

Office For Lease

Jefferson Street Office Building



148 Jefferson Street
Lexington, Fayette County, Kentucky, 40507

For More Information:

J.L. Cannady, CCIM, Vice President
+1 859.422.4410 • jlcannady@naiisaac.com

Jamie Adams, CCIM, Vice President
+1 859.422.4413 • jadams@naiisaac.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
+1 859 224 2000
naiisaac.com



Office For Lease

Jefferson Street Office Building

Executive Summary



Property Details

AVAILABLE

Unit 2 2,396 SF

Unit 3-Available 1,384 SF

12/1/20

Lease Rate \$1,800 - 2,500/MONTH

Lease Type MODIFIED GROSS

Zoning B-1, Neighborhood
Business

Property Highlights

- CONTEMPORARY INTERIOR RENOVATIONS COMPLETE - A MUST SEE!
- Attractive all-brick facade with professional curb appeal
- 6,006 SF two-story office building in Lexington's vibrant Jefferson Street corridor
- Private parking lot along with ample street parking
- Walking distance to the many restaurants, shopping and attractions along Jefferson St, as well as Lexington's Central Business District, the \$241 Million expansion/renovation of the Rupp Arena at Central Bank Center (Under Construction), the future \$40 Million Town Branch Park (Under Construction), Transylvania University, The Cheapside Pavilion, the United States District Courthouse and the \$32 Million recently renovated Fayette County Courthouse, Triangle Park and much more

Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	7,419	45,852	92,075
Total Population:	17,324	110,928	219,634
Average HH Income:	\$44,903	\$63,392	\$72,408
Median HH Income:	\$23,765	\$38,996	\$48,425



Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Office For Lease

Jefferson Street Office Building

Additional Photos

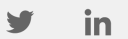


Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel

naiisaac.com



Office For Lease

Jefferson Street Office Building

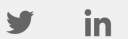
Additional Photos



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Office For Lease

Jefferson Street Office Building

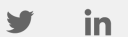
Additional Photos



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Office For Lease

Jefferson Street Office Building

Neighborhood Attractions

Rupp Arena at Central Bank Center



Rupp Arena is currently undergoing a \$241 million renovation

Town Branch Park



Town Branch Park will transform acres of asphalt into an unprecedented signature park in the heart of downtown Lexington

The Apiary



The Apiary – one of Lexington's most spectacular venues – offers refined catering and events space

Distilled at Gratz Park Inn
Third Street Stuff and Coffee
Stella's Kentucky Deli
County Club Restaurant
West Sixth Street Brewing
Shakespeare & Company Café
Shorty's Market & Tap Room
Goodfellas Pizzeria
The Grey Goose
Wine + Market
Green Lantern Bar
Al's Bar
Maria's Kitchen
Wagon Bones Grill
Le Deauville French Bistro
Max's Loudon Square Buffet

The West Sixth Greenroom
Indi's Fast Food Restaurant
Sawyer's Bar and Grill
North Lime Coffee and Donuts
Minton's Café and Bakery
Sidebar Grill
SkyBar Lexington
Saul Good Restaurant and Pub
Blue Stallion Brewing Company
Blue Heron Steakhouse
Dudley's On Short Restaurant
Belle's Cocktail House
Chase Tap Room
George's Deli
Tony's Steaks & Seafood
Pies & Pints
Double H BBQ

