

FOR LEASE

DOWNTOWN COMMERCIAL / OFFICE SPACE



BLOCK+LOT

249 W. SHORT ST.

LEXINGTON, KY 40507

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01: EXECUTIVE SUMMARY

249 W. SHORT STREET



PROPERTY DESCRIPTION

Located in the vibrant core of downtown, 249 W. Short Street offers unparalleled access to major banks, law firms, the courthouse, and Lexington's finest dining establishments.

This second-floor suite is ideal for law firms, insurance agencies, investment groups, architecture or engineering firms. The space includes seven private offices, a spacious conference room, and a kitchen/breakroom - perfectly suited for a collaborative and professional environment.

Set in a beautifully preserved historic building, the office is directly across from Fifth Third Bank Pavilion at Henry A. Tandy Centennial Park, placing your business in a highly visible and prestigious location.



PROPERTY HIGHLIGHTS

- Office
- Historic Building
- Traditional



3,844 SF



\$15.00 PSF



**ZONED
B-2B**

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02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
249 W. SHORT STREET

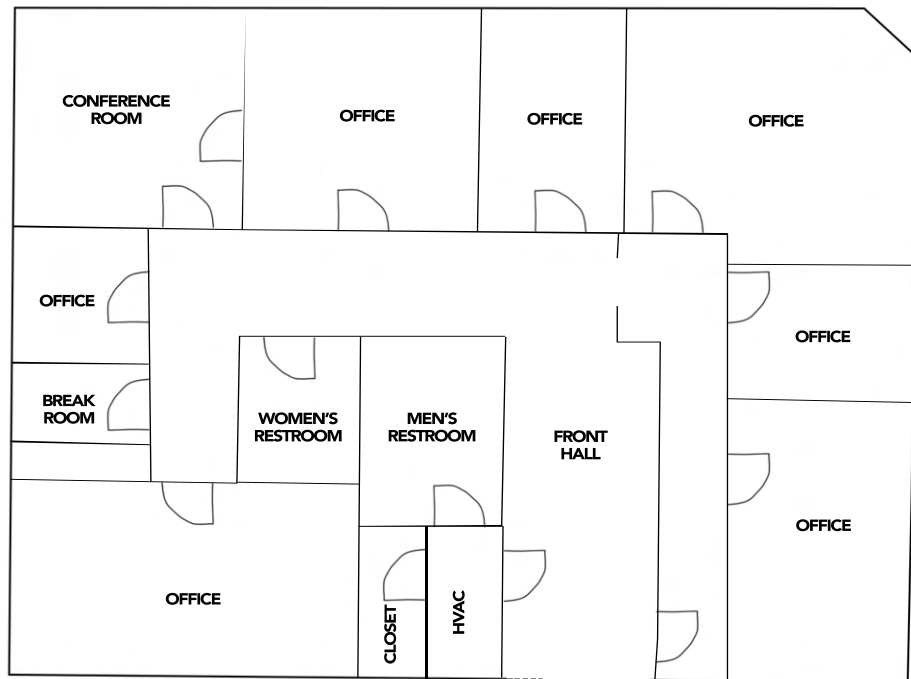


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02: PROPERTY OVERVIEW

FLOOR PLAN - SKETCH
249 W. SHORT STREET



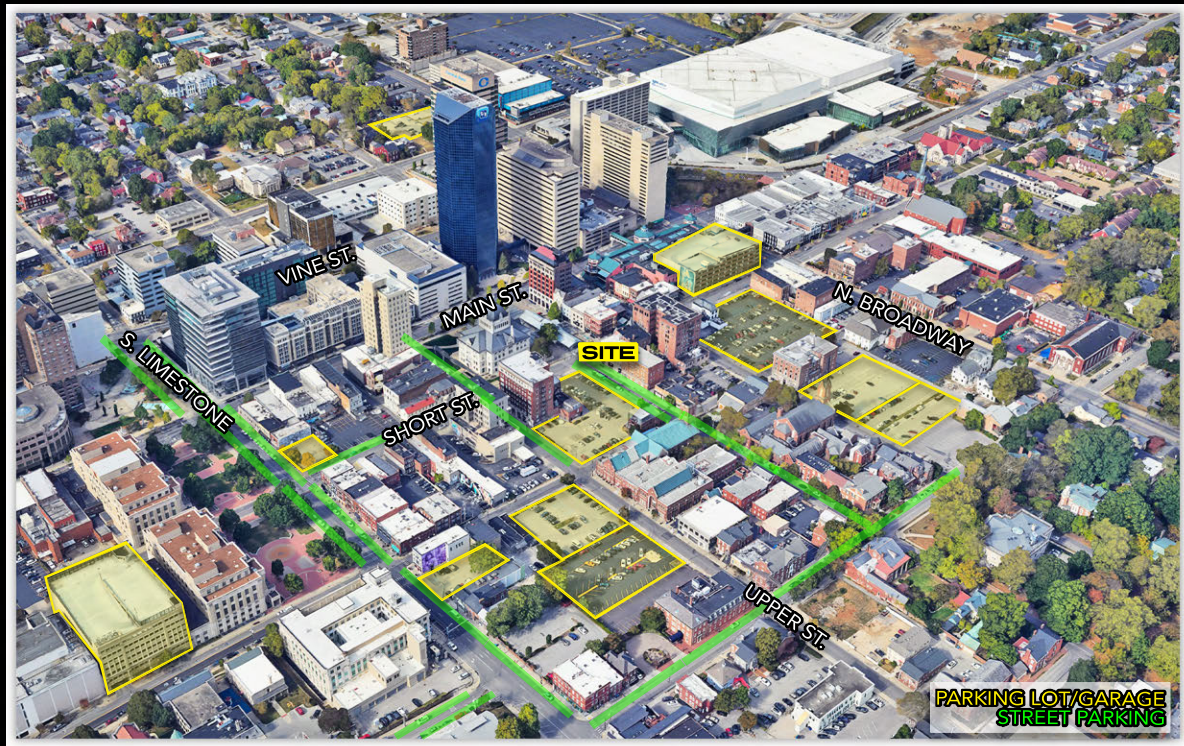
03: LOCATION INSIGHTS

249 W. SHORT STREET



03: LOCATION INSIGHTS

NEARBY PARKING OPTIONS
249 W. SHORT STREET



03: LOCATION INSIGHTS

249 W. SHORT STREET

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



249 W. SHORT STREET

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.