

RETAIL SPACE FOR LEASE

AVAILABLE NOW



The Station

120 Turner Commons Way, Lexington, KY 40508

SUITES 1,701 – 4,135 SF | \$38.00 PSF NNN



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PROPERTY DESCRIPTION

THE STATION at The Commons is a purpose-built hospitality and retail destination at the center of Lexington's emerging entertainment district. Anchored by The Rail performance venue and adjacent to RD1 Distillery, OBC Kitchen and Country Boy Brewing, The Station is designed to capture pre-show and post-show energy through curated food, beverage, and entertainment-driven concepts. Ground floor spaces open directly onto The Yard, the district's central greenspace connecting The Station to The Rail, supporting indoor-outdoor activation and night-forward programming. Short-term luxury rentals above extend visitor stays and on-site spending. The Station is intentionally designed and curated for operators seeking a flagship location.



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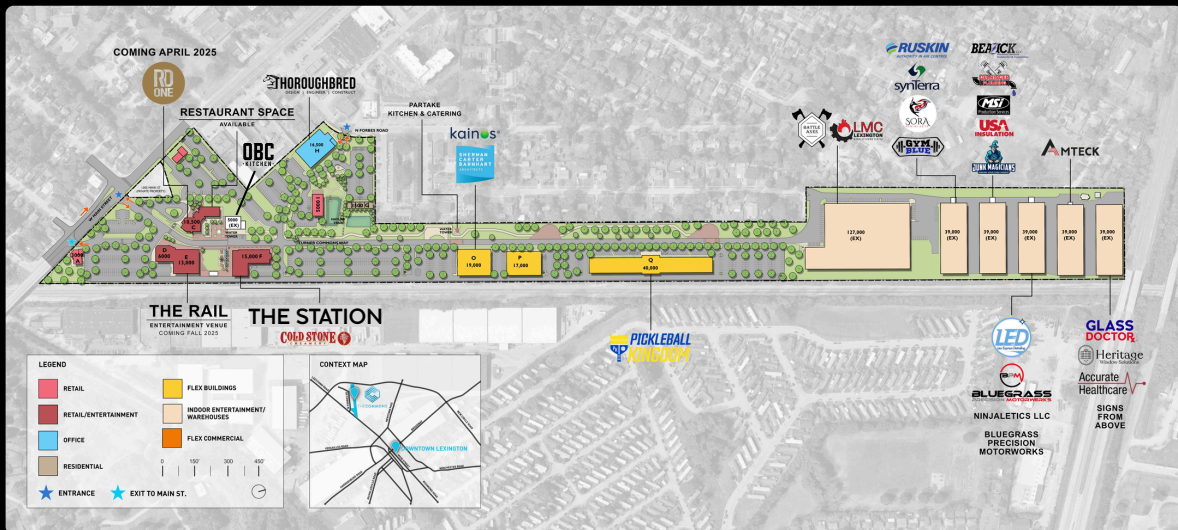
LOCATION AERIAL



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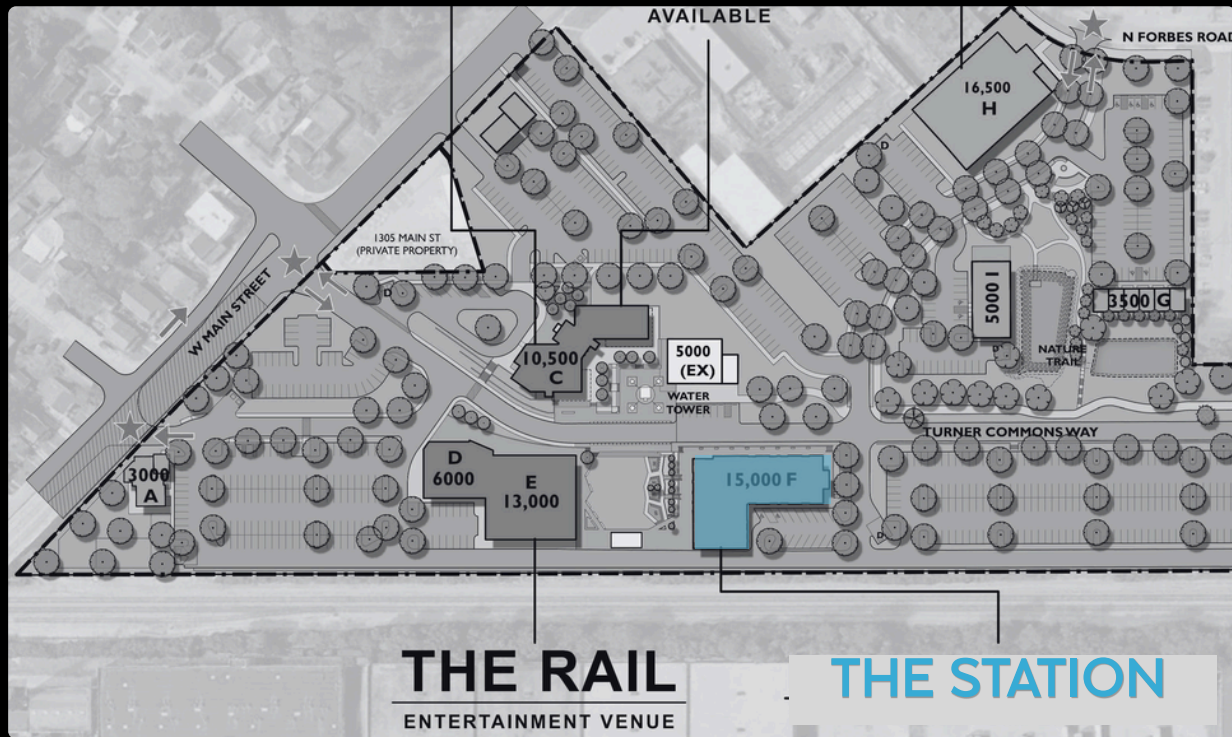
THE COMMONS MASTER PLAN



