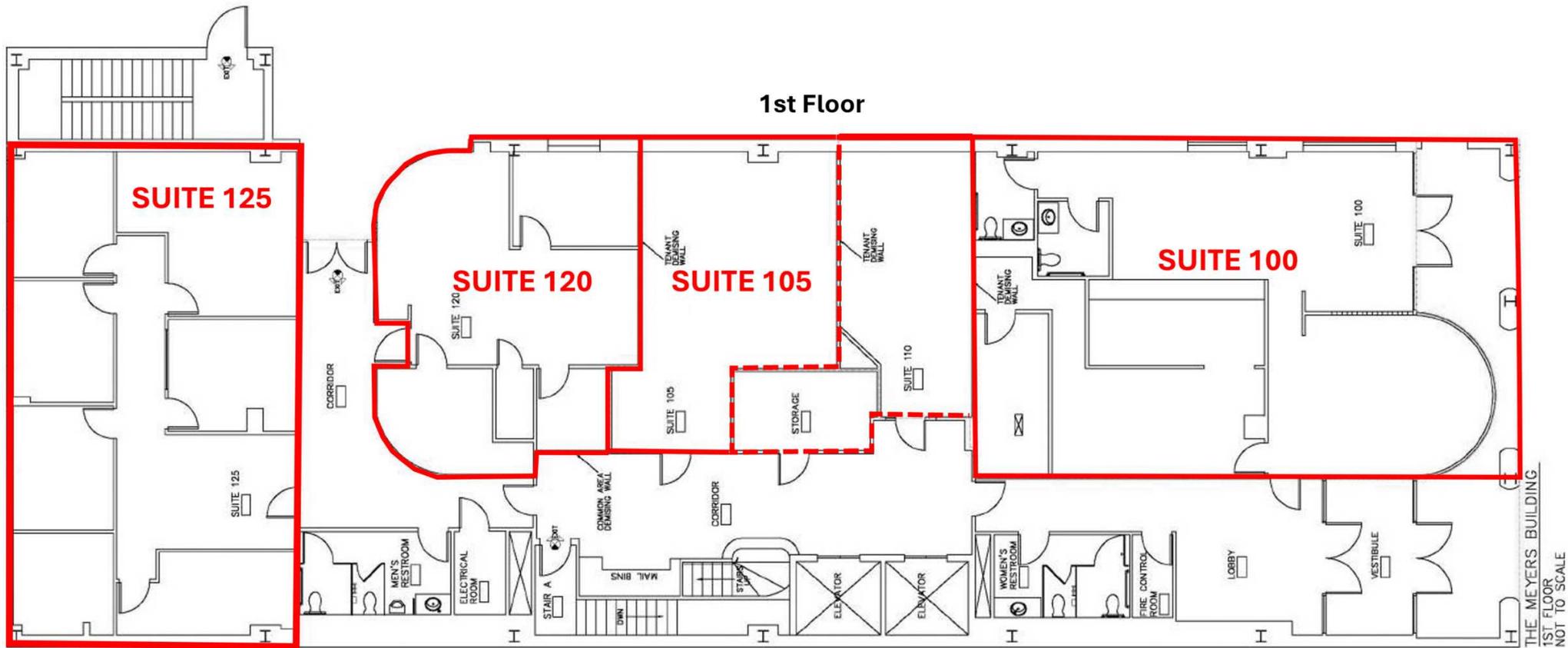
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# For Lease

