

FOR LEASE

OFFICE / LAB / R&D BUILDING



1525 BULL LEA RD.
LEXINGTON, KY 40511



BLOCK+LOT



CYPRESS
PROPERTY GROUP

DAVID GRAVES
859.806.3478

dgraves@cypresspropertygroup.com



PETER BARR, CCIM, SIOR
859.351.7924

peter@balrealestate.com



01: EXECUTIVE SUMMARY

1525 BULL LEA RD.



PROPERTY DESCRIPTION

1525 Bull Lea Road, Lexington, KY

- 29,376 SF
- 4,901-24,353 SF available
- 3.02 Acres
- Zoned P-2
- Built 1999
- Class A
- Masonry, drivit, steel construction
- 2 stories
- Elevator
- Wet sprinklered
- Reciprocal parking throughout entire Bull Lea development

Property Highlights

- Located in Coldstream Research Campus-Lexington growth corridor
- Class A
- Excellent parking
- Great space for professional and/or R&D/Lab
- Up to 24,453 contiguous SF
- Campus like setting



**4,901-24,353
AVAILABLE SF**



**\$14.00 PSF+
NNN**



**ZONED
P-2**

02: PROPERTY OVERVIEW

1525 BULL LEA RD.

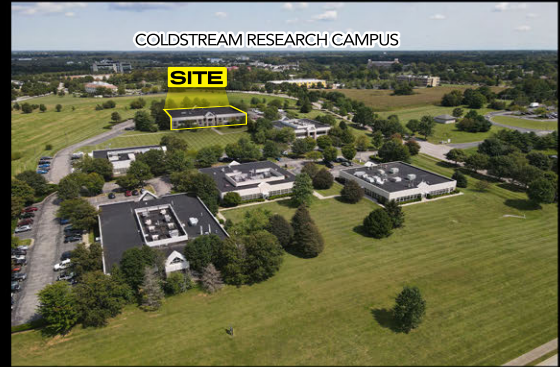
LOCATION DESCRIPTION

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.



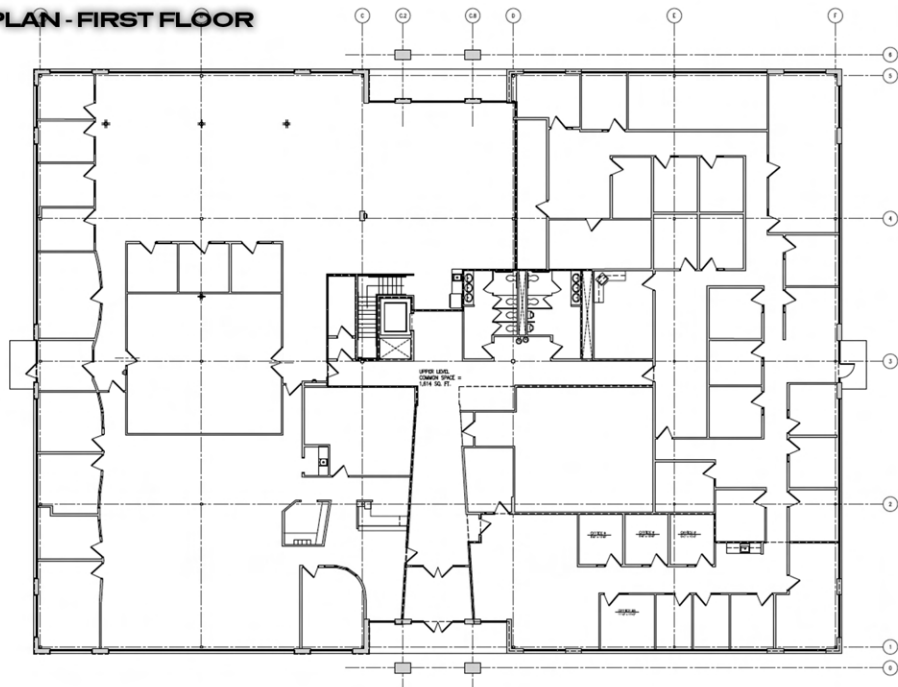
peter@balrealestate.com
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02: PROPERTY OVERVIEW

1525 BULL LEA RD.

FLOOR PLAN - FIRST FLOOR



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02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
1525 BULL LEA RD.

