

RESTAURANT SPACE FOR LEASE



100 Turner Commons Way
Lexington, KY 40508



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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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An aerial photograph of a modern urban development. In the foreground, a street intersection with crosswalks is visible, with several people walking. To the left, a modern building with large windows and a flat roof is partially visible. In the center, a historic building with a dark roof and light-colored walls is surrounded by greenery and trees. To the right, a large, modern building with a glass facade and a curved roof is visible. The background shows a city skyline with various buildings and a bridge. The overall scene is a mix of old and new architecture, with a focus on green spaces and pedestrian-friendly infrastructure.

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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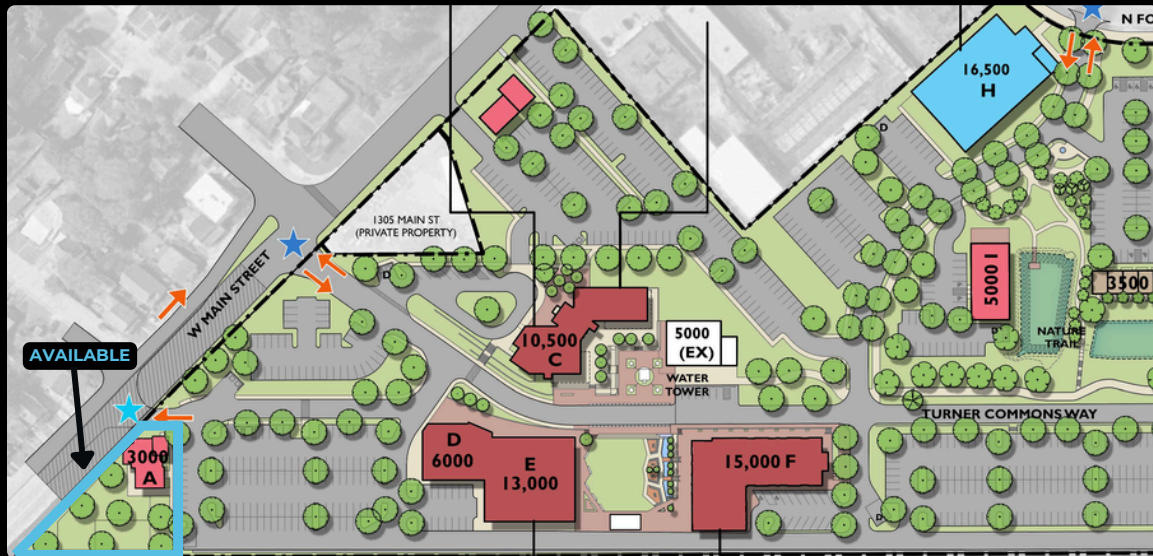
THE COMMONS MASTER PLAN



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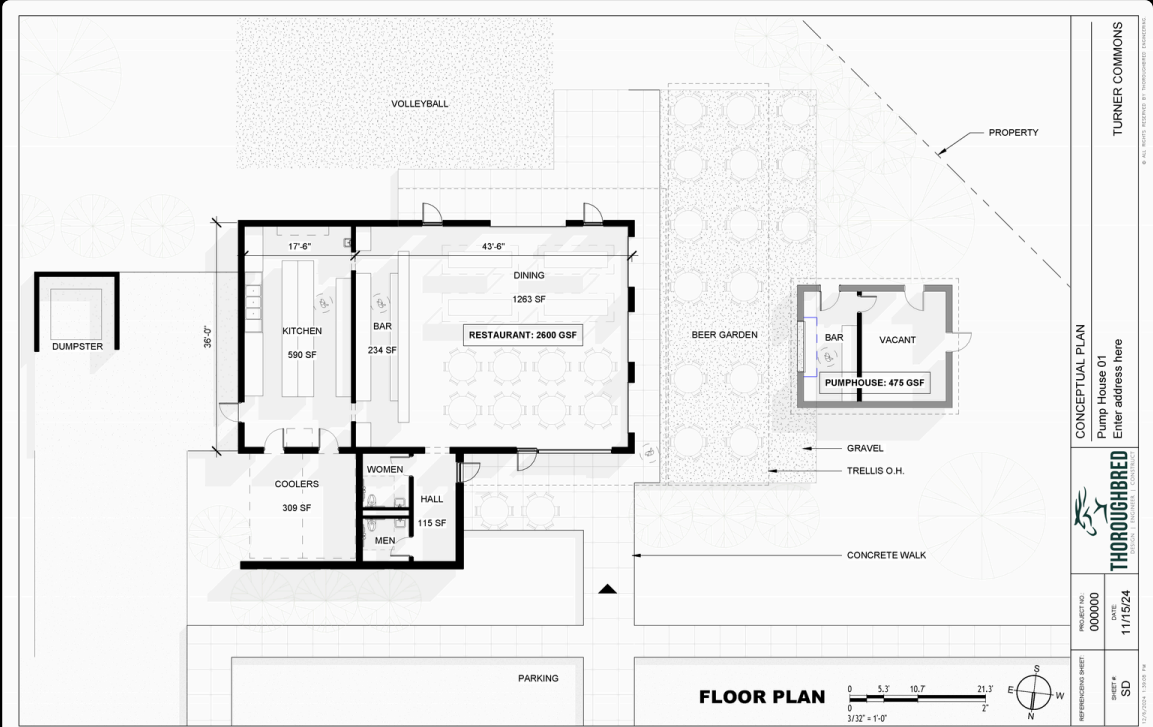
THE ENTERTAINMENT DISTRICT



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FLOOR PLAN



RENDERINGS



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