

# FOR LEASE

OFFICE / LAB / R&D



**1509 BULL LEA RD.**  
LEXINGTON, KY 40511



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# 01: EXECUTIVE SUMMARY

1509 BULL LEA RD.



## PROPERTY DESCRIPTION

Available for lease is a versatile  $\pm 1,802$  square foot office/lab space located at 1509 Bull Lea Road in Lexington, Kentucky. The suite offers a flexible layout that efficiently combines private offices with open work or lab areas, making it well-suited for a variety of professional, medical, research, or technology-oriented users.

The space is thoughtfully designed to support both collaborative and focused work environments and includes a private restroom and a kitchenette area for added convenience. The existing configuration allows for immediate occupancy while still offering adaptability to accommodate tenant-specific requirements.

Situated in a well-located Bull Lea Road corridor, the property provides easy access to Newtown Pike, as well as I-64/I-75, supporting convenient connectivity for both employees and clients. This offering presents an excellent opportunity for users seeking a functional, adaptable office/lab environment in a centrally located Lexington submarket.



**$\pm 1,802$  SF  
AVAILABLE**



**\$14.00 PSF+  
NNN**



**ZONED  
P-2**

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# 02: PROPERTY OVERVIEW

1509 BULL LEA RD.

## PROPERTY HIGHLIGHTS

### LAYOUT

Combination of both private offices and open workspace with a kitchenette area and a private restroom for added convenience.

### LOCATION

Located in the Coldstream Research Campus appx. 1.5 miles from I-75 and in close proximity to New Circle Road.

### PARKING

73 parking spaces with additional reciprocal parking.

### CONSTRUCTION

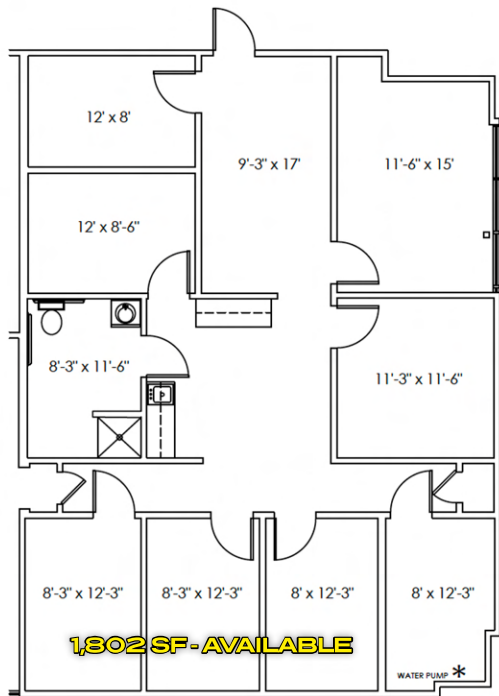
Single-story, free standing, Class A construction.



# 02: PROPERTY OVERVIEW

1509 BULL LEA RD.

## FLOOR PLAN



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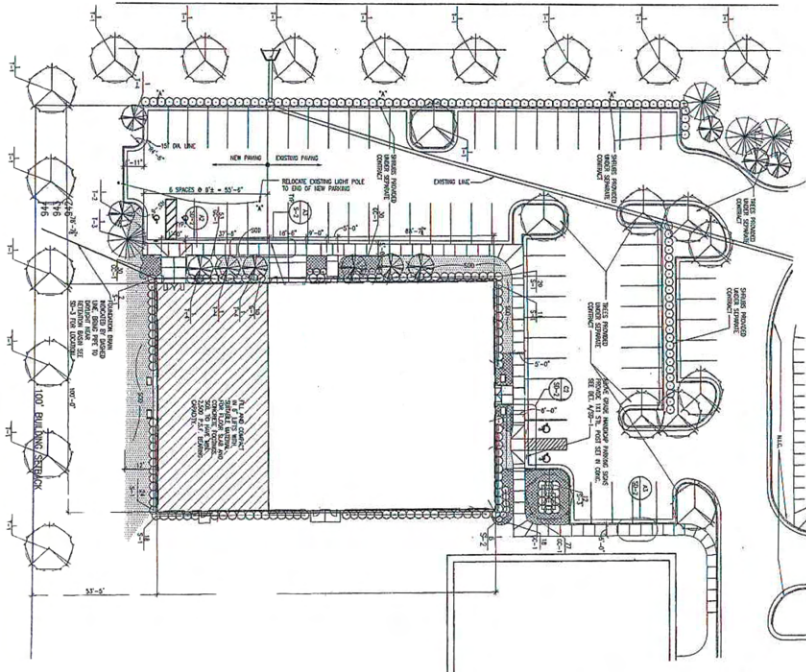
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# 02: PROPERTY OVERVIEW

