

RETAIL SPACE FOR LEASE



The Station

120 Turner Commons Way, Lexington, KY 40508



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PROPERTY DESCRIPTION

The Station at The Commons is a purpose built hospitality and cultural destination located at the center of Lexington's emerging entertainment district. Anchored by The Rail performance venue and adjacent to RDI Distillery, the building is designed to capture pre show and post show energy through curated food, beverage, and music driven concepts. Ground floor spaces open directly to the central plaza, supporting indoor outdoor activation and night forward programming, while short term luxury rentals above extend visitor stays and on site spending. The Station is intentionally limited and curated for operators seeking a flagship location in one of the city's most significant new districts.



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LOCATION AERIAL



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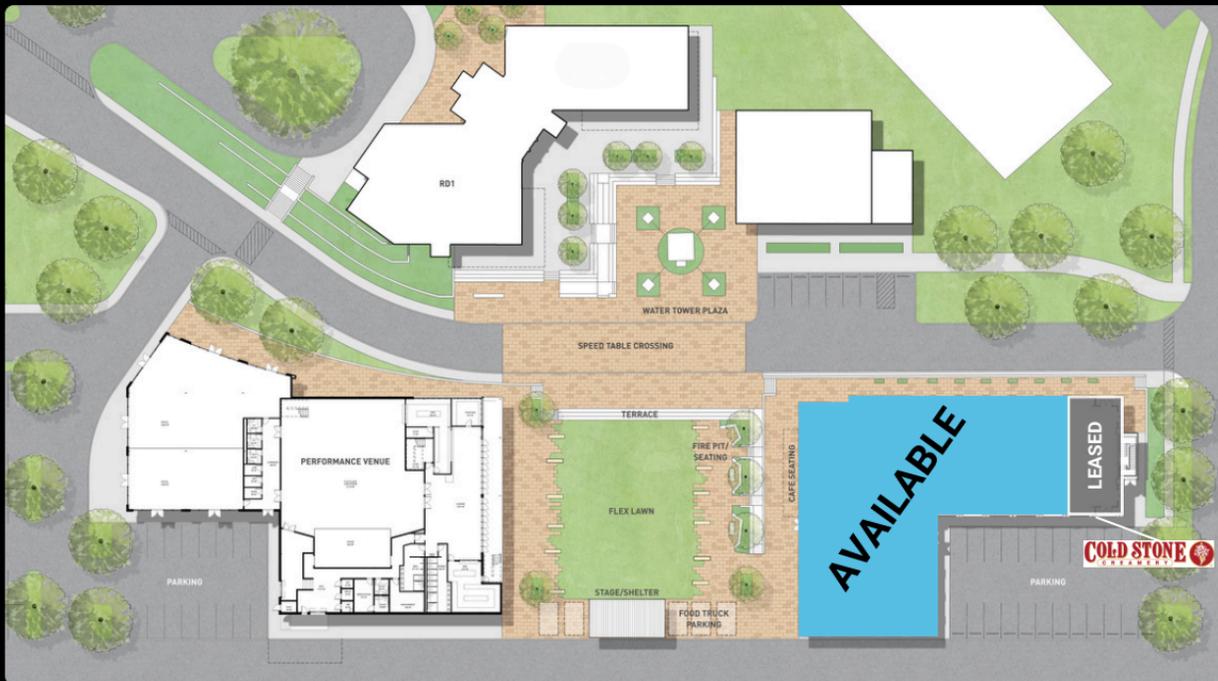
THE ENTERTAINMENT DISTRICT



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THE ENTERTAINMENT DISTRICT



LORD
AECK
SARGENT



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PROPERTY HIGHLIGHTS

AVAILABLE SPACE: **±1,500 SF to ±15,000 SF**

RENTAL RATE: **\$45.00 NNN**

- New construction - **COMING SPRING 2026**
- Prime location in The Commons, a premier mixed-use development.
- Class-A retail building.
- Customizable floor plan.
- Multiple suite options available.
- Walking trails and abundant green space.
- Convenient surface parking and evening security patrol.
- Short-term luxury rental included on 2nd floor.



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TOTAL BUILDING DETAILS

CONSTRUCTION: **New**

FLOOR TYPE: **Concrete Slab**

SPRINKLER SYSTEM: **Wet**

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

PARKING: **Surface Parking Available**

SECURITY: **Evening Security Patrol**

BUILDING HOURS: **24-7**

SIGNAGE: **Negotiable**

STORIES: **2**

- ELEVATOR SERVICE
- PATIO AVAILABILITY FOR SELECT UNITS
- ADJACENT TO COMMON PLAZA



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EXTERIOR PHOTOS



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INTERIOR RETAIL RENDERINGS (1ST FLOOR)



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RESTAURANT INTERIOR RENDERINGS



