

GROUND FLOOR SUITES FOR LEASE

Retail | Office



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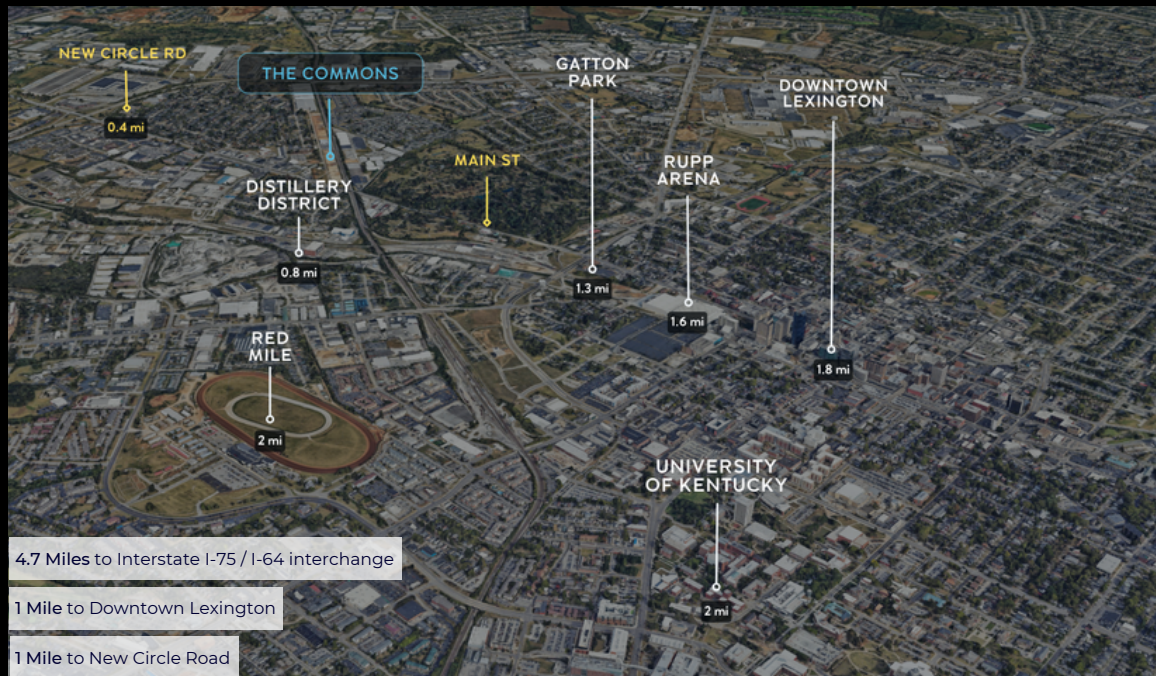


BLOCK+LOT

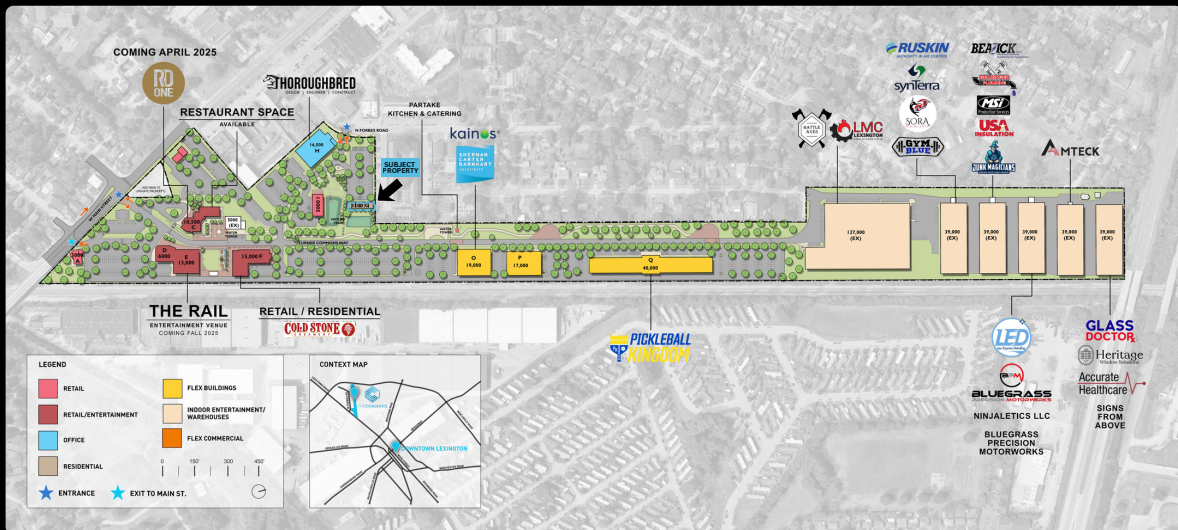
PROPERTY DESCRIPTION

1380 Forbes Road at The Commons is a boutique mixed-use building set inside the district's nature trail and park system, walkable to The Yard, The Rail, and the broader campus. Lease one individual suite or combine multiple to fit your concept. Four remaining ground floor suites are designed for flexible use — boutique retail, hospitality, service, or studio and creative office — and open directly onto intentional foot traffic generated by the building's twelve luxury short-term rentals above, over 400 employees across the 43-acre development, and audiences drawn to The Rail entertainment venue. These spaces are intentionally scaled for operators, brands, and businesses seeking a high-quality, right-sized footprint in one of Lexington's most active emerging districts.