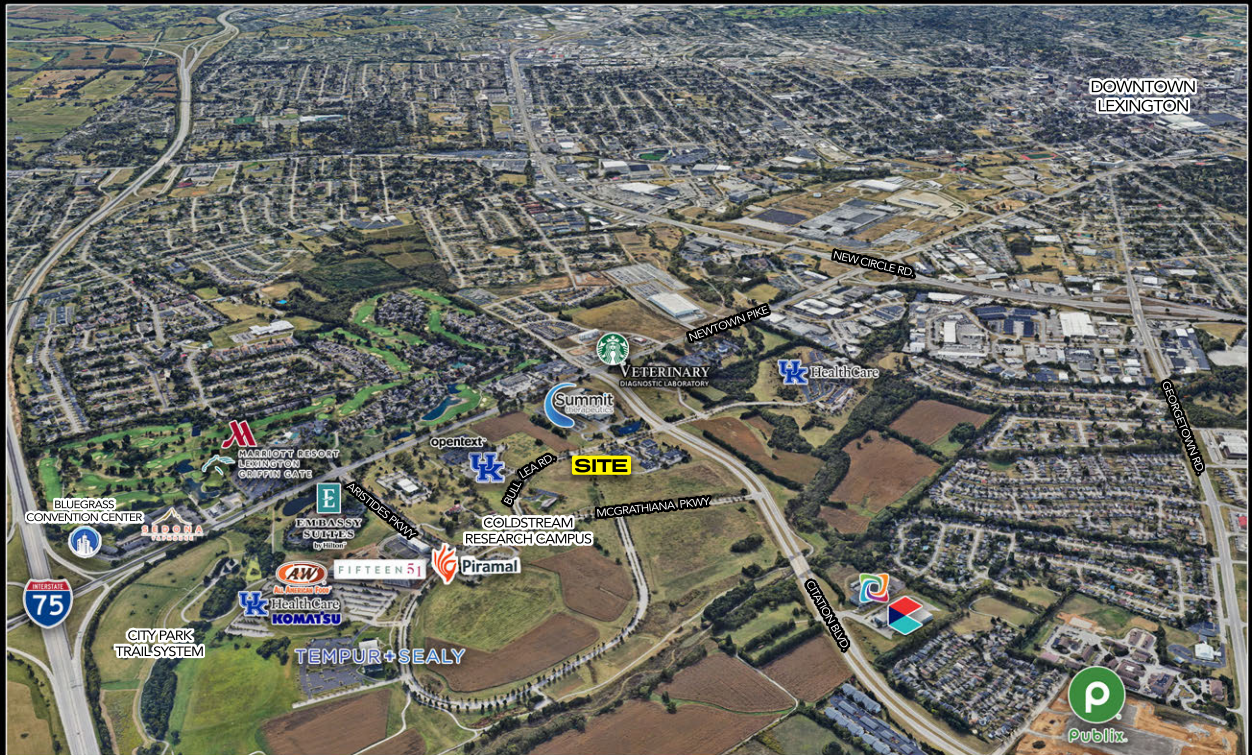


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03: LOCATION INSIGHTS

AERIAL
1525 BULL LEA RD.



03: LOCATION INSIGHTS

1525 BULL LEA RD.

AERIAL

INTERSTATE 75/64

ABOUT 1.5 MILES

NEW CIRCLE RD.

ABOUT 1 MILE

BLUE GRASS

AIRPORT

8 MILES

DOWNTOWN

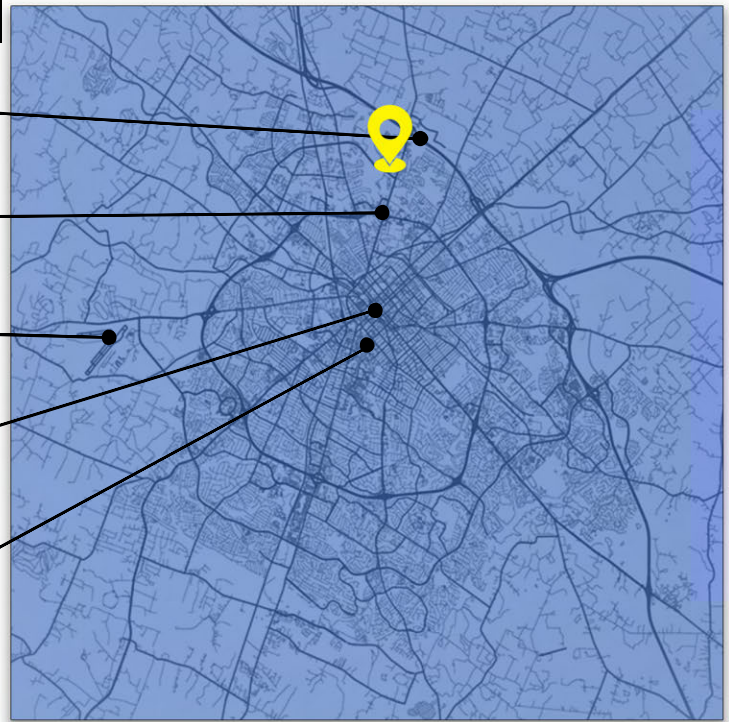
LEXINGTON

3.5 MILES

UNIVERSITY OF

KENTUCKY

4.7 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



1525 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.