Vinaigrette Salad Kitchen
The HopCat
Smithtown Seafood



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel

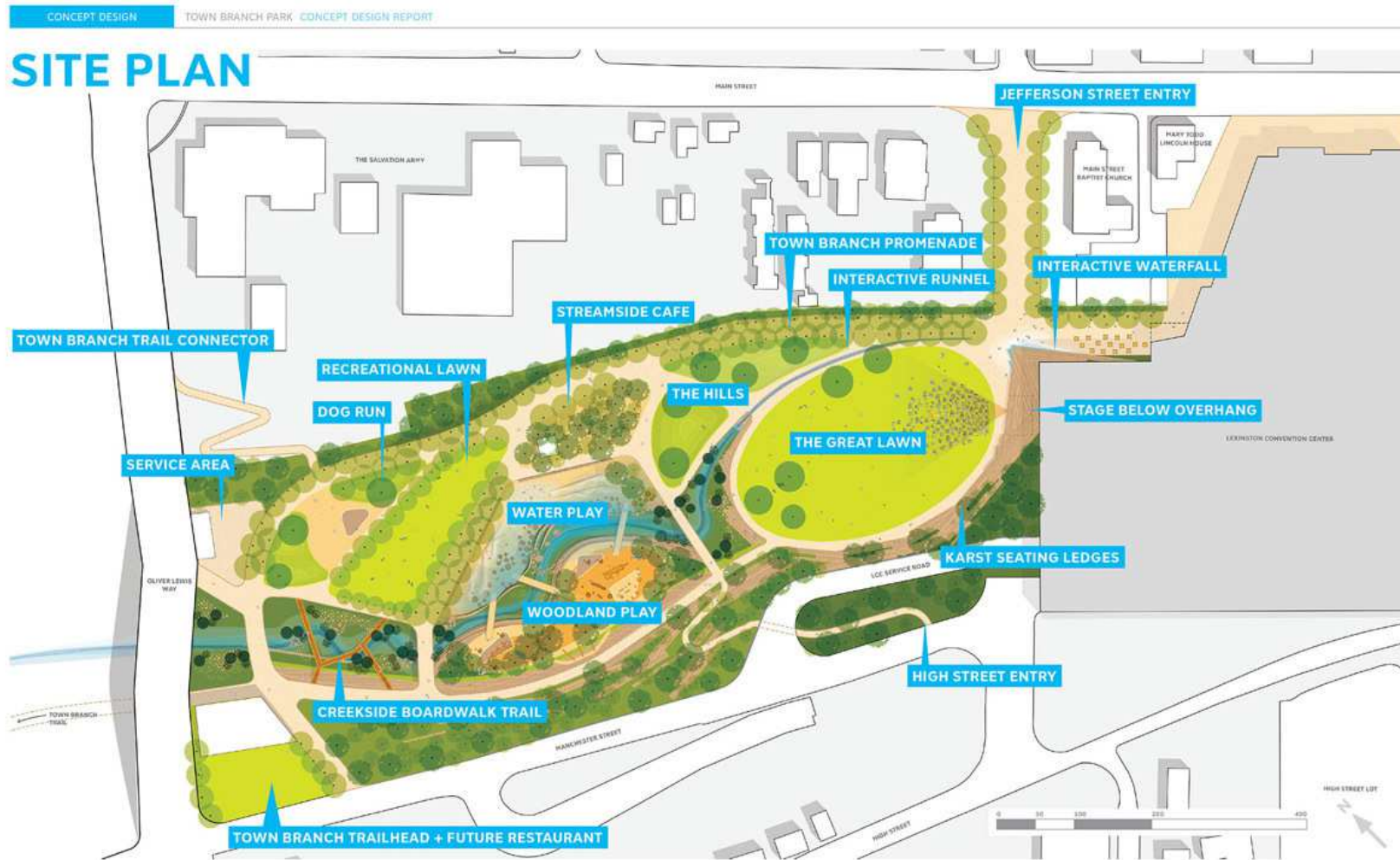
naiisaac.com



Office For Lease

Jefferson Street Office Building

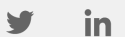
