

# ***NEW FLEX SPACE FOR LEASE***

**148 Turner Commons Way**  
Lexington, KY 40508



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# PROPERTY HIGHLIGHTS

AVAILABLE SF: **11,387**

LEASE RATE: **\$14.50 NNN**

CAM: **\$3.50 PSF**

- New Construction - **BUILD TO SUIT**
- Class-A Flex Stand Alone Building - includes up to 10% office buildout.
- Customizable interior layout.
- Prime location in The Commons, a premier mixed-use development.
- Walking trails and abundant green space.
- Abundant surface parking and evening security patrol.
- Customizable Flex space to suit your unique business needs.
- Great proximity to area retail
- Easy access to I-75, I-64, and New Circle Road.



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# ***BUILDING SPECIFICATIONS***

## **BUILD-TO-SUIT**

YEAR BUILT: **PROPOSED NEW BUILD**

CONSTRUCTION: **NEW CONSTRUCTION SHELL - STEEL FRAME, METAL SIDING & GLASS**

LIGHTING: **LED**

CEILING HEIGHT: **18' CLEAR | 20' EAVE | 30' RIDGE**

FLOOR TYPE: **CONCRETE SLAB**

SPRINKLER SYSTEM: **WET**

ZONING: **PUD 3 - MIXED-USE**

POWER: **120/208 VOLT 3-PHASE**

DRIVE-IN DOOR: **1**



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# ***LOCATION DESCRIPTION***

Situated in Lexington's vibrant mixed-use development, The Commons, our newly constructed Flex building shell 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 Airport. A premier location merging convenience and connectivity in a serene, park-like setting.



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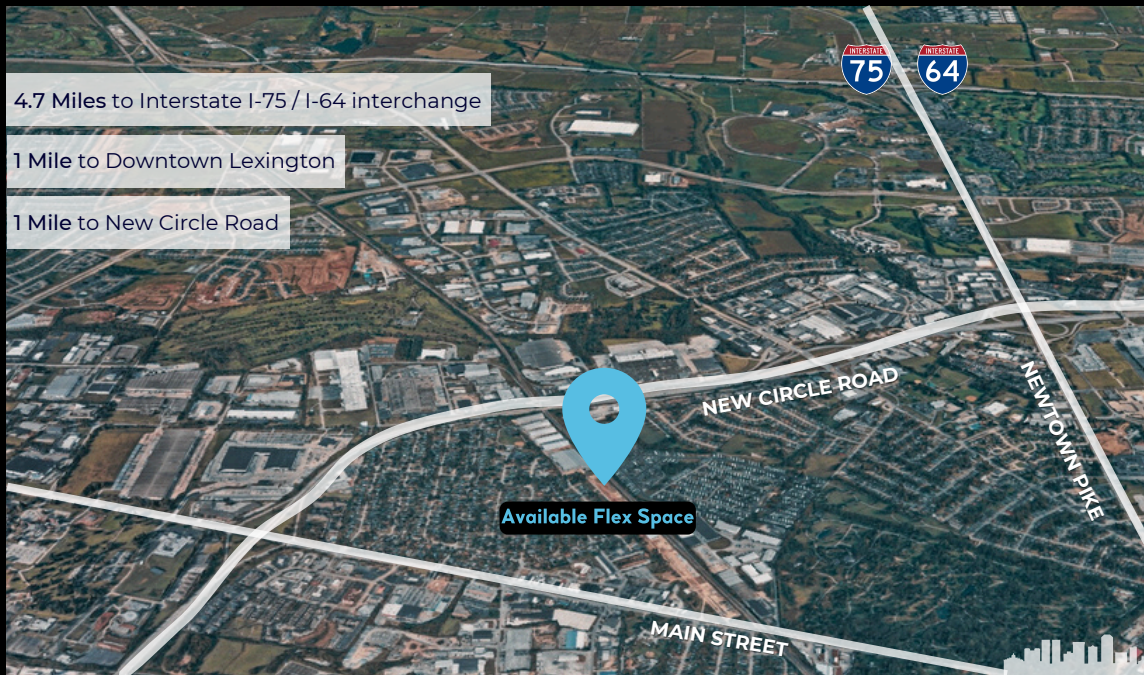
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# LOCATION AERIAL

