

# FOR LEASE

VINE CENTER

## 333 WEST VINE ST.

LEXINGTON, KY 40507

 BLOCK+LOT



The Webb Companies

**PETER BARR, CCIM, SIOR**  
859.351.7924

[peter@balrealestate.com](mailto:peter@balrealestate.com)



# TABLE OF CONTENTS

333 WEST VINE ST.



**01** EXECUTIVE SUMMARY 3

**02** PROPERTY OVERVIEW 4

**03** LOCATION INSIGHTS 12

**04** MARKET REPORT 15



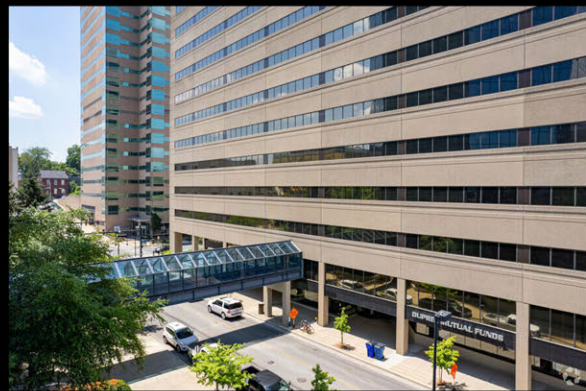
BLOCK+LOT

[peter@balrealestate.com](mailto:peter@balrealestate.com)

859.351.7924

# 01: EXECUTIVE SUMMARY

333 WEST VINE ST.



## PROPERTY DESCRIPTION

On behalf of The Webb Companies, Block+lot is pleased to bring to market Vine Center, 333 W. Vine Street, Lexington, KY. This Class-A Office Asset features: 242,042 SF on 0.4 acres, zoned B-2B, originally built in 1982 with high-end concrete/steel/glass construction, 18 stories, fully wet sprinkler, efficient 14-17% floor load factors, connected parking garage, high-efficient HVAC with computerized energy management system, 24/7 tenant access, on-site security, electronic tenant directories in the lobbies, 6 elevator banks, and a loading dock. Join ODP Solutions, Sturgill Turner, HDR Engineering, Belcan Corporation, Dupree & Company, and Republic Bank on this outstanding roster.

Vine Center is located at the hard signalized corners of W. Main Street and S. Mill Street and W. Vine Street and S. Mill Street on the busy west end of Lexington's Central Business District. The amenity-driven location features connectivity to the Hilton Hotel and the Downtown pedway system, is across the street from Triangle Park and the newly-renovated Rupp Arena and Convention Center, and is blocks away from the new Gatton Park on the Town Branch and endless dining, banking, and retail opportunities.



**2,085 SF-  
44,345 SF**



**\$18.75-\$19.50 PSF  
FULL SERVICE**



**ZONED  
B-2B**

# 02: PROPERTY OVERVIEW

333 WEST VINE ST.

## PROPERTY HIGHLIGHTS

### RARE CONTIGUITY

+/- 45,000 max contiguous SF across three floor plates.

### LOCATION

333 W. Vine St. is on the signalized hard corners of Main/Mill and Vine/Mill.

### PARKING

Connected garage + additional Landlord-owned parking in neighboring locations.

### ACCESS

24/7 Tenant access with on-site security.

### IMMEDIATE AMENITIES

Vine Center features Hilton Hotel connectivity, pedway system, Rupp Arena/Convention Center, and Town Branch Park.

### MANAGEMENT

Professionally managed by The Webb Companies.



# 02: PROPERTY OVERVIEW

## PROPERTY SPECIFICATIONS

333 WEST VINE ST.

<b>Building Name</b>	Vine Center
<b>Address</b>	333 W. Vine Street, Lexington, KY 40507
<b>Year Built/Renovated</b>	1982
<b>Total Square Feet</b>	242,024 SF
<b>Available Square Feet</b>	67,253 SF, 2,085 - 44,345 Contiguous SF
<b>Site Size</b>	0.40 Acres
<b>Lease Rate</b>	\$18.75-\$19.50 PSF
<b>Lease Type</b>	Full Service with a Base Year Expense Stop
<b>Construction</b>	Concrete, Steel, Glass
<b>Stories</b>	18
<b>Sprinkler System</b>	Fully-covered wet system
<b>Zoning</b>	B-2B
<b>Parking</b>	1/1,000 SF at \$80/space/month with additional Landlord-owned nearby off-site options
<b>Load Factor</b>	14-17% depending on the floor
<b>HVAC - Heating/Cooling</b>	Modern, high-efficiency boiler/chiller HVAC controlled by a central computerized energy management system with 16 zones per floor
<b>Tenants</b>	ODP Solutions, Sturgill, Turner, Barker, & Maloney, HDR Engineering, Ward, Hocker, & Thornton, Belcan Corporation, Dupree & Company, Republic Bank, & many more
<b>Building Hours</b>	M-F: 8:00 AM - 6:00 PM; S: 9:00 AM - 2:00 PM; After hours key fob access for Tenants

