



Rare Downtown Office Suite | On Site Parking | Ground Floor



333 E Short St, Suite 130

LEXINGTON, KY 40507

PRESENTED BY:

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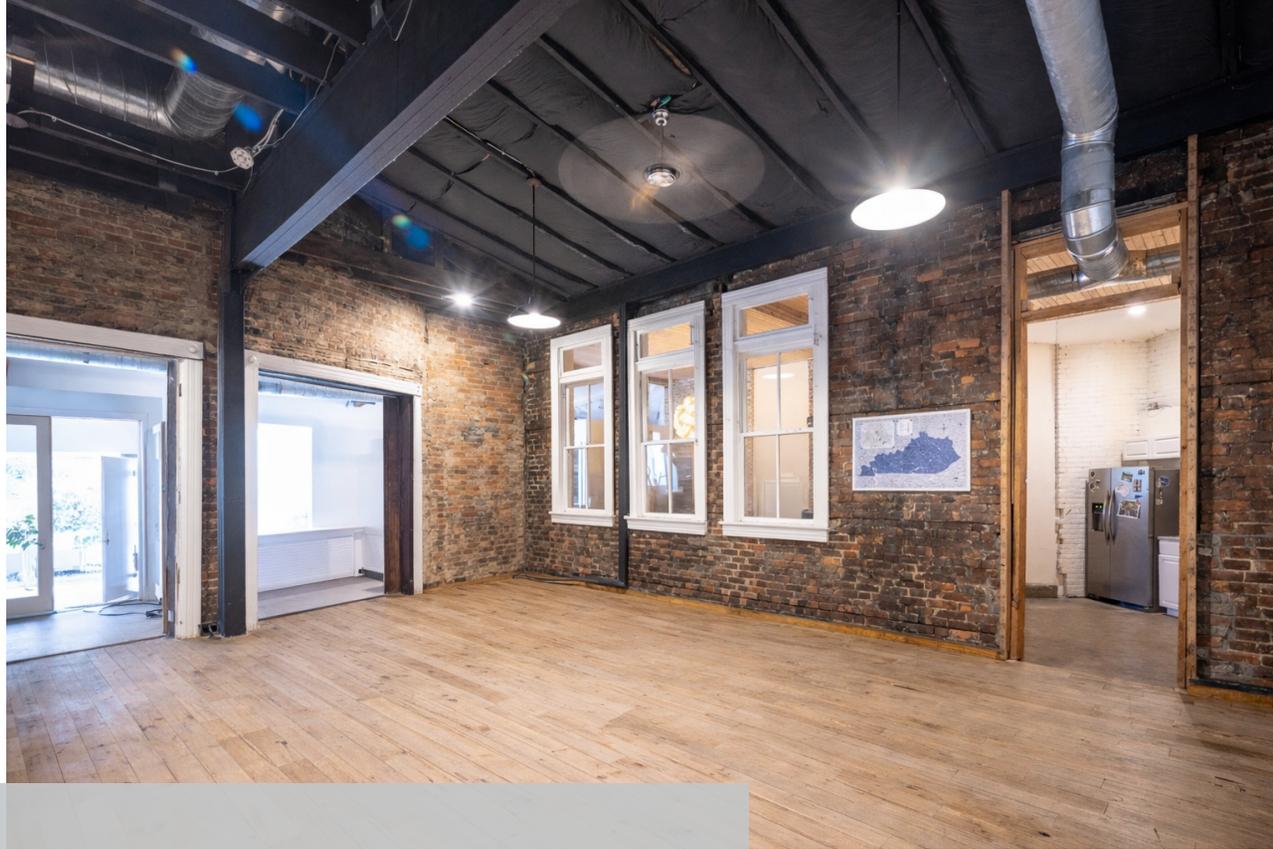
PROPERTY SUMMARY

FOR LEASE: DOWNTOWN OFFICE SPACE

333 E SHORT ST, SUITE 130
LEXINGTON, KY 40507

OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (MG)
LEASE RATE:	\$4,510 / Month
AVAILABLE SF:	3,865 SF
ZONING:	B-2A



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present this distinctive ground-floor office suite located in a character-rich historic building in downtown Lexington. The space blends modern functionality with authentic architectural elements including tall exposed ceilings, exposed ductwork, and original brick walls, creating a unique and inspiring work environment.

The suite features a thoughtful layout designed for both collaboration and privacy, including huddle rooms, a conference room, open work areas, lounge spaces, and an open-concept break area. A direct suite entrance provides convenient and private access for employees and visitors. Tenants also benefit from on-site parking, a rare amenity for downtown office space.