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THE ENTERTAINMENT DISTRICT



PROPERTY HIGHLIGHTS

SUITES: **1,701 SF up to 4,135 SF**

RENTAL RATE: **\$38.00 NNN**

- New shell construction - **AVAILABLE NOW**
- 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.
- Short-term luxury rental included on 2nd floor.



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TOTAL BUILDING DETAILS

CONSTRUCTION: **New – Shell**

FLOOR TYPE: **Concrete Slab**

SPRINKLER SYSTEM: **Wet**

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

PARKING: **Surface Parking Available**

BUILDING HOURS: **24-7**

SIGNAGE: **Negotiable**

STORIES: **2**

- ELEVATOR SERVICE
- PATIO AVAILABILITY FOR SELECT UNITS
- ADJACENT TO “THE YARD”



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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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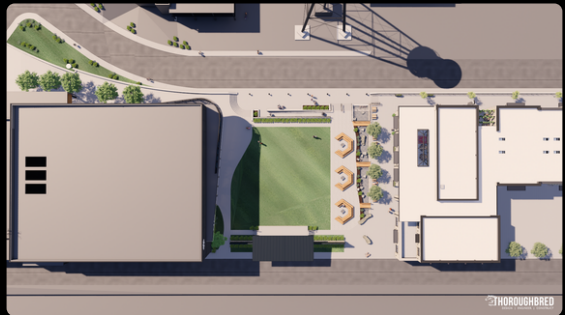
SHORT TERM LUXURY RENTALS – LEVEL 2



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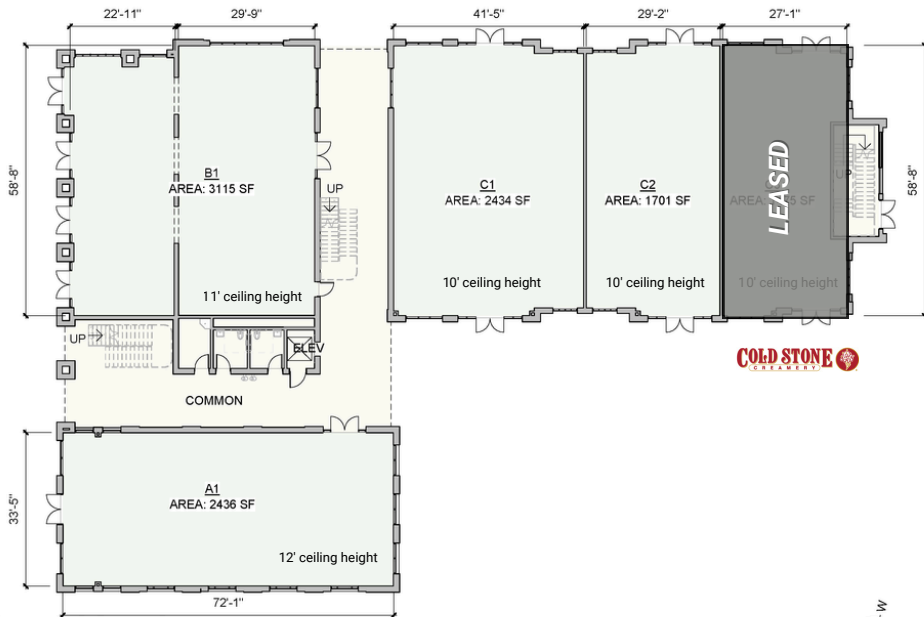
"THE YARD" RENDERINGS