# 02: PROPERTY OVERVIEW

## PROPERTY SPECIFICATIONS

333 WEST VINE ST.

### Security

Provided by CK Tactical, lobby security guard from 8:00 AM - 4:00 PM Mon-Fri with after-hours rover patrol

### Signage

Electronic directory on the 1st and 2nd floors; Building signage potential

### Elevators

6 elevator banks, 1 of which doubles as a service elevator with access to a loading dock on the lower level

### Management

Professionally managed by The Webb Companies

### Amenities/Incentives

On-site security, pedway system access, across the street from Triangle Park, blocks away from the new Town Branch Park, across the street from the newly-renovated Rupp Arena and Lexington Convention Center, connected parking garage, & connected to the Hilton Hotel



# 02: PROPERTY OVERVIEW

## AVAILABLE SPACES

## SCHEDULE



<b>SUITE 500</b>	14,693 SF	\$18.75 PSF FS	AVAILABLE NOW
<b>SUITE 600</b>	14,826 SF	\$18.75 PSF FS	AVAILABLE NOW
<b>SUITE 700</b>	14,826 SF**	\$18.75 PSF FS	AVAILABLE NOW
<b>SUITE 900</b>	14,826 SF	\$18.75 PSF FS	AVAILABLE NOW
<b>SUITE 1700</b>	8,082 SF	\$19.50 PSF FS	AVAILABLE NOW

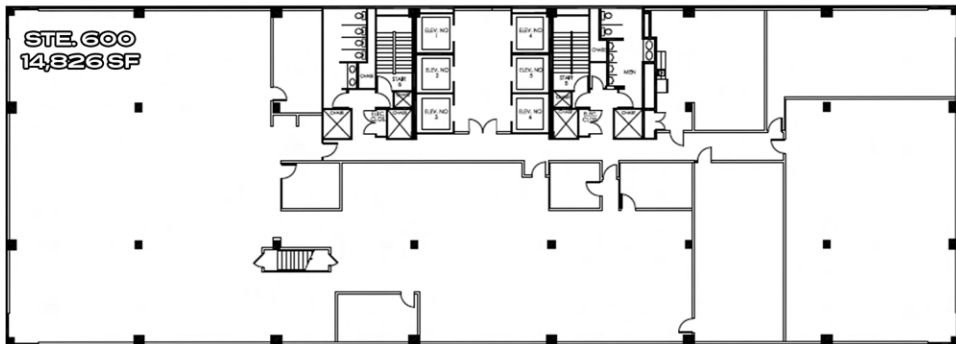
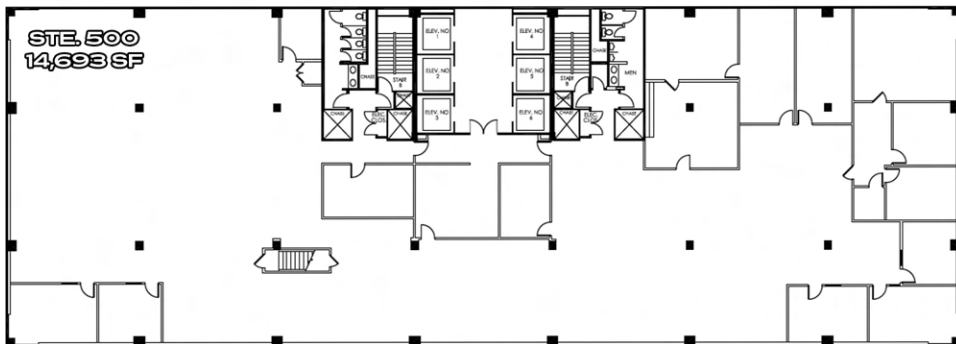
\*Suites 500, 600, & 700 offer +/- 45,000 contiguous SF.

\*\*Suite 700 is divisible to 2,085 SF.

