

FOR LEASE

OFFICE AVAILABLE - TURNER BUSINESS CENTER



TURNER BUSINESS CENTER

1721 FORTUNE COURT, UNIT 150, LEXINGTON, KY 40509

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01: EXECUTIVE SUMMARY

1721 FORTUNE CT, 150



PROPERTY DESCRIPTION

Block + Lot is proud to present this newly renovated end-cap office space located within the Turner Business Center. Featuring modern finishes, private permitted offices, break room, conference room, reception/waiting area, and multiple open areas, this office suite is ideal for a variety of professional business uses. Hamburg Pavillion, one of Lexington's largest retail developments, is just minutes away and provides office users access to a variety of national retailers, dining, and daily amenities.

The location provides excellent proximity to major travel corridors, including I-75/I-64, Winchester Road, and New Circle Road. In addition, the property is situated perfectly between both downtown Lexington and Hamburg, offering abundant retail and dining options as well as quick access to Lexington's major professional office and business hubs.



**4,815 SF
TOTAL**



**\$13.50 PSF+
NNN**



**ZONED
B-4**

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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

1721 FORTUNE CT, 150

PROPERTY HIGHLIGHTS

PREMISES

1721 Fortune Court, Unit 150 is a 4,815 SF end-cap space featuring a flexible layout.

AMENITIES

The building offers abundant surface level parking and on-site property management.

TURNER BUSINESS CENTER

The building is located in the established Turner Business Center with excellent proximity to major roadways.

FUNCTIONAL FLOOR PLAN

Efficient layout with perimeter offices, large open areas, conference room, reception area, and break room ideal for variety of team structures.

PRIME ACCESSIBILITY

Quick access to I-75/I-64, New Circle Road, and Downtown Lexington – ideal for connectivity and employee convenience.



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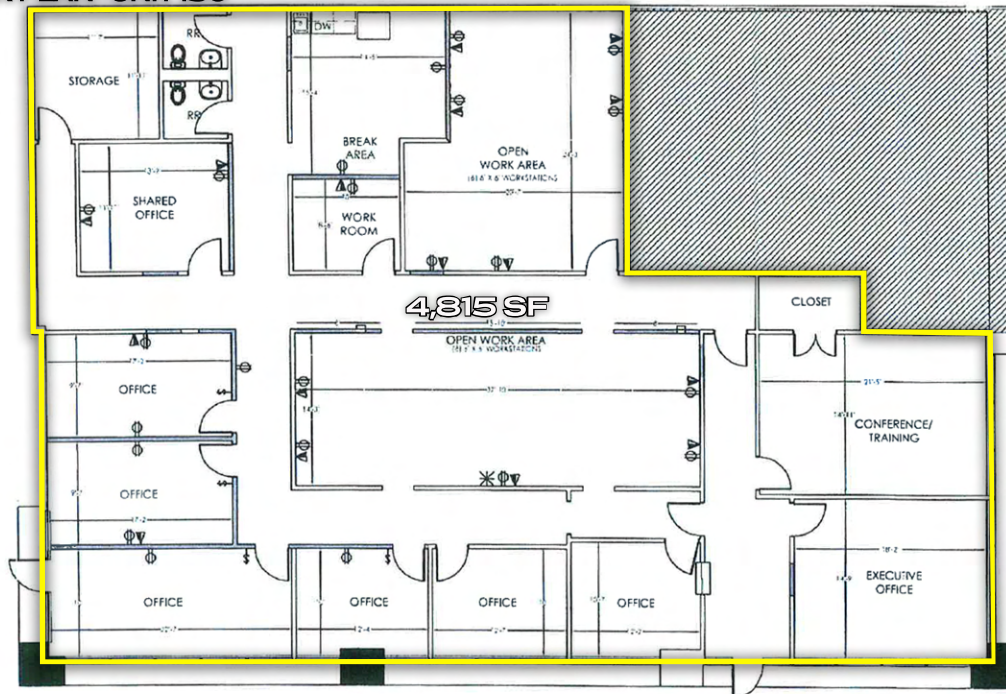
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 BLOCK+LOT

