

FOR LEASE

PROFESSIONAL OFFICE



2312 ALEXANDRIA DR.
LEXINGTON, KY 40504



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01: EXECUTIVE SUMMARY

2312 ALEXANDRIA DR.



PROPERTY DESCRIPTION

2312 Alexandria Drive is a 14,319 SF Class A office building on a campus like 2.57 acres zoned P-1. Originally constructed in 1992 for Bluegrass Care Navigators, the building's original Class A steel/masonry has undergone extensive renovations in 2025 to update common areas, new mechanical systems, new windows, updated landscaping, new parking lot, and much more. The building also features full wet sprinkler coverage, elevator access, 4/1,000 SF parking ratio, common renovated breakroom connected to an outdoor brick patio, 24/7 access, and monument signage. The available 4,902 RSF suite features: first floor walk-in access, potential turn key build to suit tenants for qualified credit and term length, 374 SF of storage in the basement free of charge, and in suite restrooms.

2312 Alexandria Drive is located on the southwest corridor of Lexington, KY. The property sits just inside of New Circle Road off of Harrodsburg Road. The location provides easy access to New Circle Road, University of Kentucky, all main Lexington Health Care Systems, Bluegrass International Airport, and all other Harrodsburg Road, like Beaumont Centre, a 700+ acre mixed use development that features retail (anchored by Kroger Marketplace), professional office, medical office, single family residential, multi-family, the airport hotels, banks, restaurants, etc. The property is surrounded by some of the most desirable neighborhoods in all of Lexington like Beaumont, Stonewall, Rabbit Run, and Palomar Hills.



**2,691 SF
AVAILABLE**



**\$21.00 PSF
MODIFIED GROSS**



**ZONED
P-1**

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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

2312 ALEXANDRIA DR.

PROPERTY HIGHLIGHTS

BUILD TO SUIT

Turnkey buildout available to qualifying tenants (BTS).

PREMISES

First floor space with in-suite restrooms.

STORAGE

374 SF free storage.

SUBURBAN

Strong suburban office submarket.

AMENITIES

Highly amenitized space, building, and location.



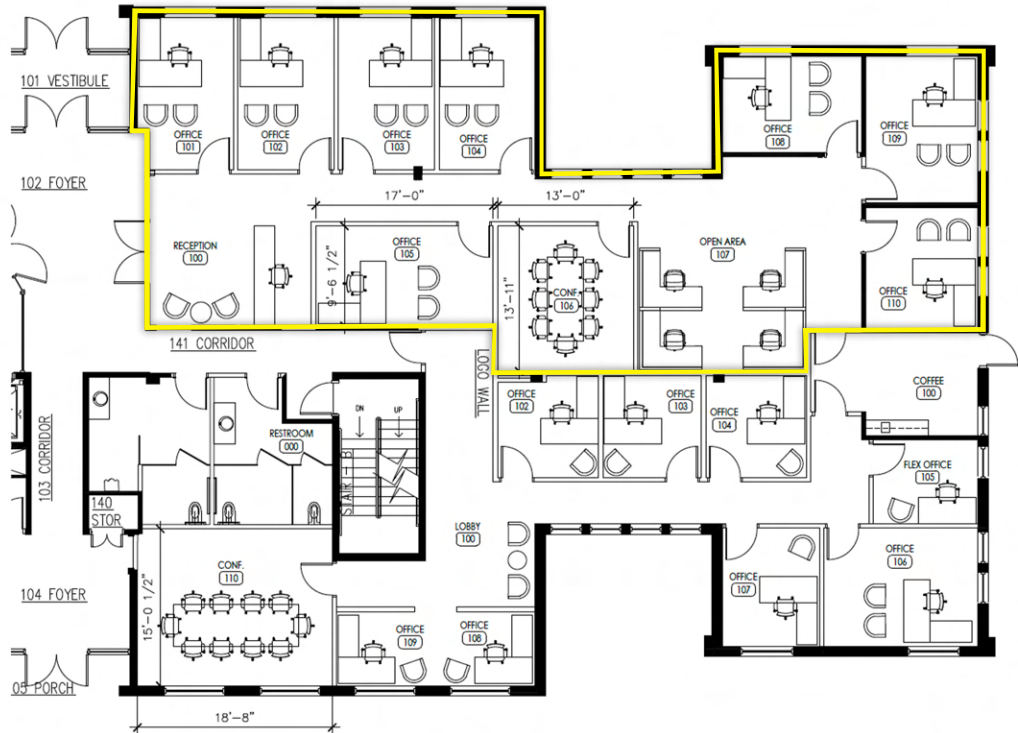
(Representative Photo)



