OFFICE SPACE FOR LEASE

BLOCK+LOT



1409 N FORBES ROAD – SUITE 250

The Commons · Lexington, KY 40508

USABLE	RENTABLE	LEASE RATE	AVAILABILITY
3,713 USF	**4,352** RSF	**$23.00** NNN	**SOON**



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SUITE 250 PROPERTY HIGHLIGHTS

USABLE AREA	RENTABLE AREA	LEASE RATE	AVAILABLE
3,713 USF	**4,352** RSF	**$23.00** NNN	**SOON**

Base rent: **$8,341 / month** Combined with Suite 230: 5,065 USF / 5,974 RSF

- Newly renovated Class A office building
- Flexible floor plan including 8 private offices, an open area, two restrooms, and two storage rooms
- One passenger elevator and one freight elevator
- Walkable to area restaurants, retail, and recreational spaces
- Surface parking
- This development includes nature trails and a pond
- 5 minutes to downtown Lexington, 1 mile to New Circle Road
- Excellent connectivity to I-75 and I-64



BUILDING SPECIFICATIONS

THE SPACE

USABLE AREA	**3,713 USF**
RENTABLE AREA	**4,352 RSF**
LOAD FACTOR	**17.2%**
SUITE	**250 · Second Floor**
CONFIGURATION	**8 offices, open area**
RESTROOMS	**(2) In-Suite**
LEASE RATE	**$23.00 NNN**
BASE RENT	**$8,341 / month**
AVAILABILITY	**Soon**

THE BUILDING

YEAR BUILT	**1959**
RENOVATED	**2023**
CONSTRUCTION	**Steel frame, glass, brick**
CEILING HEIGHT	**12'**
FLOORING	**Concrete, carpet in offices**
LIGHTING	**LED**
HVAC	**Gas heat / electric cooling**
SPRINKLER	**Wet**
ROOF	**Rubber membrane, 2023**
ELEVATORS	**1 passenger, 1 freight**
ZONING	**PUD-3 Mixed-Use**

THE CAMPUS

The Commons is a 43 acre campus in West Lexington, a former industrial site being rebuilt as a mixed-use district. More than 30 businesses and nearly 450 people are on the campus today across office, retail, flex, and industrial space.

Four engineering and architecture firms work here, 140 employees between them. RD1 Distillery, OBC Kitchen, and Country Boy Brewing are all within walking distance of the building. The Rail, a new 2,200 capacity entertainment venue, opens early 2027.

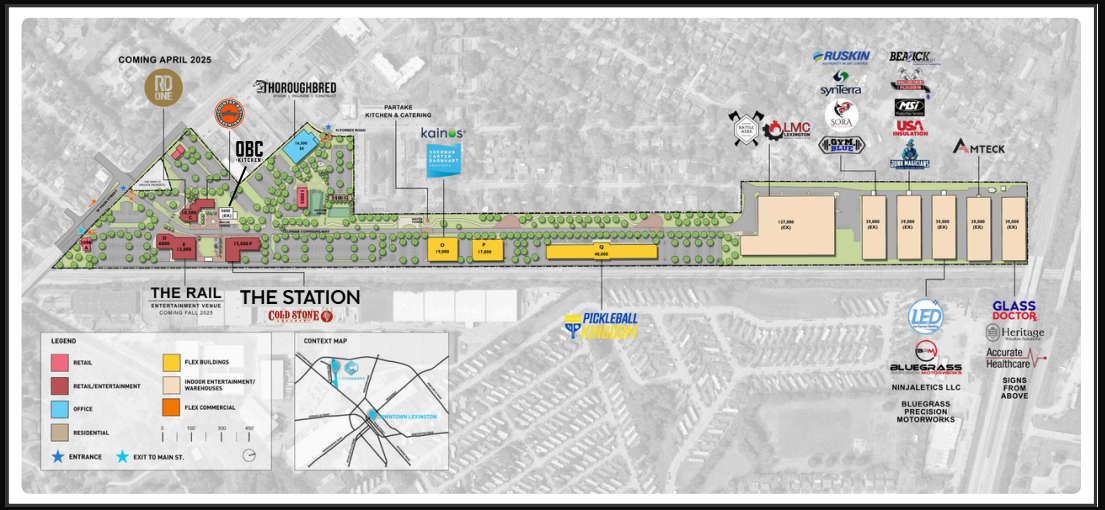
A pond, thoughtfully landscaped grounds, and a nature trail sit at the center of the campus. An active rail line still runs through it.