Town Branch Park



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

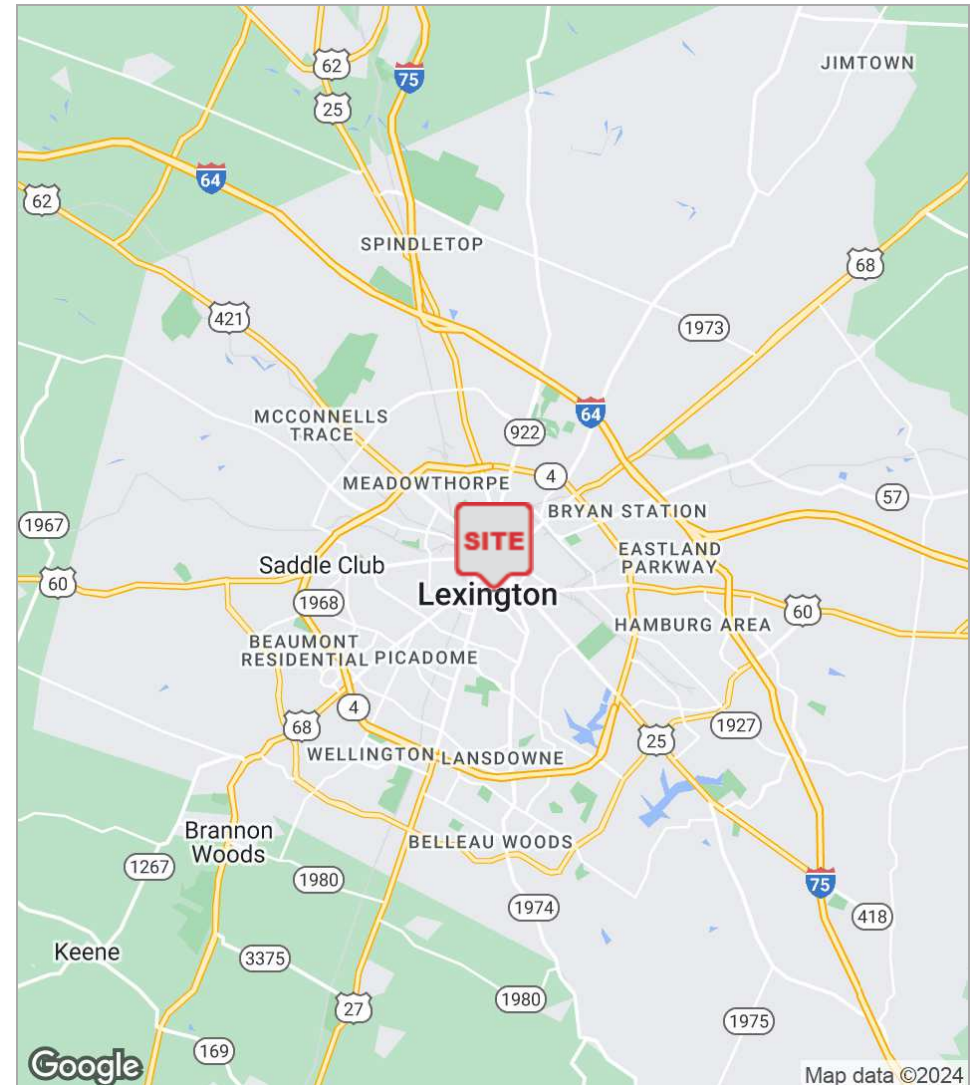
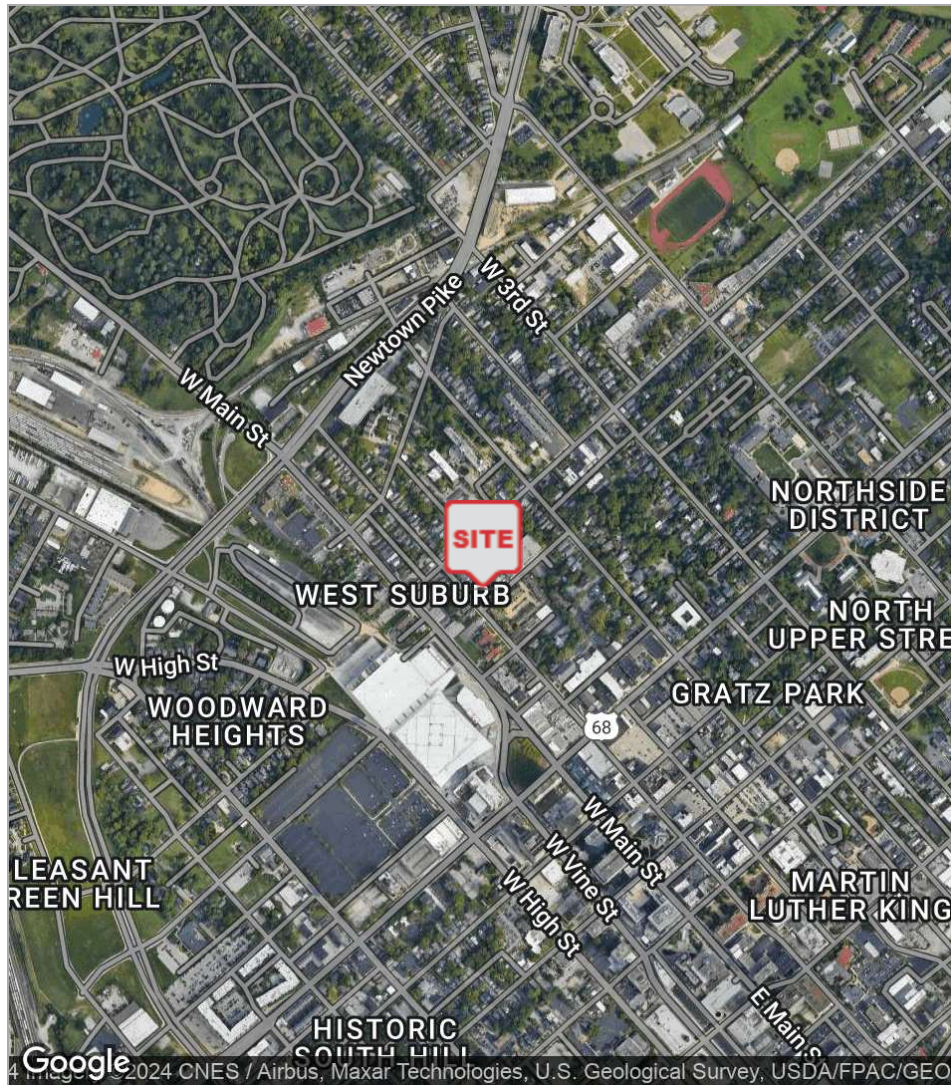
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Office For Lease