1509 BULL LEA RD.

## SITE PLAN



# 03: LOCATION INSIGHTS

1509 BULL LEA RD.

## LOCATION DESCRIPTION

University of Kentucky's Coldstream Research Campus is a premier business location in the heart of the world-famous Kentucky Bluegrass Region. Once a prominent Kentucky horse farm, Coldstream's 735-acre campus has transitioned into a hub of innovation and creativity. Today, Coldstream is home to over 50 organizations with more than 2,250 employees working in biotechnology, pharmaceuticals, equine health, and a variety of other industry sectors.

Coldstream is defining the aesthetic and economic development environment for Lexington in the 21st Century and serves as the gateway to Lexington's high-tech, higher education corridor, a 5-mile span that connects the technology and R&D companies located at Coldstream with the Bluegrass Community and Technical College, Transylvania University, Lexington's downtown business center/entrepreneurial community, and the University of Kentucky.

Adding to Coldstream's appeal is a major recreational amenity that includes a 225-acre city park with lush green spaces, a 1.8 mile section of Lexington's 12-mile running/bicycling Legacy Trail that connects downtown Lexington to the Kentucky Horse Park, and two large fenced in dog park areas.

The Coldstream Research Campus is located at the intersection of I-75 and I-64 at exit 115 - Newtown Pike. The campus has access to redundant electrical power and high-speed data fiber is available.

## AREA DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 4,573  
3 MILE: 55,793  
5 MILE: 135,143



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$79,448  
3 MILE: \$81,079  
5 MILE: \$80,425