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COMMON PLAZA RENDERINGS



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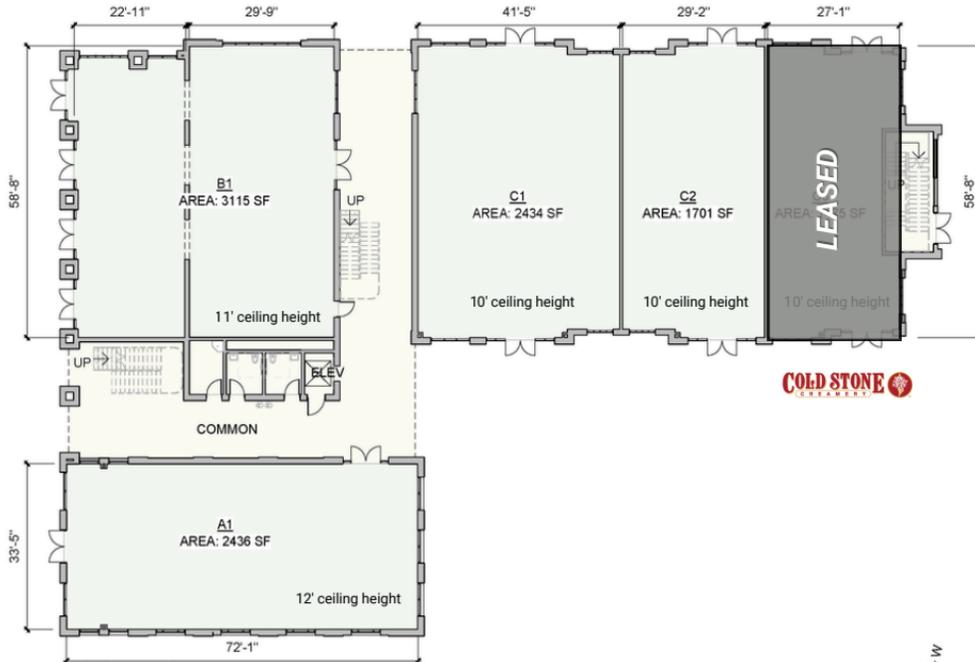
SHORT TERM STAYS RENDERINGS



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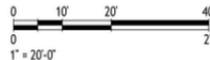
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LEVEL 1 FLOOR PLAN

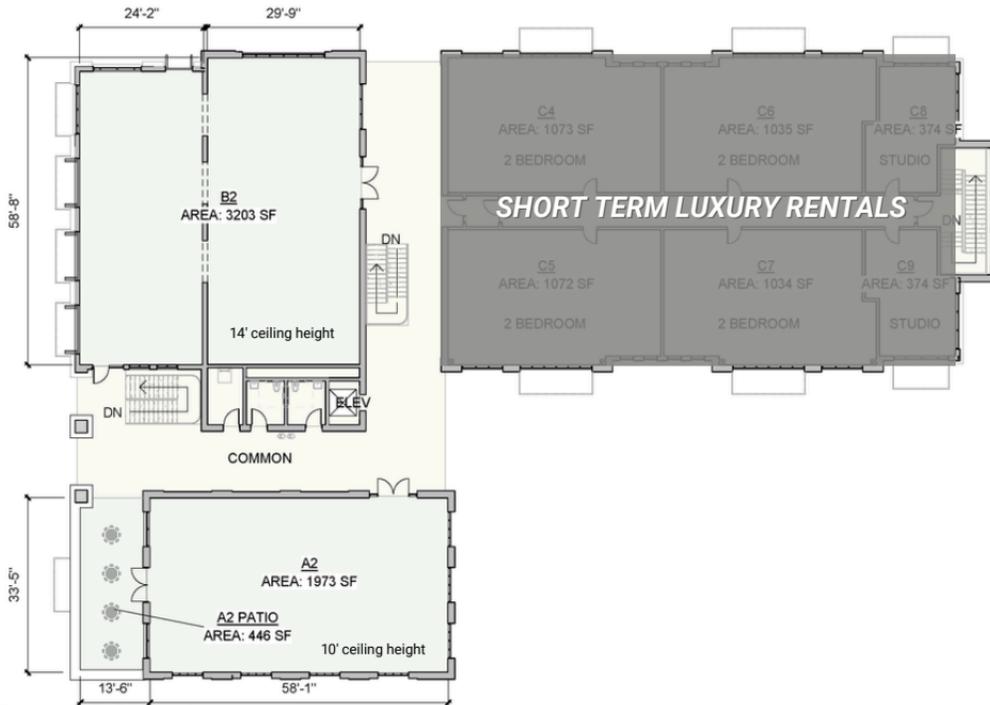


Level 1 Leasing

1" = 20'-0"