# 02: PROPERTY OVERVIEW

333 WEST VINE ST.

## FLOOR PLAN - VINE CENTER FIFTH & SIXTH FLOORS



# 02: PROPERTY OVERVIEW

333 WEST VINE ST.

## FLOOR PLAN - VINE CENTER SEVENTH & NINTH FLOORS

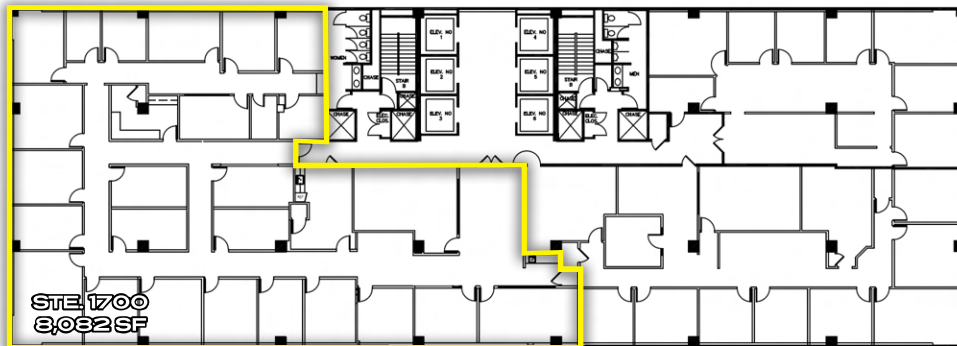
(7th floor is  
divisible &  
combinable)



# 02: PROPERTY OVERVIEW

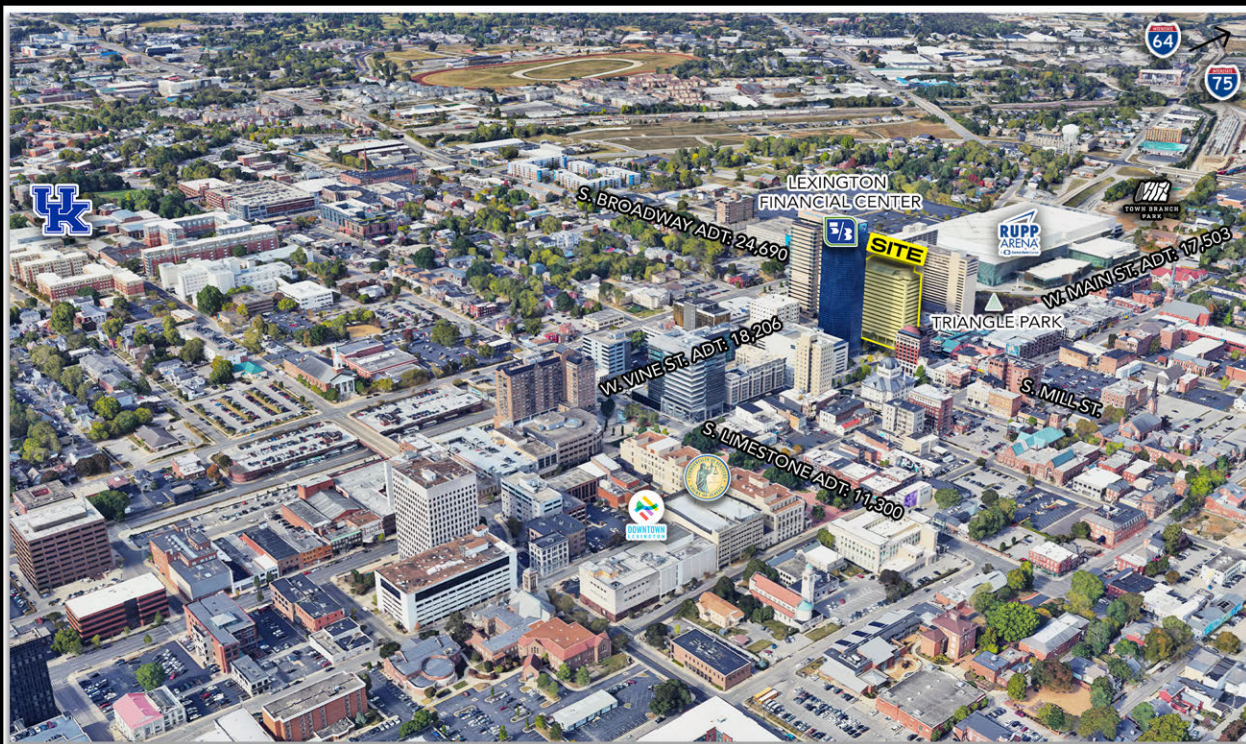
333 WEST VINE ST.

## FLOOR PLAN - VINE CENTER SEVENTEENTH FLOOR



# 03: LOCATION INSIGHTS

SURROUNDING AMENITIES  
333 WEST VINE ST.



# 03: LOCATION INSIGHTS

NEARBY PARKING OPTIONS  
333 WEST VINE ST.



# 03: LOCATION INSIGHTS

333 WEST VINE ST.

AERIAL

**INTERSTATE 75/64**

3.30 MILES

**NEW CIRCLE RD.**

2 MILES

**BLUE GRASS**

**AIRPORT**

5.6 MILES

**FAYETTE COUNTY**

**COURTHOUSES**

0.5 MILE

**UNIVERSITY OF**

**KENTUCKY**

APPX. 1 MILE



# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



## 333 WEST VINE ST.

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-65 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.