(Representative Photo)

02: PROPERTY OVERVIEW

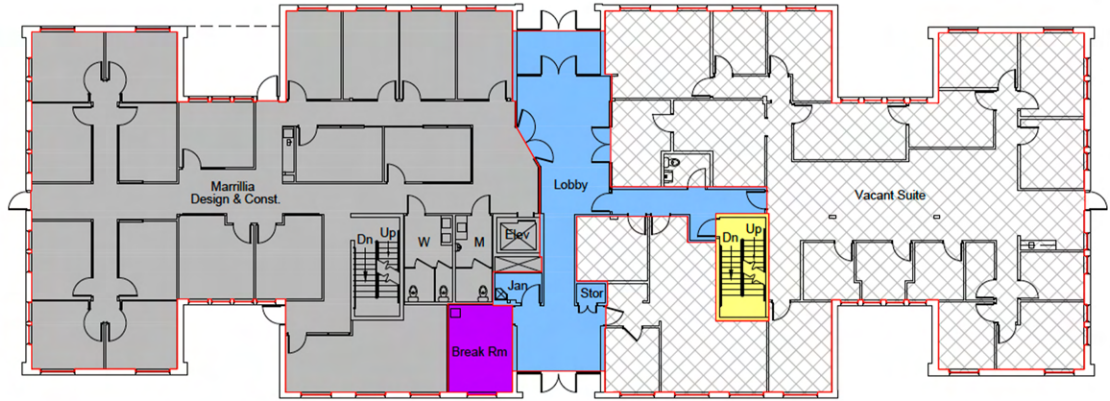
CONCEPT PLAN
2312 ALEXANDRIA DR.



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FIRST FLOOR PLAN

-  Major Vertical Penetrations
-  Building Service Area
-  Building Amenity Area
-  Tenant Area
-  Tenant Area

02: PROPERTY OVERVIEW

REPRESENTATIVE PHOTOS
2312 ALEXANDRIA DR.