Jefferson Street Office Building

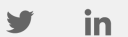
Location Maps



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Office For Lease

Jefferson Street Office Building

Aerial Photographs



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Office For Lease

Jefferson Street Office Building

Parking Diagram



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

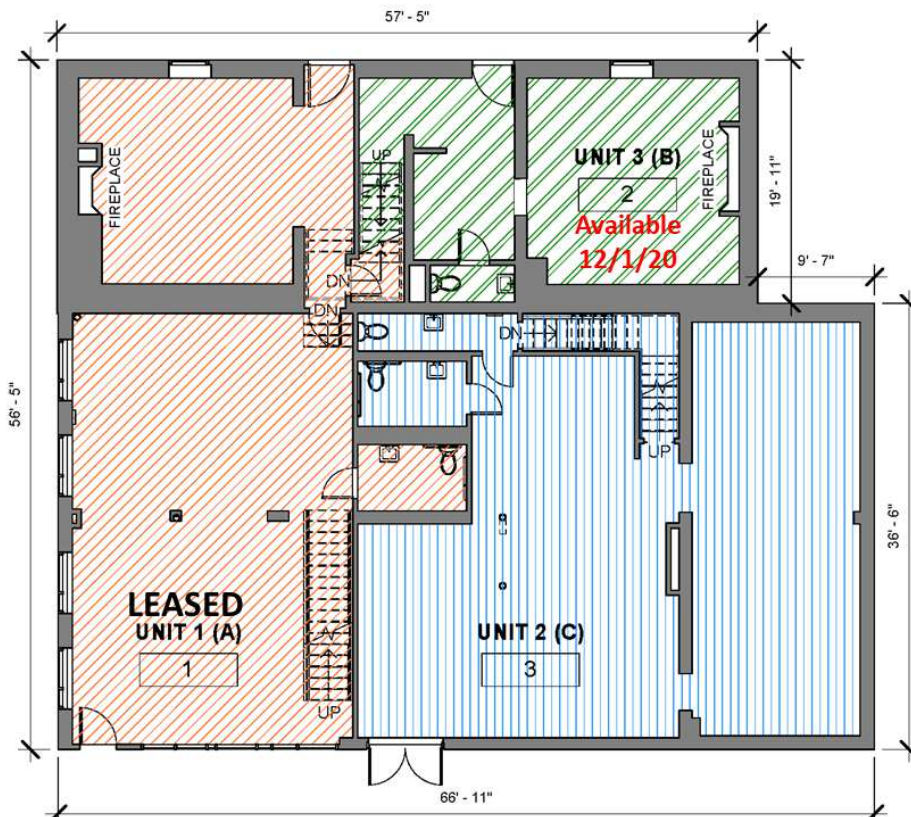


Office For Lease

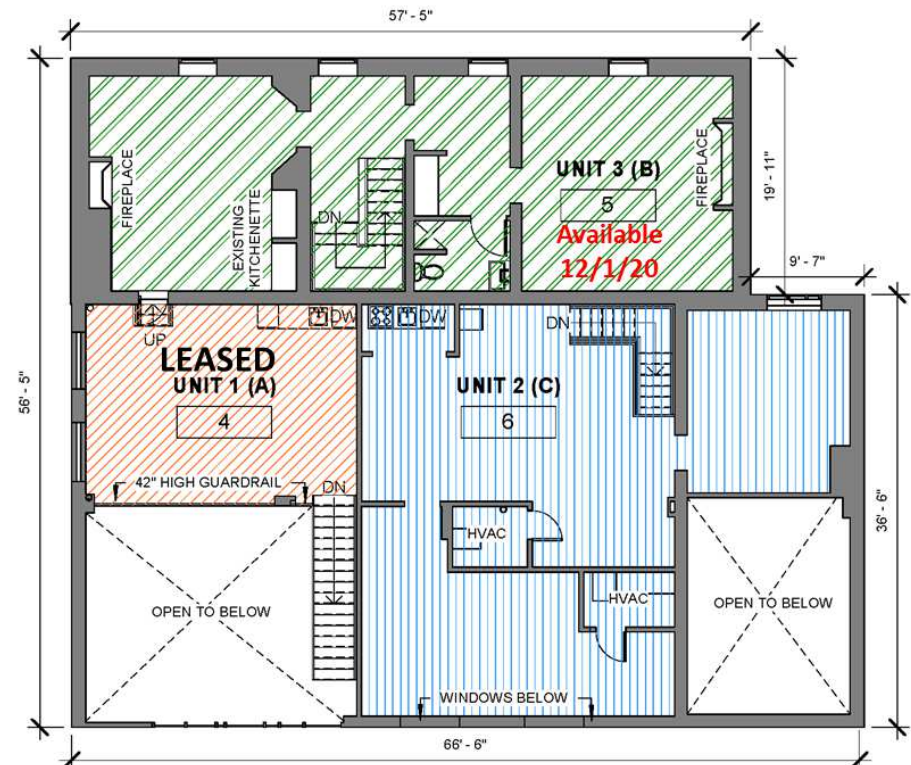
Jefferson Street Office Building

Floor Plans

