

OFFICE SPACE FOR LEASE



144 Turner Commons Way
Lexington, KY 40508



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PROPERTY HIGHLIGHTS

AVAILABLE SF: **4,080**

LEASE RATE: **\$23.00 NNN**

- New Construction - AVAILABLE NOW
- Class-A office building.
- Prime location in The Commons, a premier mixed-use development.
- Walking trails and abundant green space for a healthy work environment.
- Convenient surface parking
- Delivery as a climate-controlled White-Box with ADA restroom
- Abundant area retail.
- Easy access to I-75, I-64, and New Circle Road.



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BUILDING SPECIFICATIONS

CONSTRUCTION: **New Construction Shell Space - Steel Frame & Glass**

CEILING HEIGHT: **18' - 24'**

FLOOR TYPE: **6" Reinforced Slab**

SPRINKLER SYSTEM: **Wet**

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

PARKING: **Surface Available**



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LOCATION DESCRIPTION

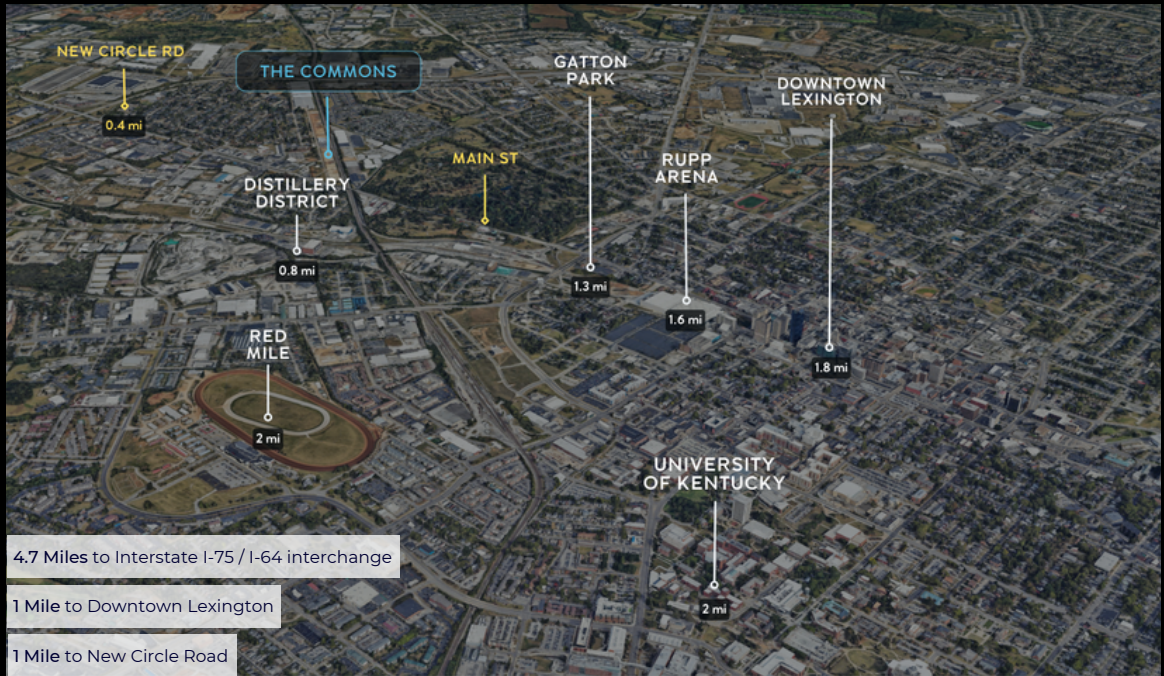
Situated in Lexington's vibrant mixed-use development, The Commons, our newly constructed Class-A office building offers a customizable space and proximity to retail options. Its strategic location off Main St ensures easy access to I-75 & I-64, the Central Business District, and Bluegrass Field Airport. A premier office solution merging convenience and connectivity in a serene, park-like setting.



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LOCATION AERIAL



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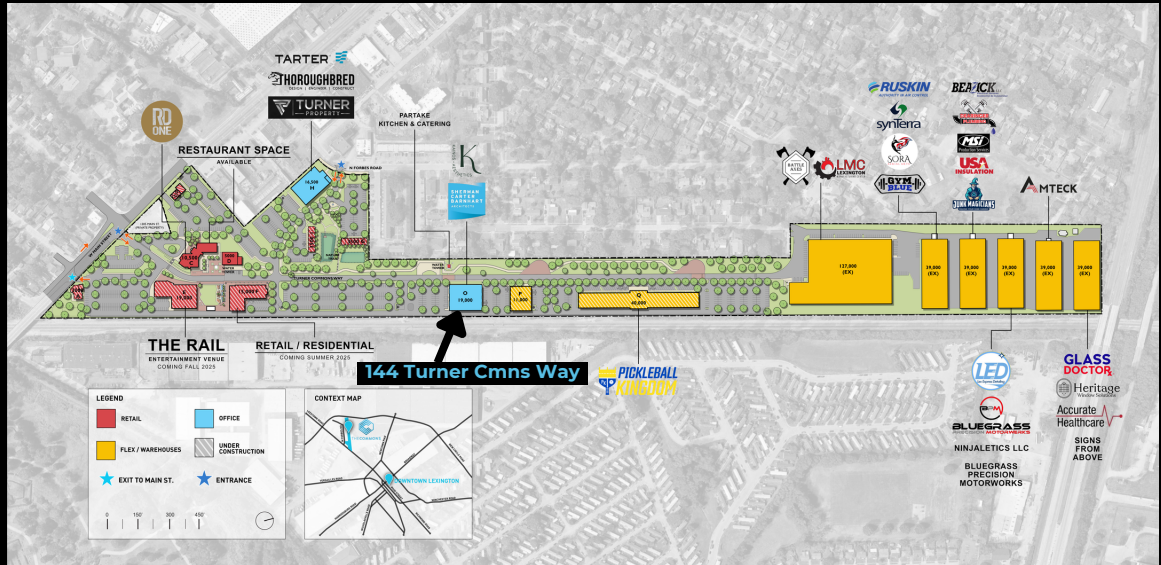
THE COMMONS RENDERING



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MASTER PLAN



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**SHERMAN
CARTER
BARNHART
ARCHITECTS**

KAINOS aesthetics

4,080 SF AVAILABLE

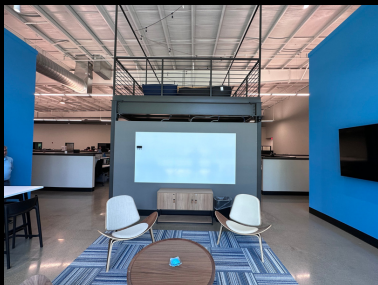
**SHERMAN
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4,080 SF AVAILABLE

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PHOTOS



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