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LEVEL 1 FLOOR PLAN



AVAILABLE

A1 2,436 SF

B1 3,115 SF

C1 2,434 SF

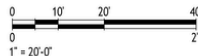
C2 1,701 SF

\$38.00 PSF NNN

COLD STONE
CREAMERY

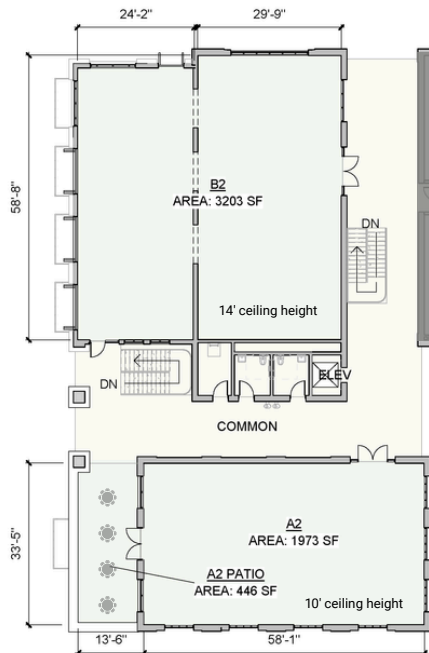
Level 1 Leasing

1" = 20'-0"



