

FOR LEASE

CREATIVE OFFICE / FLEX SPACE

1585 MERCER RD. #110
LEXINGTON, KY 40511



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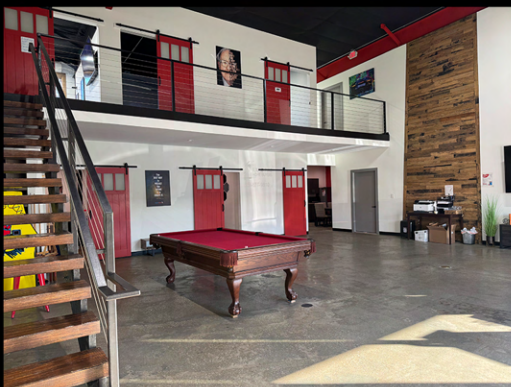


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01: EXECUTIVE SUMMARY

1585 MERCER RD. #110



PROPERTY DESCRIPTION

In a bustling industrial corridor of Lexington, 1585 Mercer Rd. #110 offers 5,785 SF of endcap flex space.

Block+Lot is pleased to offer 5,785 SF of endcap creative office/flex space in Lexington's highly-stabilized industrial northwest corridor. 1585 Mercer Road, completed in 2020 and expanded in 2021, is a high-end industrial development offering flex space in a high-demand size. The building is located less than one mile from New Circle Road via Georgetown Road.

Suite 110: The creative space plan allows for employee amenities also complimented by 19 - 21 ft clear height ceilings in the reception, office atrium, and warehouse. Executive offices on the 1st and mezzanine floors overlooking a spacious lobby / reception. A warehouse with Drive In door is attached for storage or light manufacturing. Signage is highly visible from Mercer Road.



**STE. 110:
5,785 SF**



**\$14.00 PSF+
NNN**



**ZONED
I-1**

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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

1585 MERCER RD. #110

PROPERTY HIGHLIGHTS

MEZZANINE SPACE

Executive offices on the 1st floor and mezzanine floors overlook a spacious lobby/reception.

END-CAP SPACE

Suite 110 is an end-cap unit offering nearly 6,000 SF of creative office or flex space.

NEWER CONSTRUCTION

The building was constructed in 2020 and later expanded in 2021 and is move-in ready.

WAREHOUSE

The space offers 19'-21' clear height in the reception, office atrium, and warehouse.

LOCATION

Conveniently located less than one mile from New Circle Road via Georgetown Road.



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02: PROPERTY OVERVIEW

1585 MERCER RD. #110

FLOOR PLAN - SUITE 110 FIRST FLOOR



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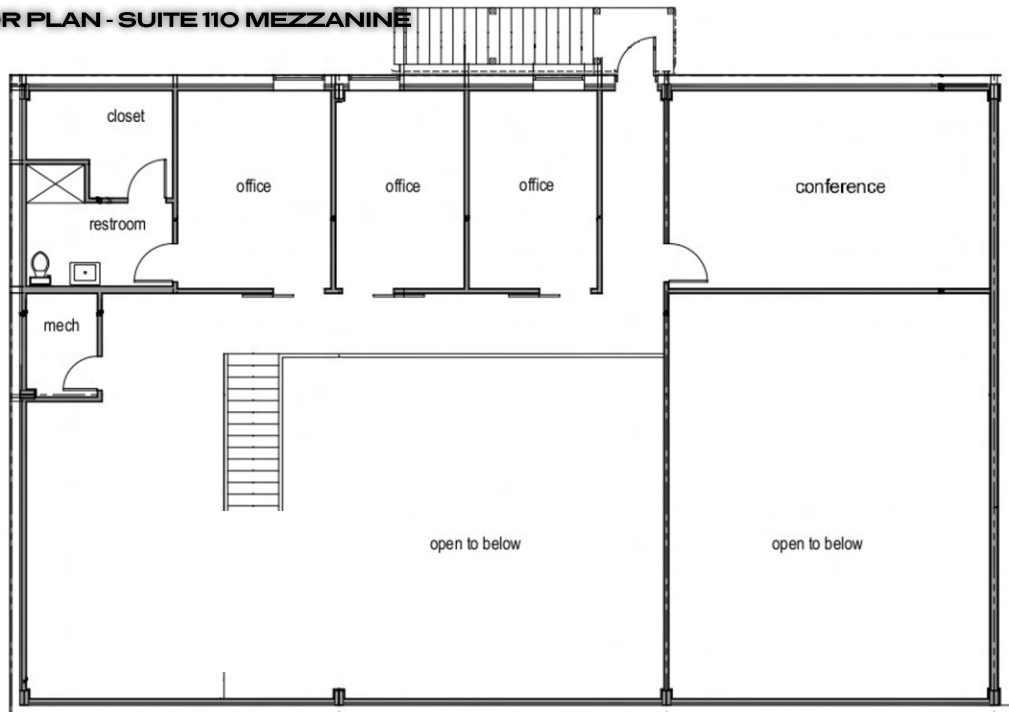


