

# RESTAURANT SPACE FOR LEASE



**100 Turner Commons Way**

Lexington, KY 40508



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BLOCK + LOT

# PROPERTY HIGHLIGHTS

AVAILABLE: **3,075 SF**

LEASE RATE: **\$50.00 NNN**

Unique converted historic pump house at The Commons

- Outdoor dining patio and event space
- Adjacent surface parking
- High ceilings and abundant natural light
- Flexible floor plan
- Part of vibrant mixed-use community
- Steps from walking trails, retail, offices
- Convenient access from New Circle Road and I-75



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# **BUILDING SPECIFICATIONS**

YEAR BUILT: **1967, Build-To-Suit Renovation Available**

CONSTRUCTION: **Steel Frame, Metal Siding, Glass, Brick, Wood**

LIGHTING: **LED**

CEILING HEIGHT: **12'**

FLOOR-TYPE: **Sealed Concrete**

HVAC-HEATING/COOLING: **Fully Climate-Controlled**

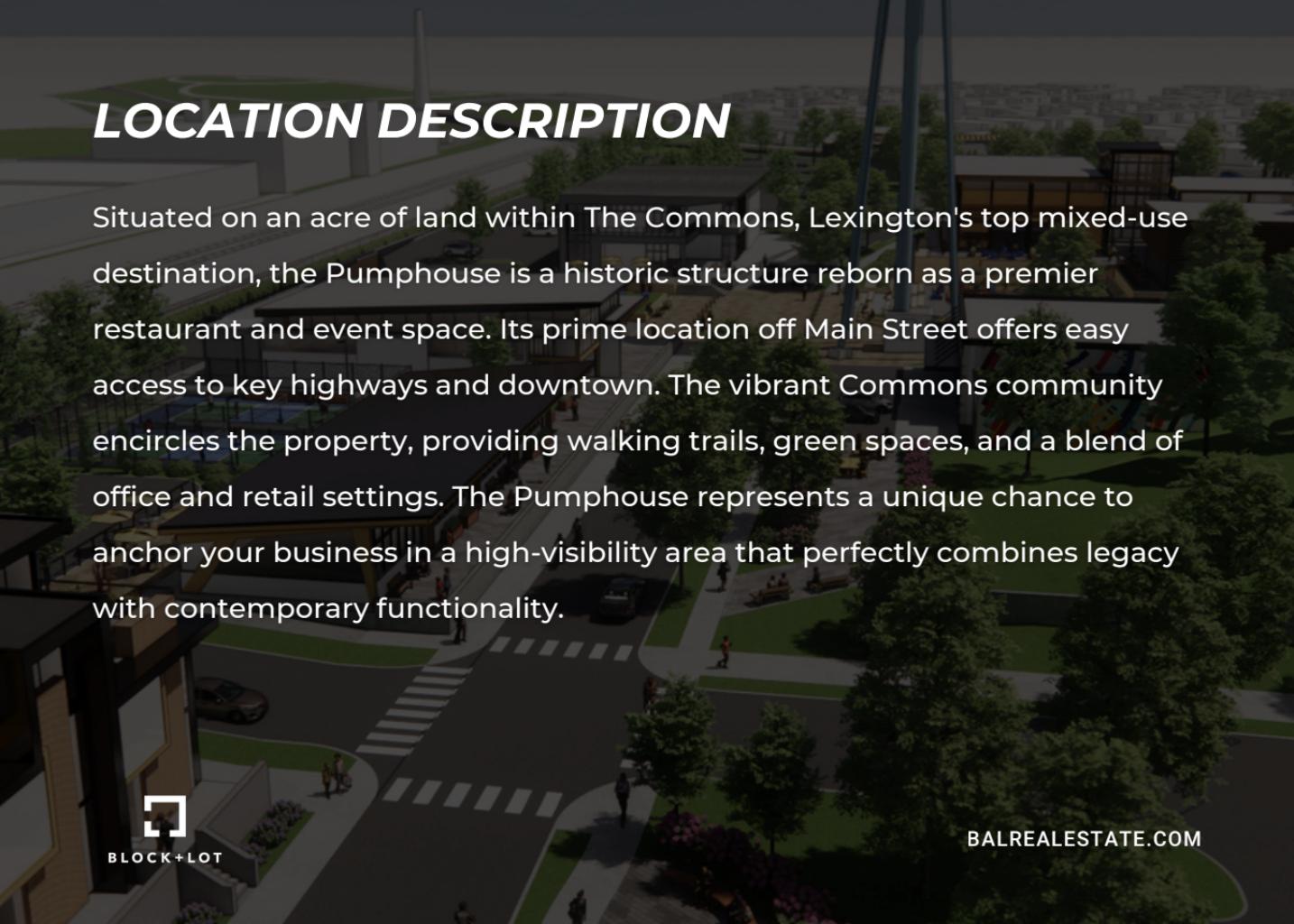
ZONING: **PUD-3 Mixed-Use**