450±	**30+**	**1.8 MILES**	**2,200**
PEOPLE ON CAMPUS	BUSINESSES	TO DOWNTOWN LEXINGTON	CAPACITY AT THE RAIL

LOCATION AERIAL



THE COMMONS MASTER PLAN



THE CAMPUS

AVAILABLE SPACE
Suites 250 & 230

BUILDING SIZE
33,779 SF

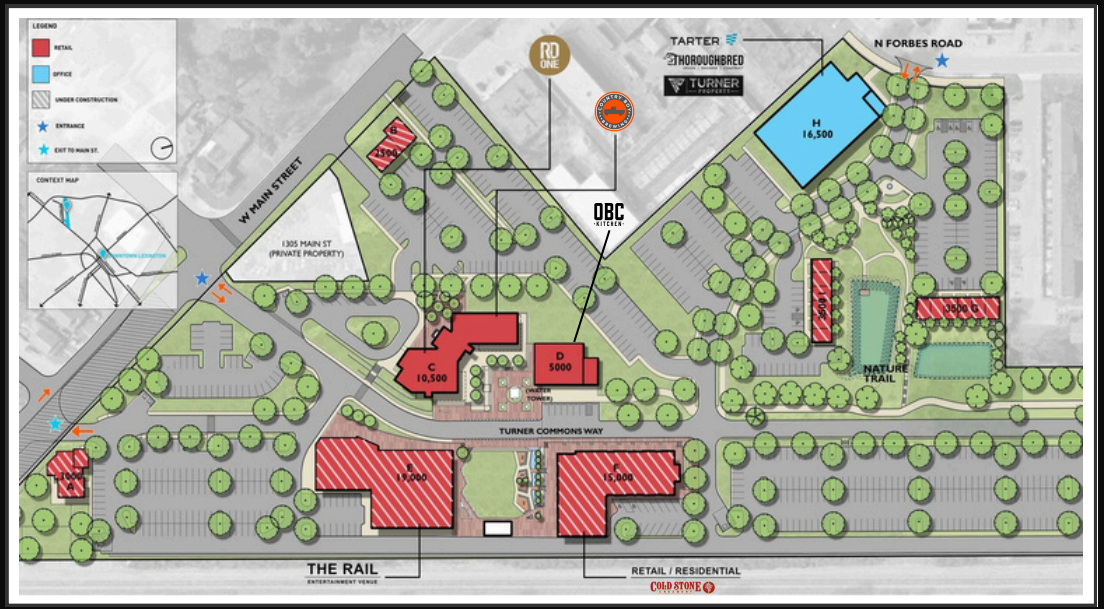
BUSINESSES
30+

PEOPLE ON CAMPUS
450±

USES
Office, Retail, Flex, Industrial

Building H, shown in blue at the north end of the campus off N Forbes Road, is 1409 N Forbes Road. Logos shown are existing campus occupants.

WEST CAMPUS DETAIL



NEARBY

OPEN NOW
RD1 Distillery

OPENING FALL 2026
OBC Kitchen, Country Boy Brewing

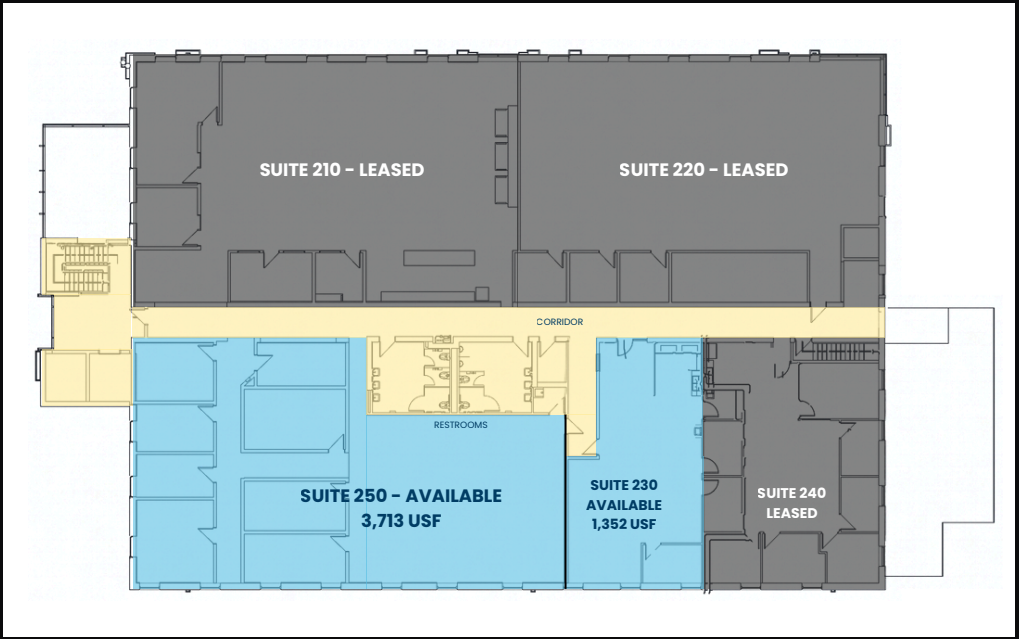
NATURE TRAIL
Pond and walking trail

OFFICE
RETAIL

Building H, shown in blue, is 1409 N Forbes Road. Delivery dates printed on the plan graphic are superseded. The Rail opens early 2027.

SECOND FLOOR · SUITE 250 WITH SUITE 230 EXPANSION

FLOOR PLAN



Combine with adjacent Suite 230 for 5,065 USF / 5,974 RSF

THE SUITE

SUITE
250 (230 expansion)

USABLE
3,713 USF (5,065 combined)

RENTABLE
4,352 RSF (5,974 combined)

PRIVATE OFFICES
8

RESTROOMS
(2) In-Suite

STORAGE
2 rooms

AVAILABLE
LEASED
COMMON AREA



OPEN AREA



OPEN AREA



PRIVATE OFFICE



PRIVATE OFFICE



SCHEDULE A TOUR

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