

1st FLOOR RETAIL SPACE FOR LEASE



1380 N Forbes Road

Lexington, KY 40508



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BLOCK+LOT

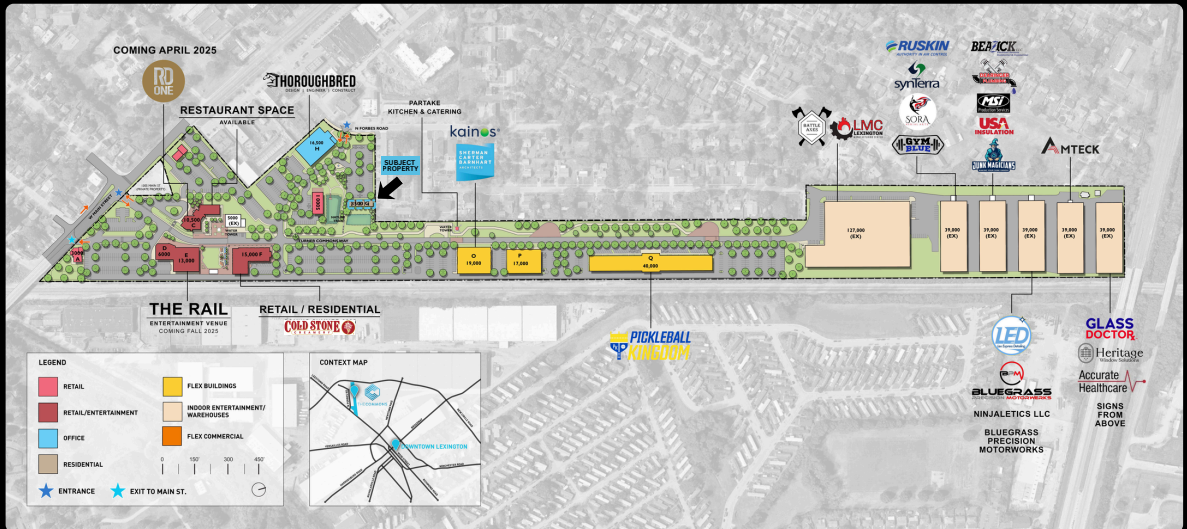
PROPERTY DESCRIPTION

1380 Forbes Road at The Commons is a boutique retail and hospitality building positioned at the front door of the entertainment district, directly along the primary pedestrian corridor connecting The Yard, The Rail, and the broader campus. Lease one individual unit or combine multiple suites to fit your concept. Four remaining ground floor retail suites open directly to steady foot traffic, capturing audiences heading to The Rail, guests staying in the building's twelve luxury short-term rentals above, and daily activity from over 400 employees across the 43-acre development. These spaces are intentionally scaled for operators and brands 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 retail 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 RENDERINGS (2nd & 3rd floor)



FLOOR PLAN



FIRST FLOOR PLAN-LEASING

SCALE: 1" = 10'-0"