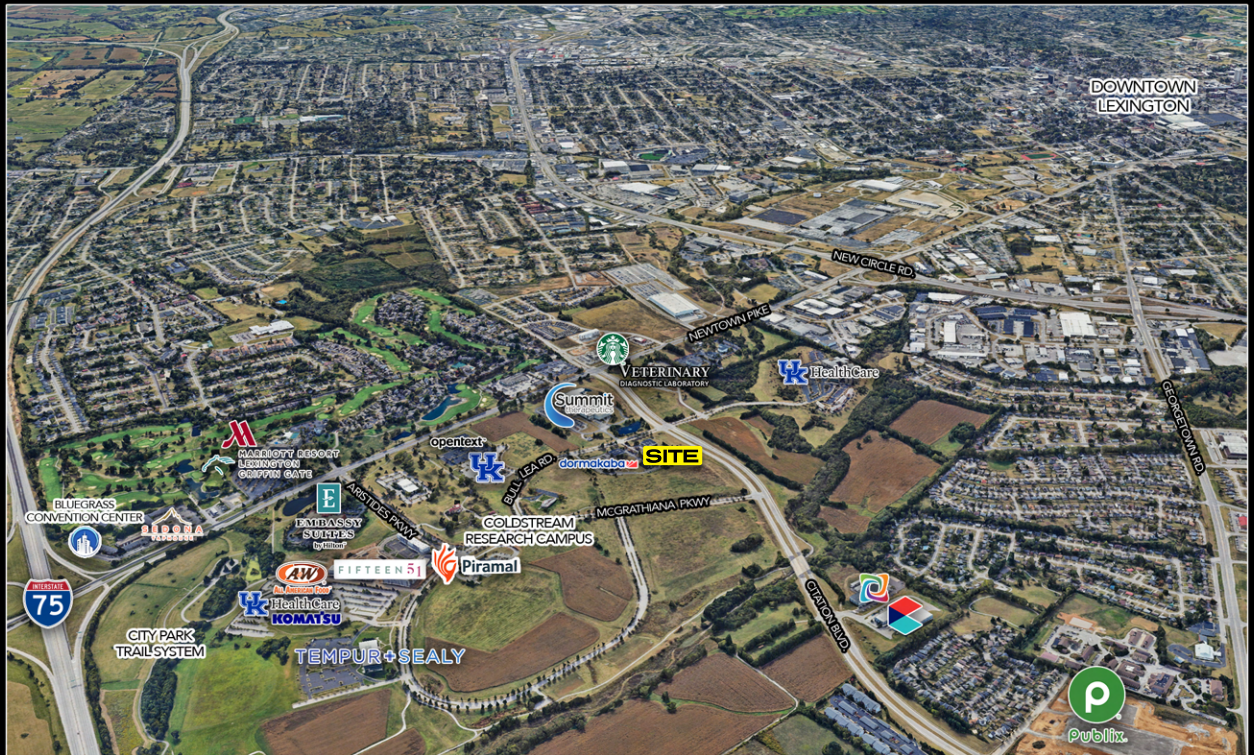
### NUMBER OF HOUSEHOLDS

1 MILE: 1,838  
3 MILE: 23,216  
5 MILE: 56,021



# 03: LOCATION INSIGHTS

AERIAL  
1509 BULL LEA RD.



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# 03: LOCATION INSIGHTS

1509 BULL LEA RD.

AERIAL

**INTERSTATE 75/64**

ABOUT 1.5 MILES

**NEW CIRCLE RD.**

ABOUT 1 MILE

**BLUE GRASS**

**AIRPORT**

8 MILES

**DOWNTOWN**

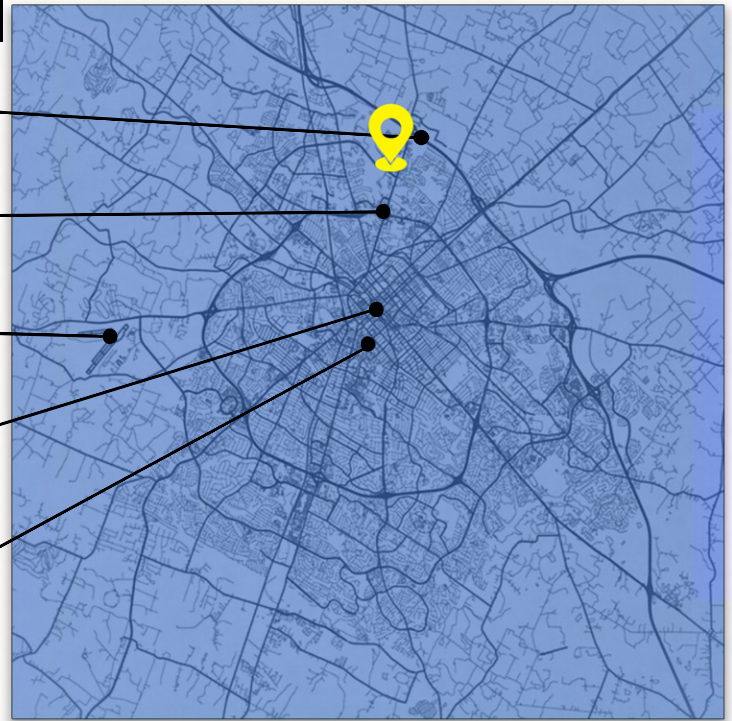
**LEXINGTON**

3.5 MILES

**UNIVERSITY OF**

**KENTUCKY**

4.7 MILES



# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



## 1509 BULL LEA RD.

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-64 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.