Situated within a quiet professional building, this office provides an exceptional setting for creative firms, professional services, or companies seeking a distinctive workspace with convenient downtown access.

PROPERTY HIGHLIGHTS

- Ground-floor suite with direct private entrance
- Exposed brick walls, tall ceilings, and exposed ductwork
- Huddle rooms, conference rooms, and open collaborative areas
- Open-concept break area and comfortable lounge spaces
- On-site parking with convenient access
- Quiet professional building environment
- Building co-tenants include ABRI Financial, Heather Hadi Law, The Sound Healing Center of Lexington, Bicycle Face, and New Era Whiskey and Social Club



**GROUND FLOOR
SUITE**



ON-SITE PARKING



**WALKABLE TO
DOWNTOWN**

AERIAL



University of Kentucky

Carson's
FOOD & DRINK

commerce
lexington

E Main St | VPD 17,503+

BICYCLE FACE
LEXINGTON | KY

SVN
STONE COMMERCIAL REAL ESTATE
Subject Property

FedEx
BOLT
EAST END TAP AND TABLE

E Short St. | VPD 3,957

New Era
WHISKEY & SOCIAL CLUB

CORNETT

Gray

TRUIST
JEFF RUBY'S
BAIRD
PROOF

LEXINGTON
HYATT REGENCY
Hilton
Central Bank
MARRIOTT

RUPPARENA
at Central Bank Center

The Square

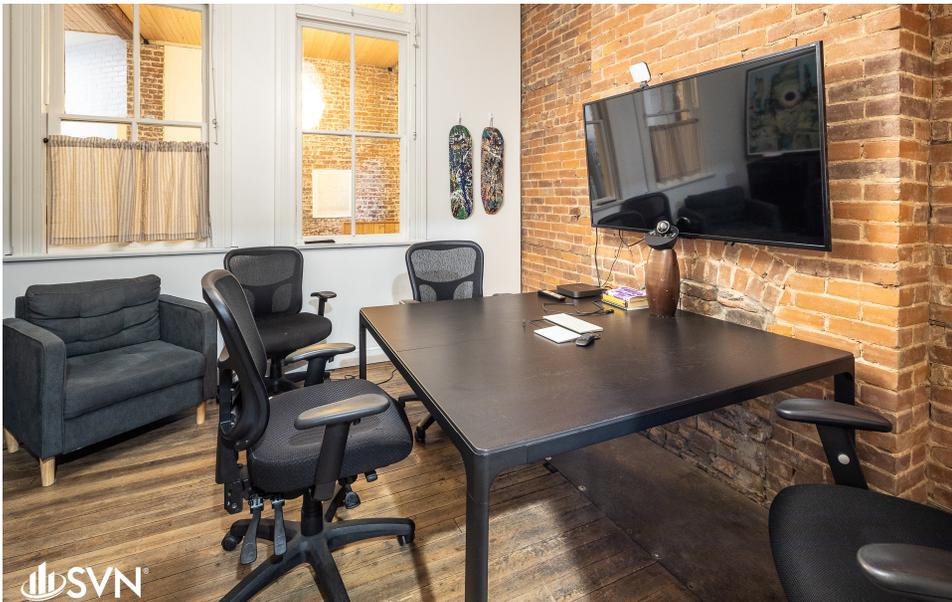
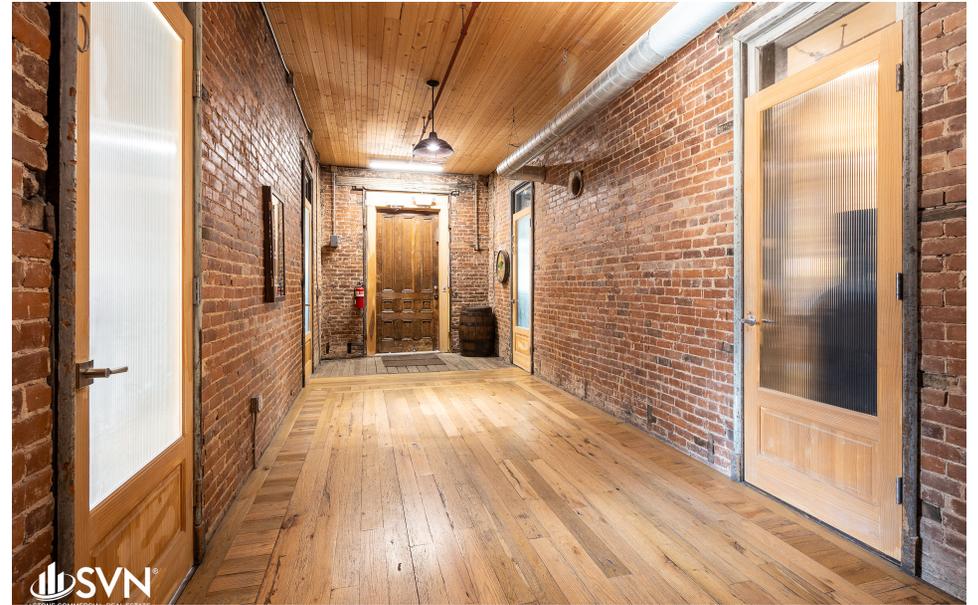
Courthouses