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LEVEL 2 FLOOR PLAN



Level 2 Leasing



SHORT TERM LUXURY RENTALS

AVAILABLE

A2 1,973 SF

+ 446 SF patio

B2 3,203 SF

\$38.00 PSF NNN



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SUITE A1

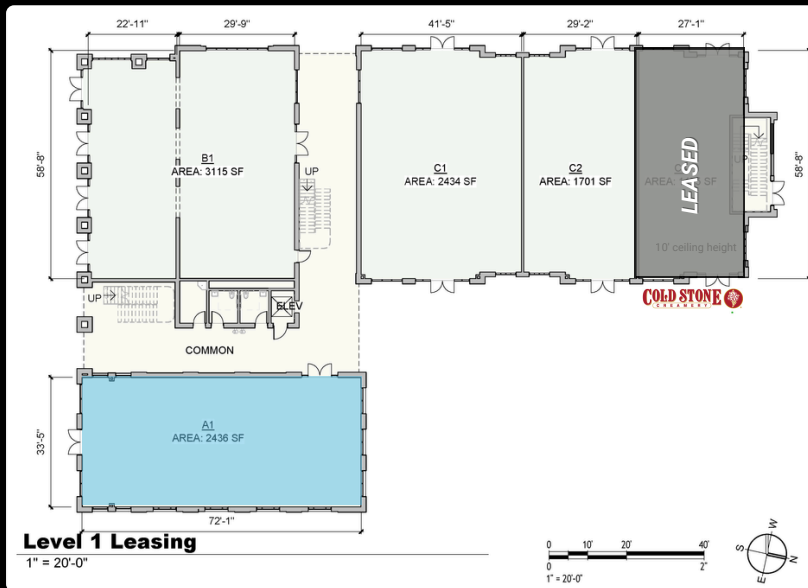
INTERIOR BUILDING: **2,436 SF**

RATE: **\$38.00 PSF NNN**

LEVEL 1

Ground floor

12' ceilings



SUITE A2

INTERIOR BUILDING: **1,973 SF**

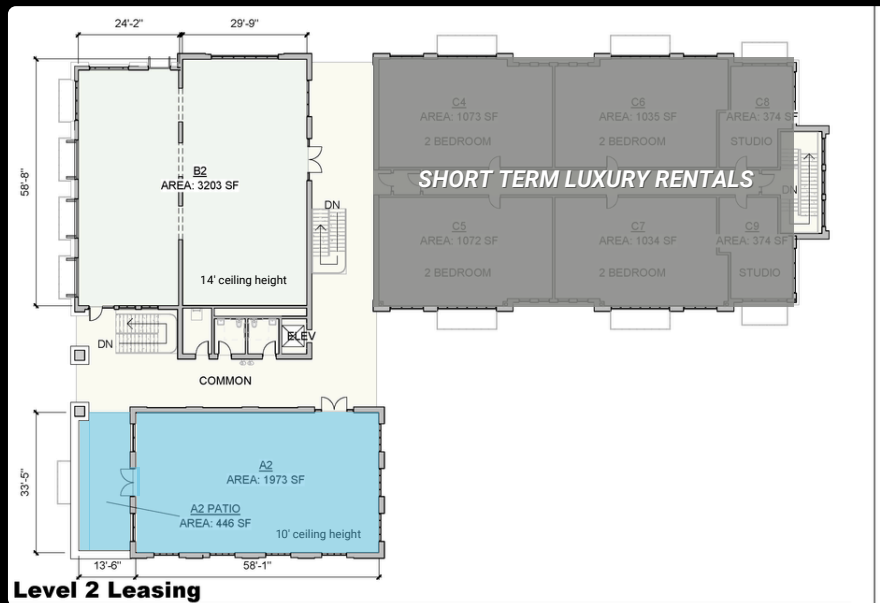
RATE: **\$38.00 PSF NNN**

LEVEL 2

Elevator served

10' ceilings

+ 446 SF private patio



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SUITE B1

INTERIOR BUILDING: **3,115 SF**

RATE: **\$38.00 PSF NNN**

LEVEL 1

Ground floor

11' ceilings



SUITE B2

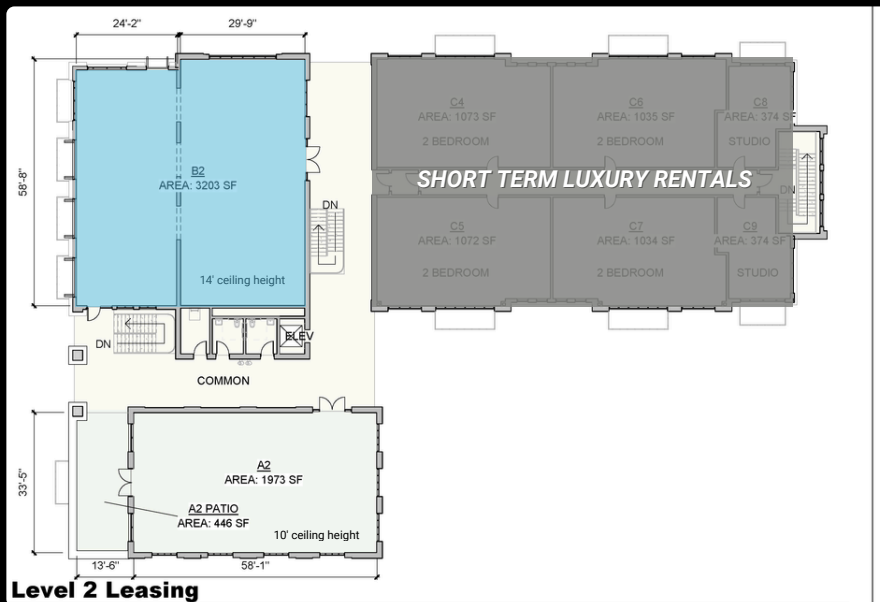
INTERIOR BUILDING: **3,203 SF**

RATE: **\$38.00 PSF NNN**

LEVEL 2

Elevator served

14' ceilings



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SUITE C1

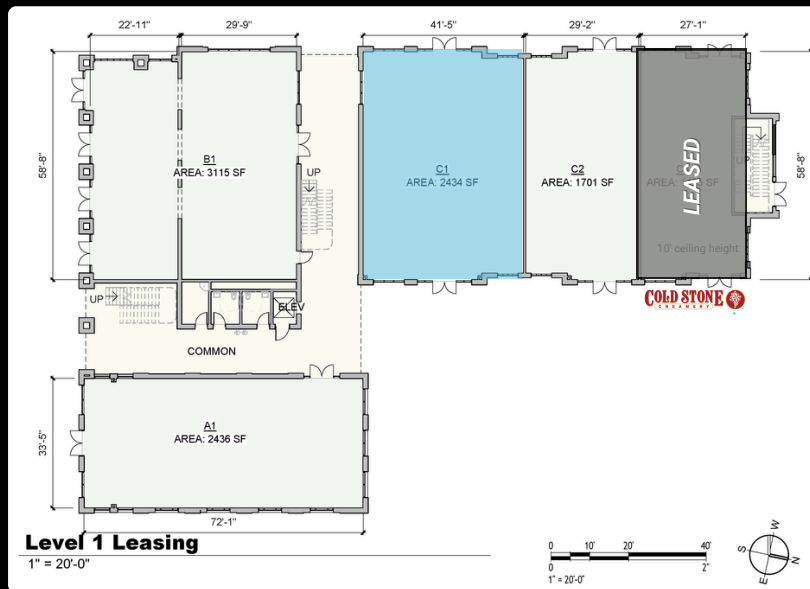
INTERIOR BUILDING: **2,434 SF**

RATE: **\$38.00 PSF NNN**

LEVEL 1

Ground floor

10' ceilings



SUITE C2

INTERIOR BUILDING: **1,701 SF**

RATE: **\$38.00 PSF NNN**

LEVEL 1

Ground floor

10' ceilings





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SCAN FOR LEASING INFO