4.7 Miles to Interstate I-75 / I-64 interchange

1 Mile to Downtown Lexington

1 Mile to New Circle Road



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# THE COMMONS RENDERING

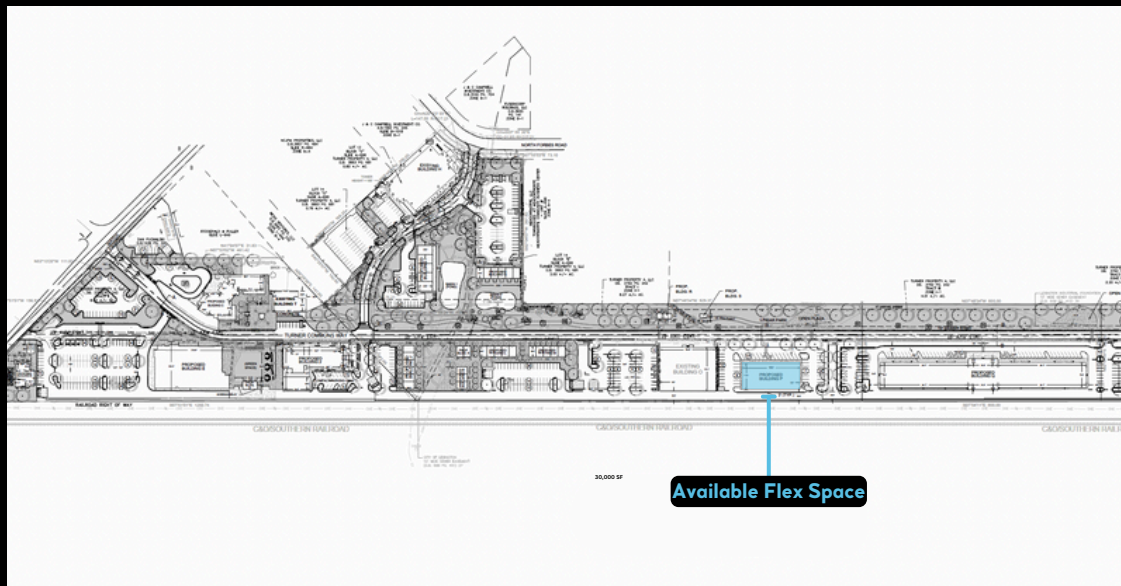


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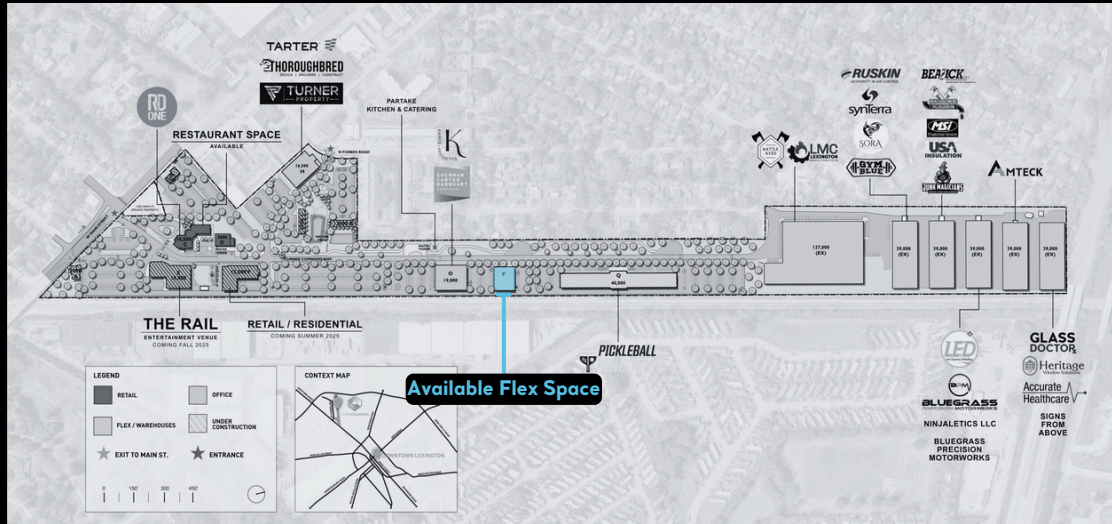
# THE COMMONS MASTER PLAN



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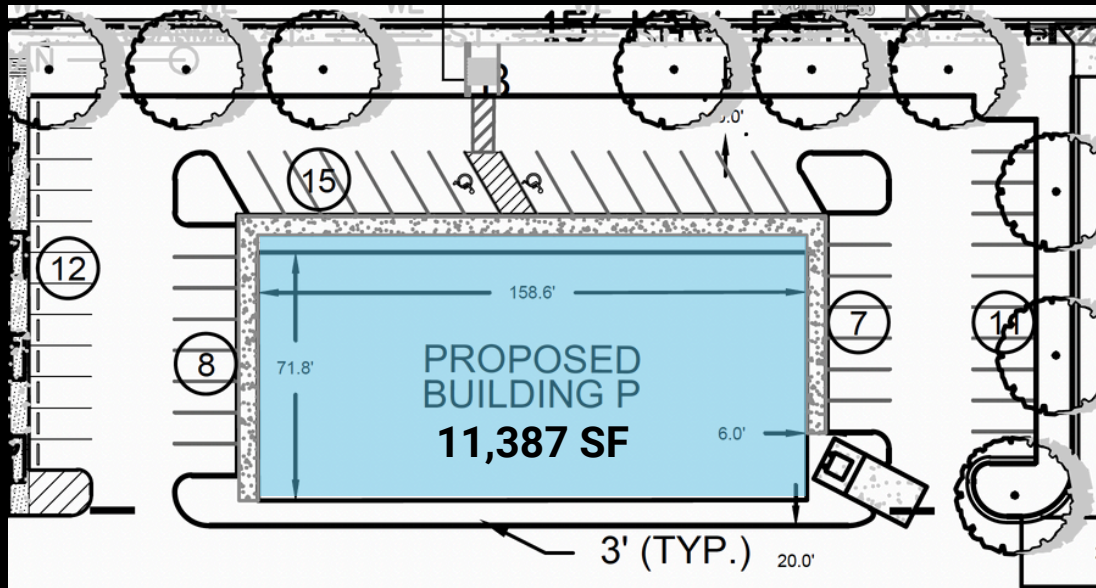
# SITE PLAN



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# SITE PLAN



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