Elm Tree Ln | VPD 3,261+

SVN

For marketing purposes only;
exact locations not warranted

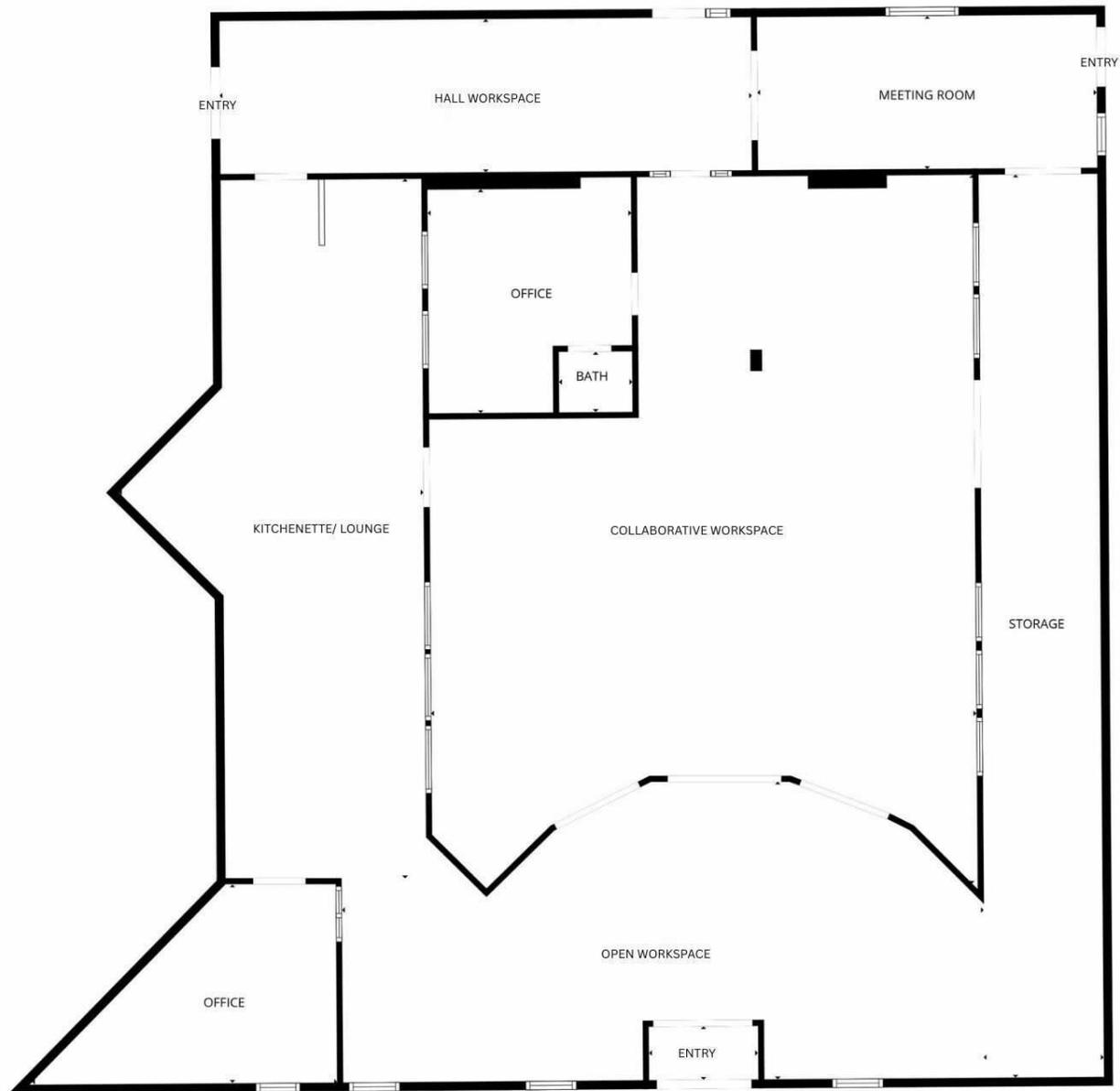
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLAN





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