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02: PROPERTY OVERVIEW

1585 MERCER RD. #110

FLOOR PLAN - SUITE 110 MEZZANINE



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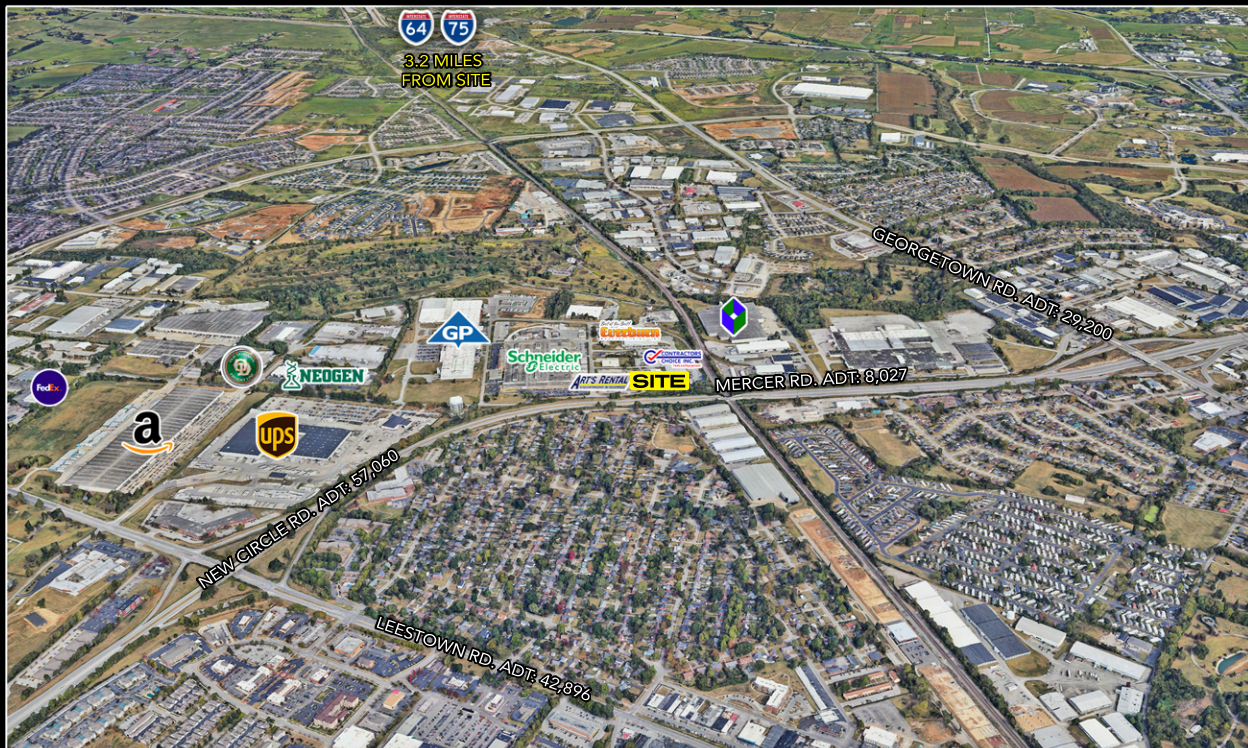


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03: LOCATION INSIGHTS

AERIAL

1585 MERCER RD. #110



03: LOCATION INSIGHTS

1585 MERCER RD. #110

AERIAL

INTERSTATE 75/64

3.2 MILES

NEW CIRCLE RD.

LESS THAN 1 MILE

BLUE GRASS

AIRPORT

7.2 MILES

DOWNTOWN

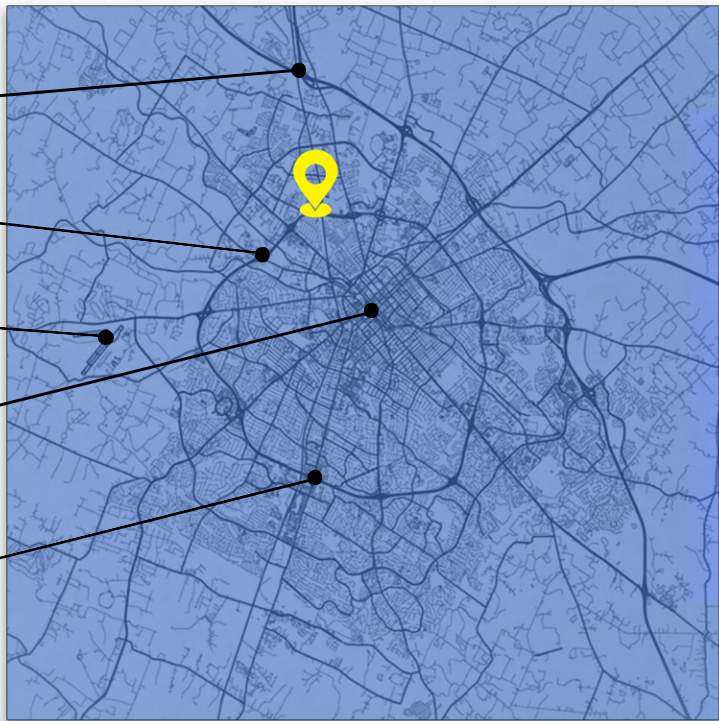
LEXINGTON

2.4 MILES

NICHOLASVILLE

RD.

11 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



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.