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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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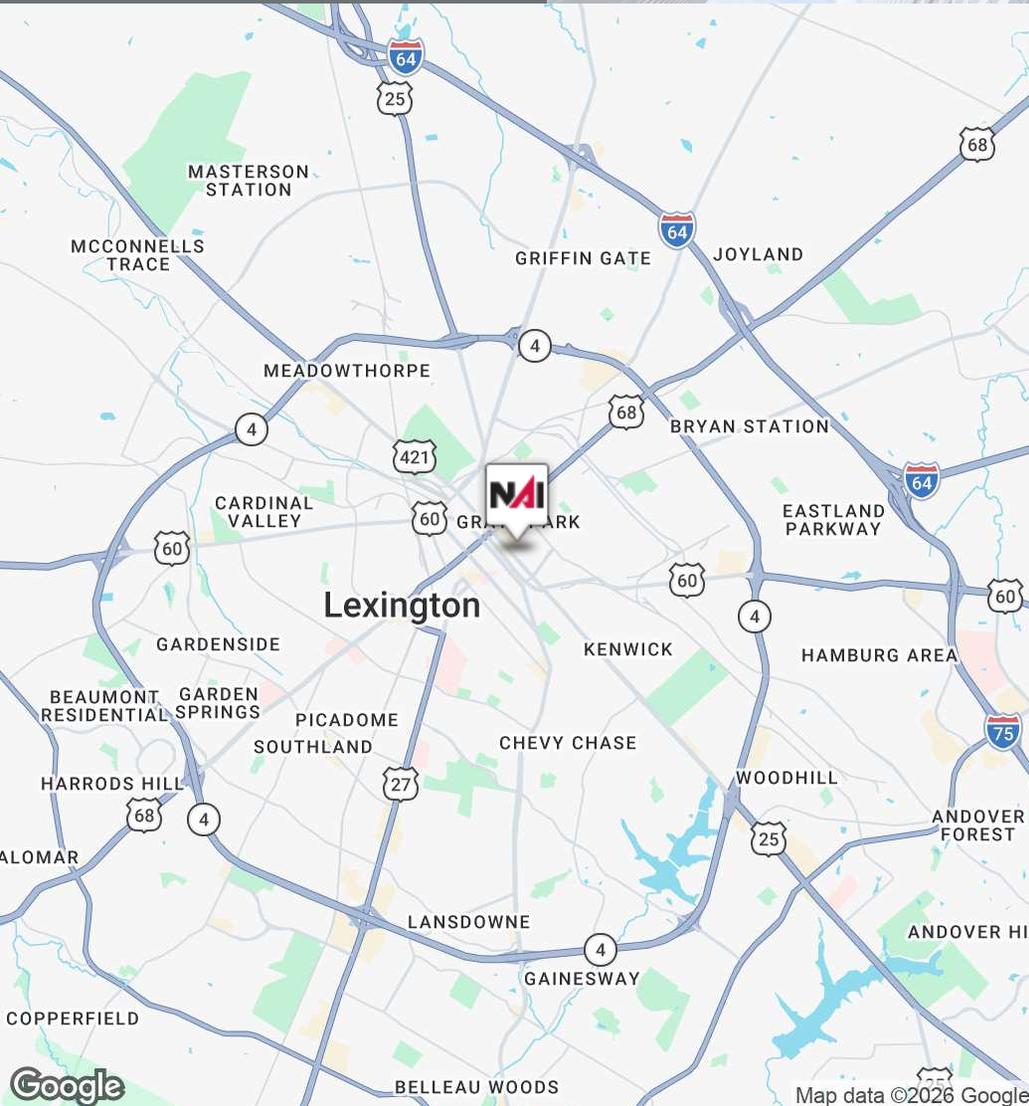
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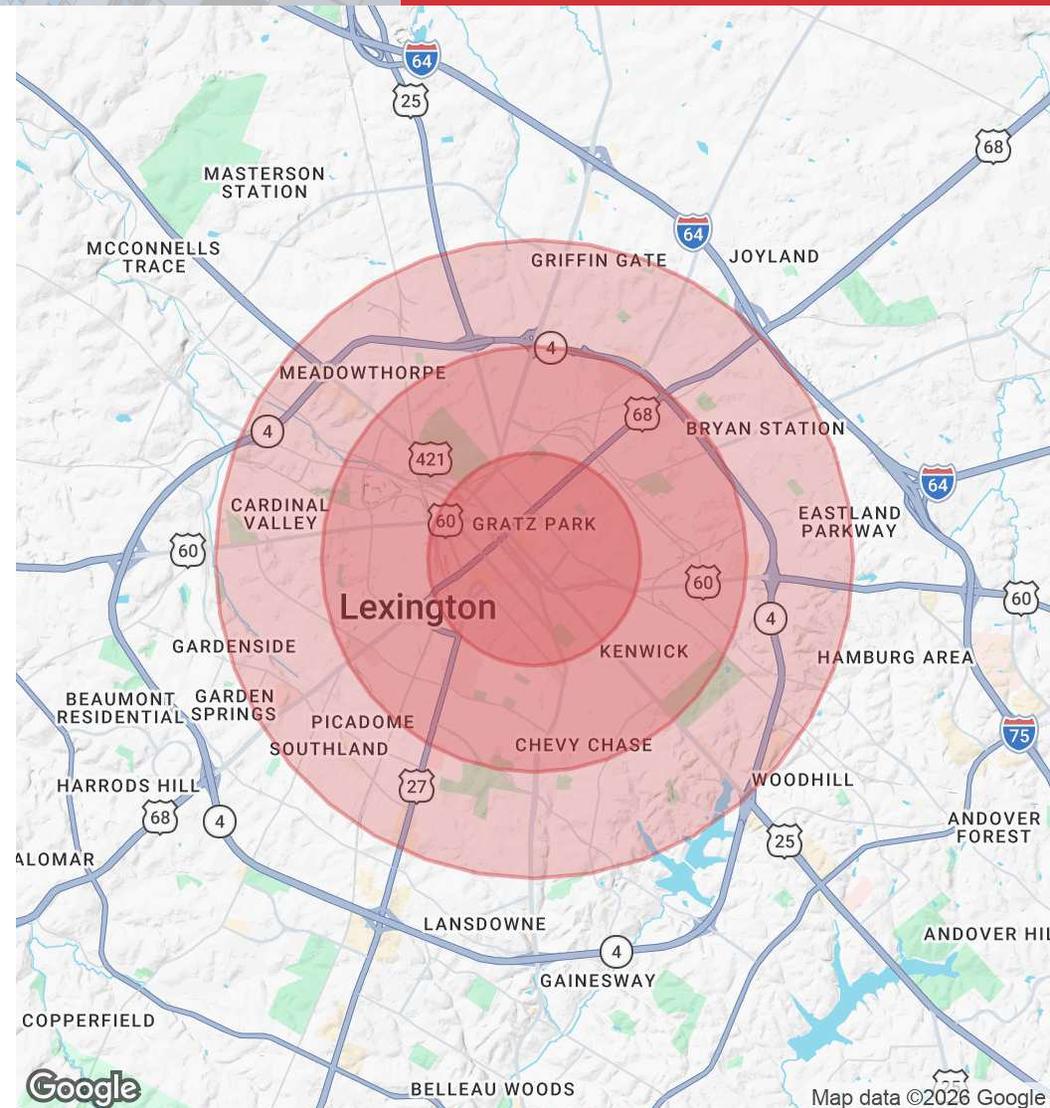
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Population	1 Mile	2 Miles	3 Miles
Total Population	21,421	58,303	107,291
Average Age	33	35	37
Average Age (Male)	33	35	37
Average Age (Female)	33	35	38
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	8,719	24,496	45,975
# of Persons per 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

*Demographics data derived from AlphaMap*



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