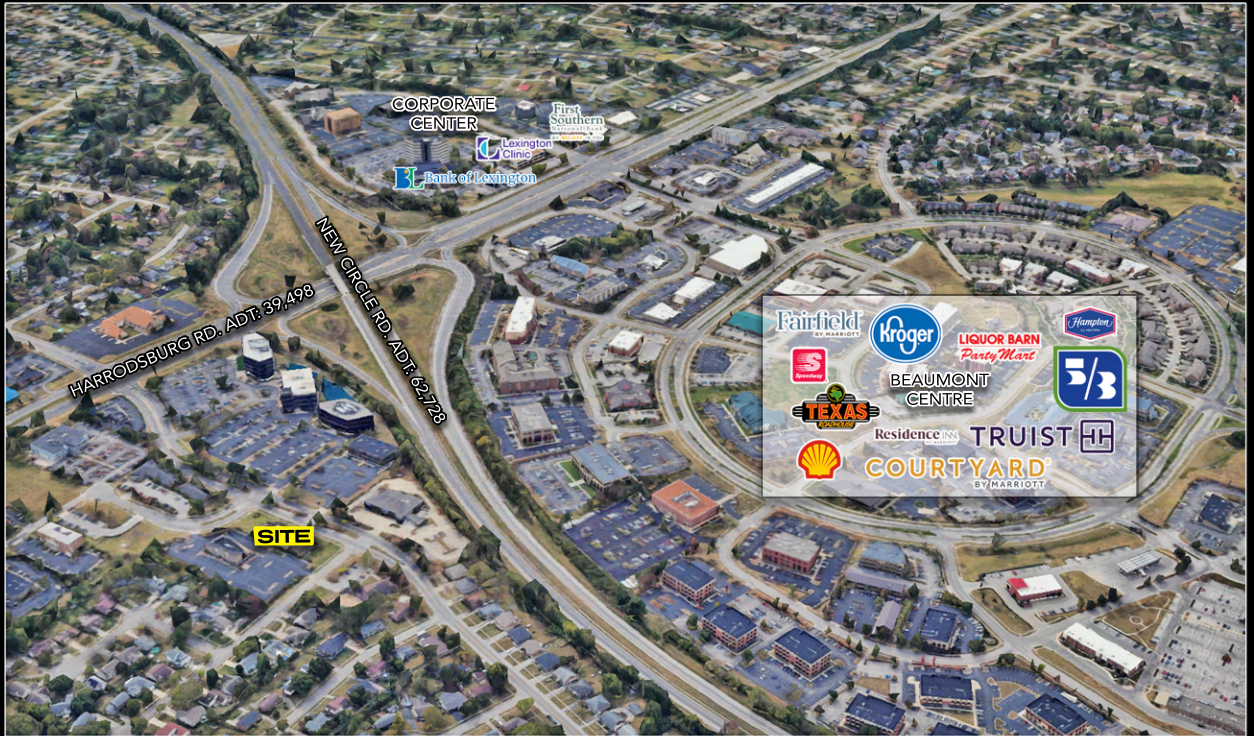
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03: LOCATION INSIGHTS

AERIAL
2312 ALEXANDRIA DR.



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AERIAL

INTERSTATE 75/64

9.5 MILES

NEW CIRCLE RD.

0.3 MILE

BLUE GRASS

AIRPORT

4.1 MILES

DOWNTOWN

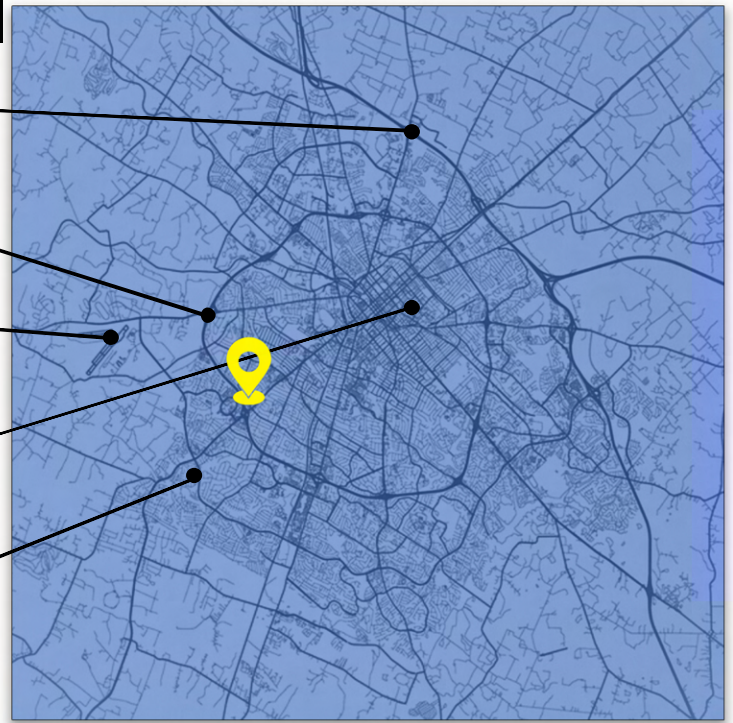
LEXINGTON

3.7 MILES

MAN O' WAR

BOULEVARD

1.8 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



2312 ALEXANDRIA DR.

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.