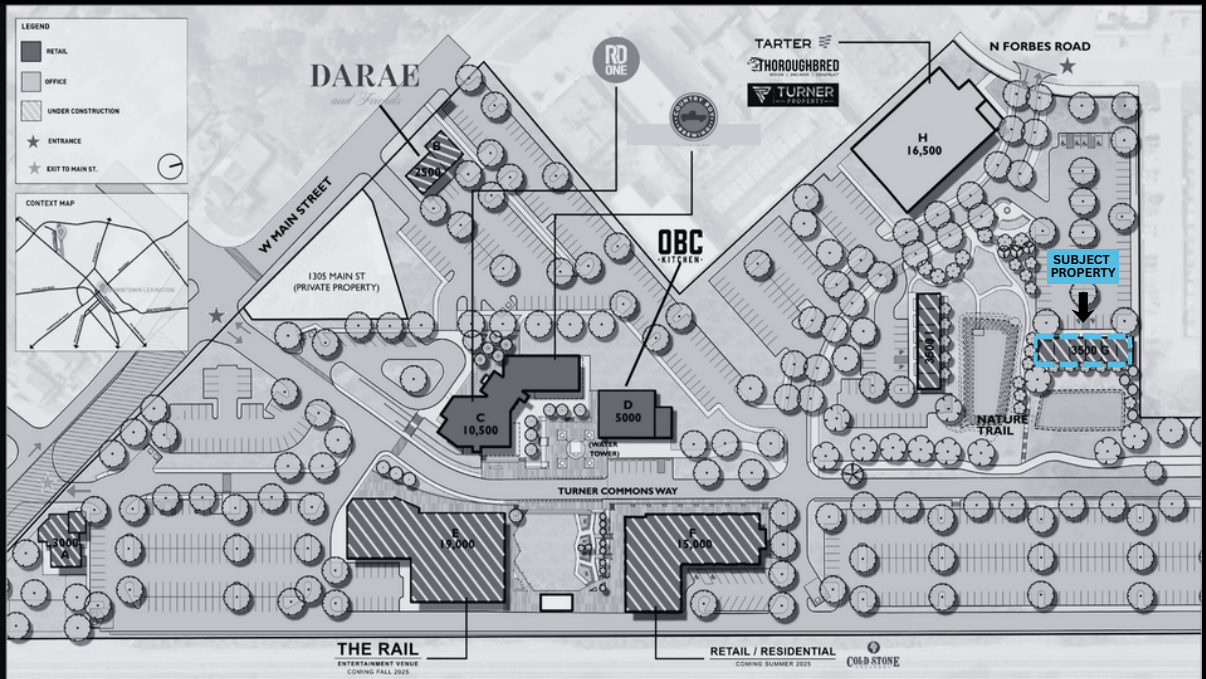
LOCATION AERIAL



THE COMMONS MASTER PLAN



THE ENTERTAINMENT DISTRICT



PROPERTY HIGHLIGHTS

AVAILABLE SF: **492 - 1,968**

RENTAL RATE: **\$1,850 - \$7,400/month**

- New construction - AVAILABLE NOW
- Prime location inside The Commons
- Class-A mixed-used building
- Four 492 SF retail suites
- High-visibility storefront
- Walking distance to The Commons entertainment district
- Access to nearly one-mile nature trail and park amenities
- Abundant surface parking
- Part of a 43-acre mixed-use development with 434+ existing jobs

TOTAL BUILDING DETAILS

CONSTRUCTION: **New**

FLOOR TYPE: **Concrete Slab**

SPRINKLER SYSTEM: **Wet**

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

PARKING: **Surface Parking Available**

BUILDING HOURS: **24-7**

SIGNAGE: **Negotiable**

STORIES: **3**

12 SHORT-TERM LUXURY RENTALS (**FLOORS 2 & 3**)

EXTERIOR RENDERINGS - FRONT



EXTERIOR RENDERINGS - BACK



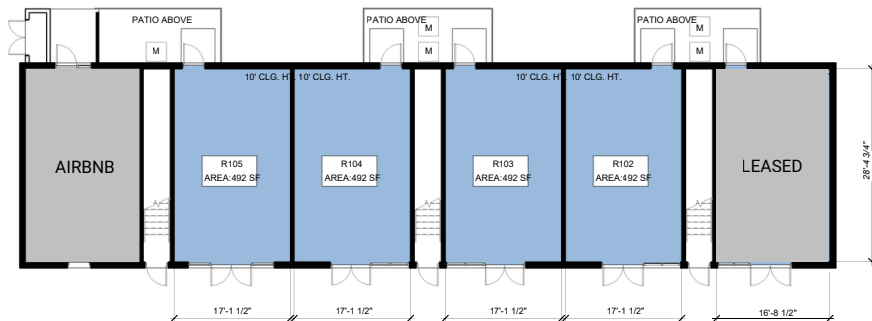
RETAIL RENDERINGS (1st FLOOR)



SHORT-TERM STAYS PHOTOS (2nd & 3rd floor)



FLOOR PLAN



FIRST FLOOR PLAN-LEASING

SCALE: 1" = 10'-0"