FIRST FLOOR



SECOND FLOOR



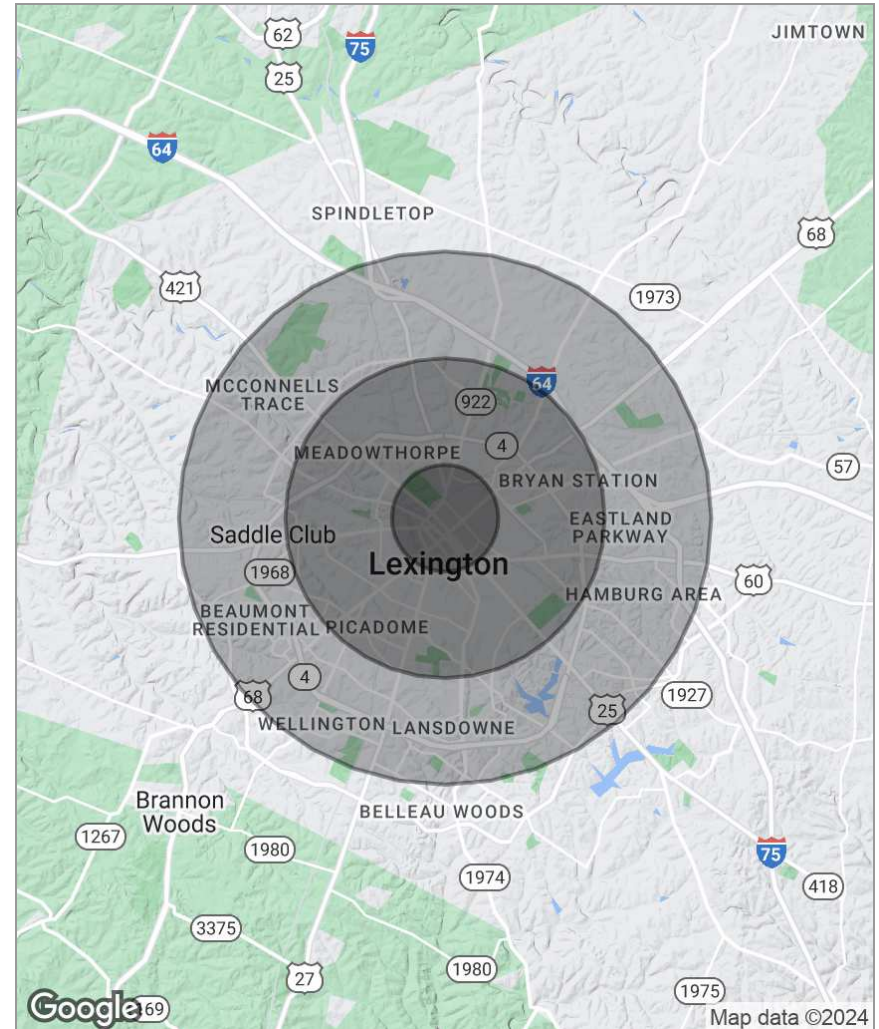
Office For Lease

Jefferson Street Office Building

Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	17,324	110,928	219,634
MEDIAN AGE	35.1	32.5	34.8
MEDIAN AGE (MALE)	33.9	31.7	33.7
MEDIAN AGE (FEMALE)	37.1	33.6	36.0

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,419	45,852	92,075
# OF PERSONS PER HH	2.0	2.4	2.3
AVERAGE HH INCOME	\$44,903	\$63,392	\$72,408
AVERAGE HOUSE VALUE	\$123,205	\$218,289	\$213,340



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