LEVEL 2 FLOOR PLAN



Level 2 Leasing

SUITE A1

INTERIOR BUILDING: **2,436 SF**

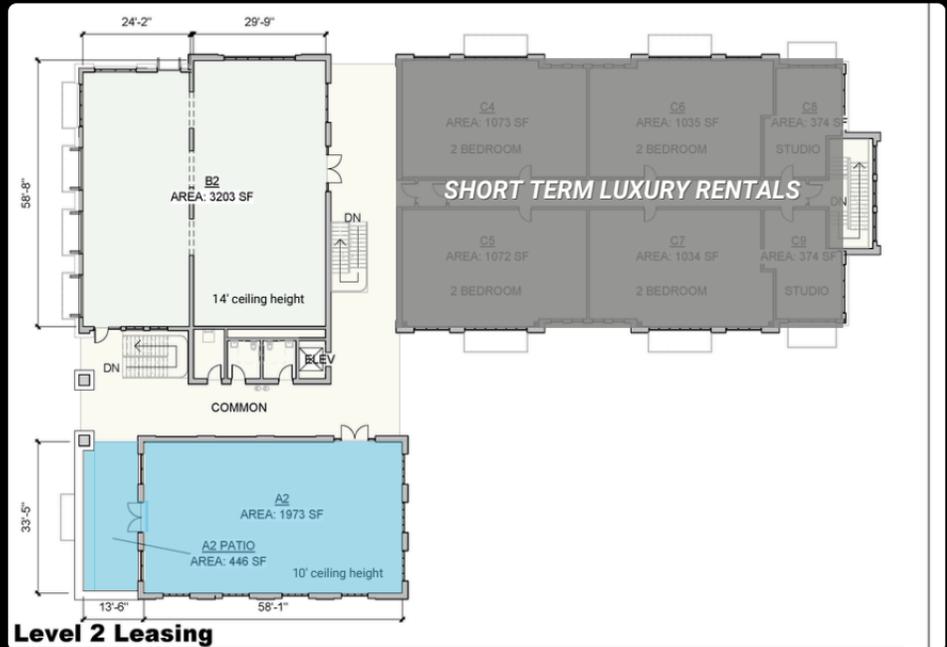
INTERIOR RETAIL RATE: **\$45 PSF**



SUITE A2

INTERIOR BUILDING: **1,973 SF**

INTERIOR RETAIL RATE: **\$45 PSF**



SUITE B1

B1 INTERIOR BUILDING: **3,115 SF**

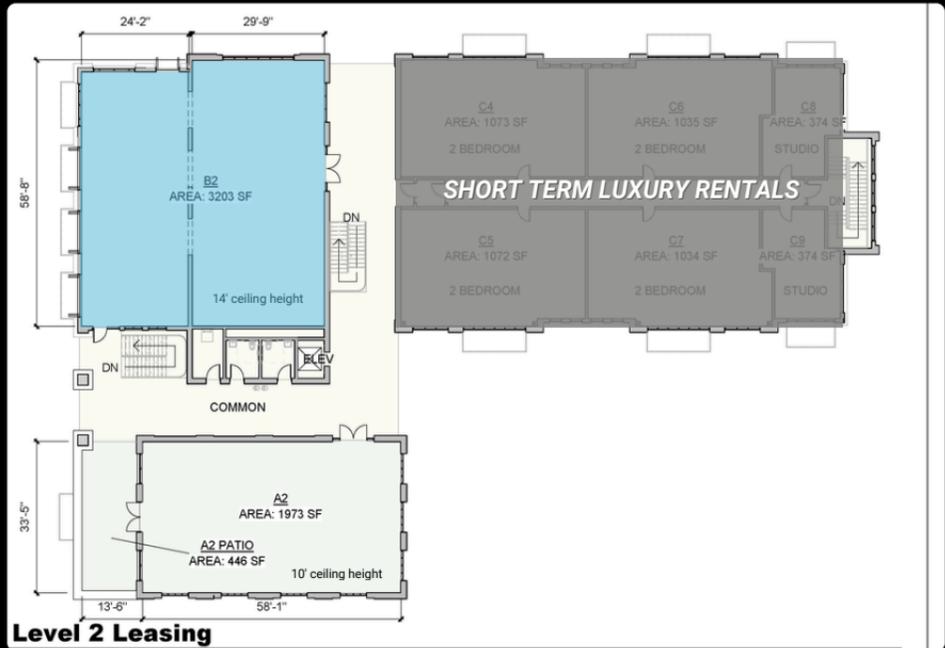
INTERIOR RETAIL RATE: **\$45 PSF**



SUITE B2

B2 INTERIOR BUILDING: **3,203 SF**

INTERIOR RETAIL RATE: **\$45 PSF**



SUITE C1

INTERIOR BUILDING: **2,434 SF**

INTERIOR RETAIL RATE: **\$45 PSF**



SUITE C2

INTERIOR BUILDING: **1,701 SF**

INTERIOR RETAIL RATE: **\$45 PSF**