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# LOCATION DESCRIPTION



Situated on an acre of land within The Commons, Lexington's top mixed-use destination, the Pumphouse is a historic structure reborn as a premier restaurant and event space. Its prime location off Main Street offers easy access to key highways and downtown. The vibrant Commons community encircles the property, providing walking trails, green spaces, and a blend of office and retail settings. The Pumphouse represents a unique chance to anchor your business in a high-visibility area that perfectly combines legacy with contemporary functionality.



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# SITE AERIAL



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# THE COMMONS MASTER PLAN



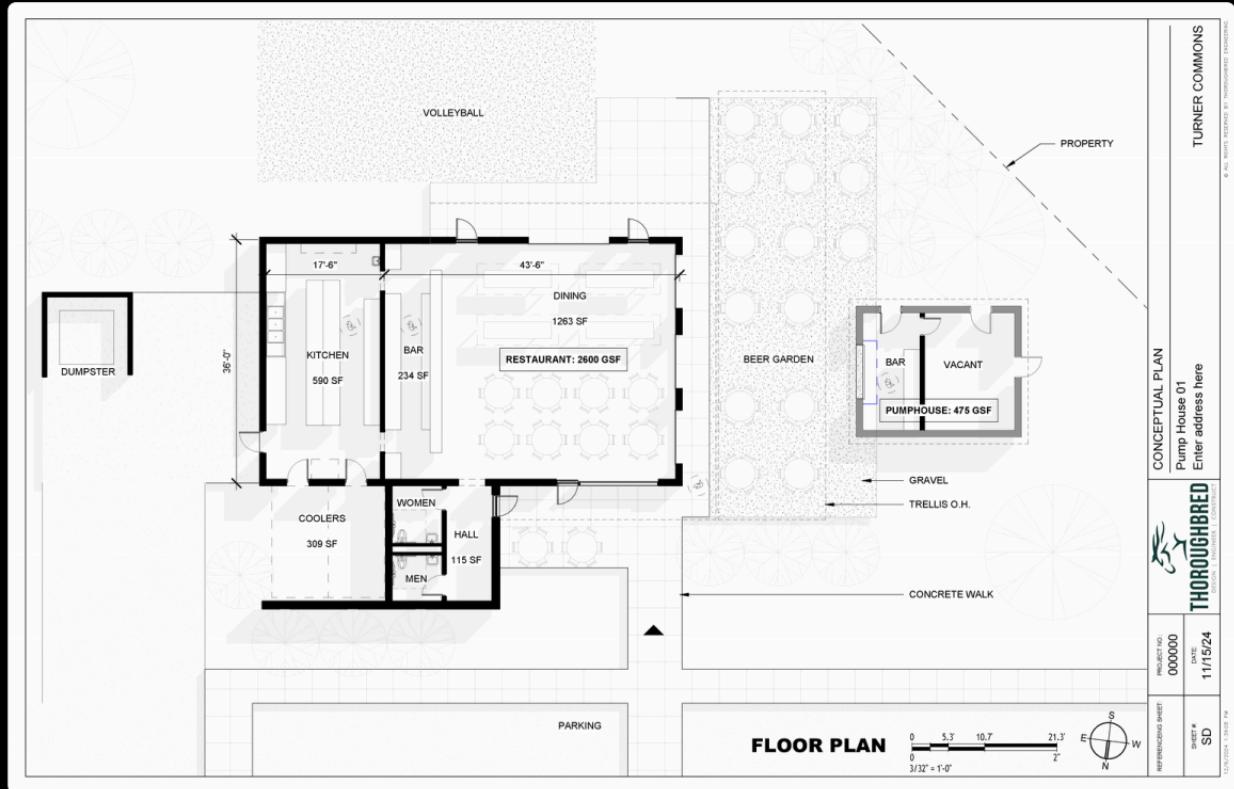
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# THE ENTERTAINMENT DISTRICT



# FLOOR PLAN



# RENDERINGS



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