02: PROPERTY OVERVIEW

1721 FORTUNE CT, 150

FLOOR PLAN - UNIT 150



03: LOCATION INSIGHTS

1721 FORTUNE CT., 150
TURNER BUSINESS CENTER



03: LOCATION INSIGHTS

1721 FORTUNE CT., 150

AERIAL

INTERSTATE 75/64

LESS THAN 2 MILES

**DOWNTOWN
LEXINGTON**

3.3 MILES

BLUE GRASS AIRPORT

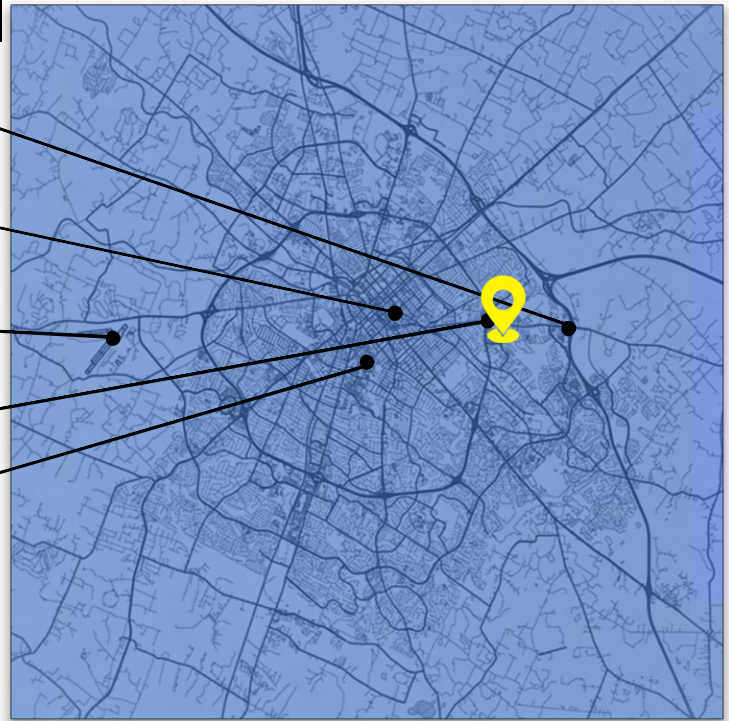
14.3 MILES

NEW CIRCLE ROAD

ABOUT 1 MILE

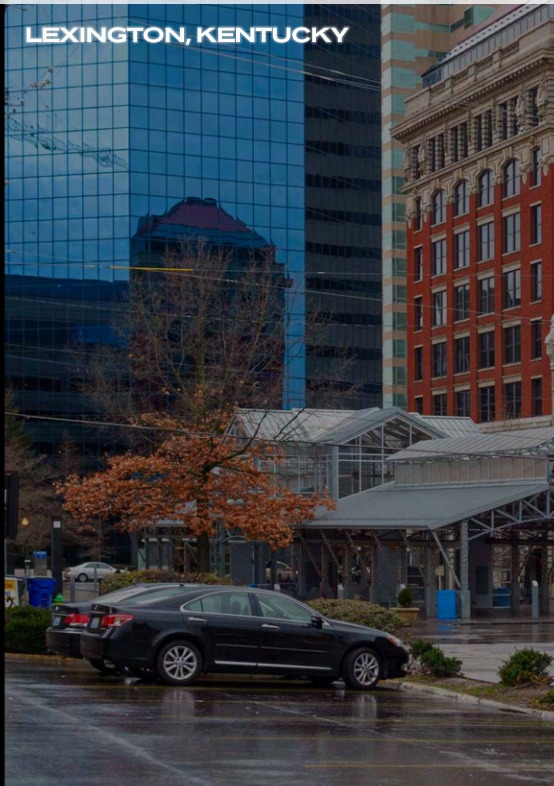
**UNIVERSITY OF
KENTUCKY**

3.6 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



1721 FORTUNE CT., 150

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.