

FOR LEASE

HISTORIC DOWNTOWN OFFICE



357 WEST SHORT ST.

LEXINGTON, KY 40507

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01: EXECUTIVE SUMMARY

357 WEST SHORT ST.



PROPERTY DESCRIPTION

Great opportunity for private office space in the heart of Downtown Lexington. This space is ready to go with new carpet, fresh paint, generous open layout with Downtown views, and with interior restroom and kitchen within the space.

PROPERTY HIGHLIGHTS

- Central Downtown location
- Spacious and affordable office leasing opportunity on the second floor
- Kitchen, restroom, and break room within the space
- B-2B zoning
- Several pay-for-parking options in the immediate area

LOCATION DESCRIPTION

357 W. Short St. is a quiet office space opportunity in the heart of Downtown with immediate proximity to a multitude of amenities like restaurants, coffee shops, bars, farms market, and night life.



1,296 SF



\$975/MO +
UTILITIES (MG)

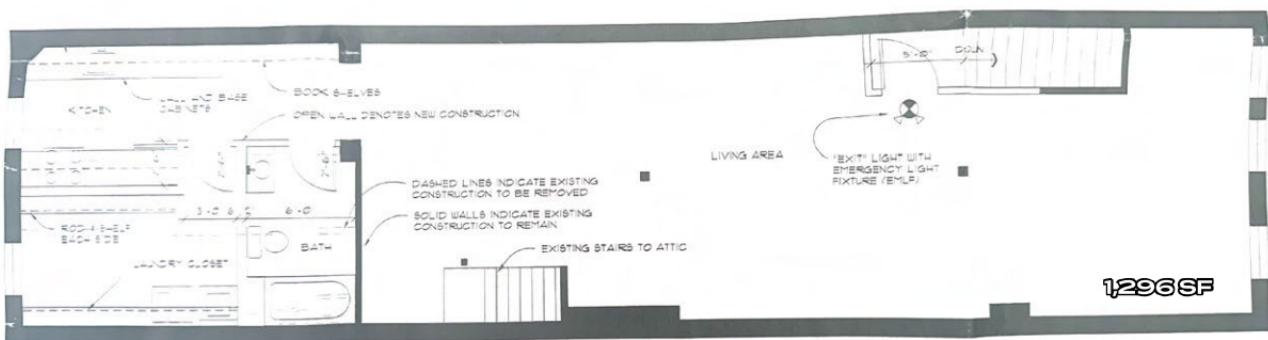


ZONED
B-2B

02: PROPERTY OVERVIEW

357 WEST SHORT ST.

FLOOR PLAN



02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



357 WEST SHORT ST.

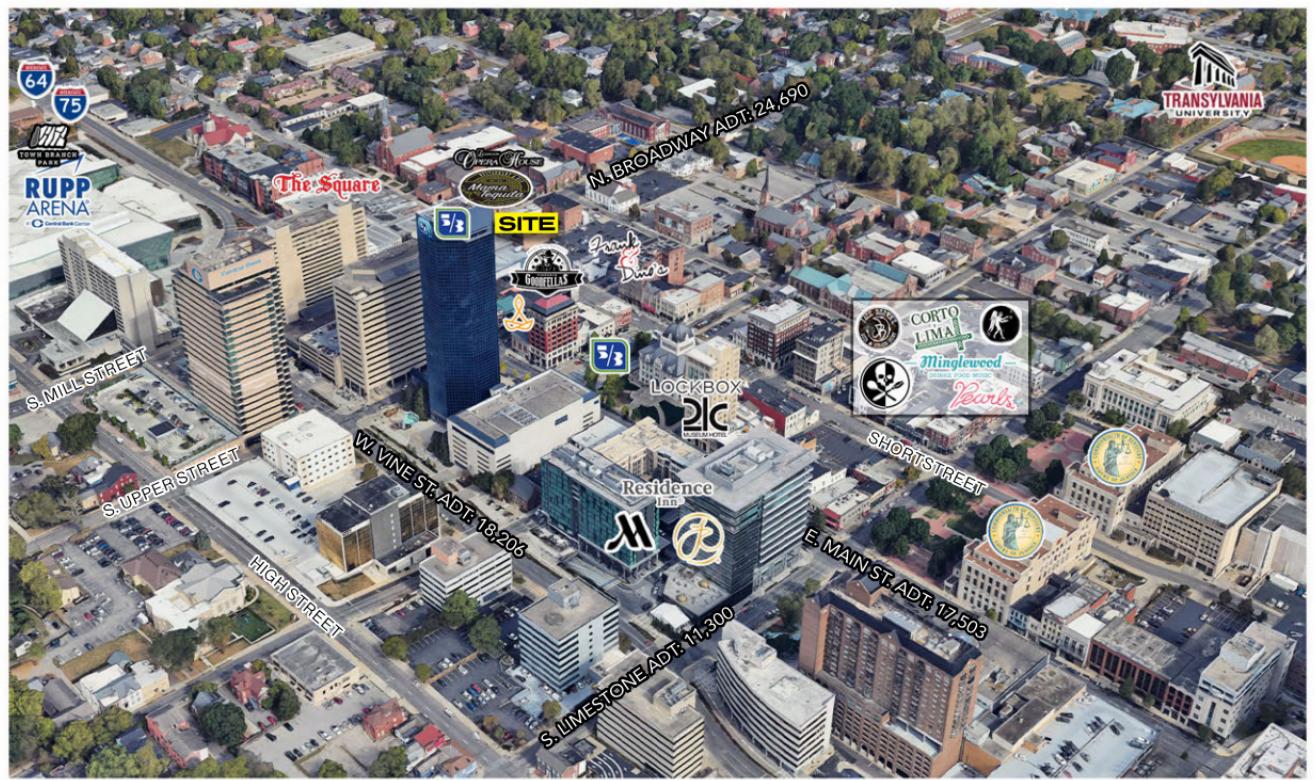
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 BLOCK + LOT

03: LOCATION INSIGHTS

SURROUNDING AMENITIES
357 WEST SHORT ST.



03: LOCATION INSIGHTS

NEARBY PARKING OPTIONS
357 WEST SHORT ST.



03: LOCATION INSIGHTS

357 WEST SHORT ST.

AERIAL

INTERSTATE 75/64

3.30 MILES

NEW CIRCLE RD.

2 MILES

**BLUE GRASS
AIRPORT**

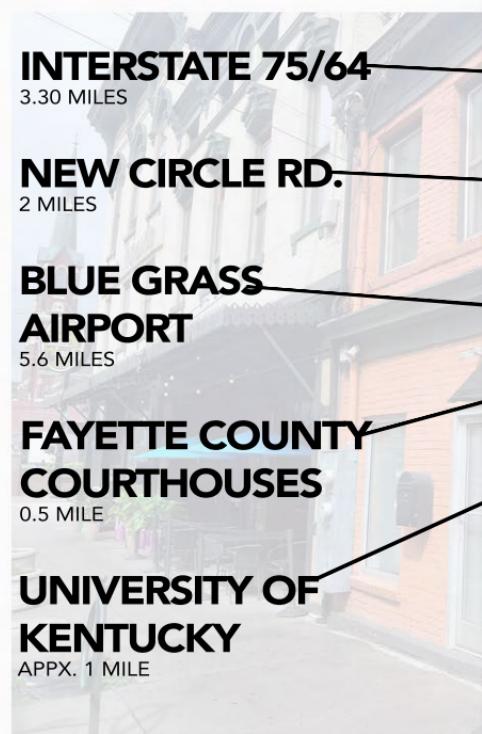
5.6 MILES

**FAYETTE COUNTY
COURTHOUSES**

0.5 MILE

**UNIVERSITY OF
KENTUCKY**

APPX. 1 MILE



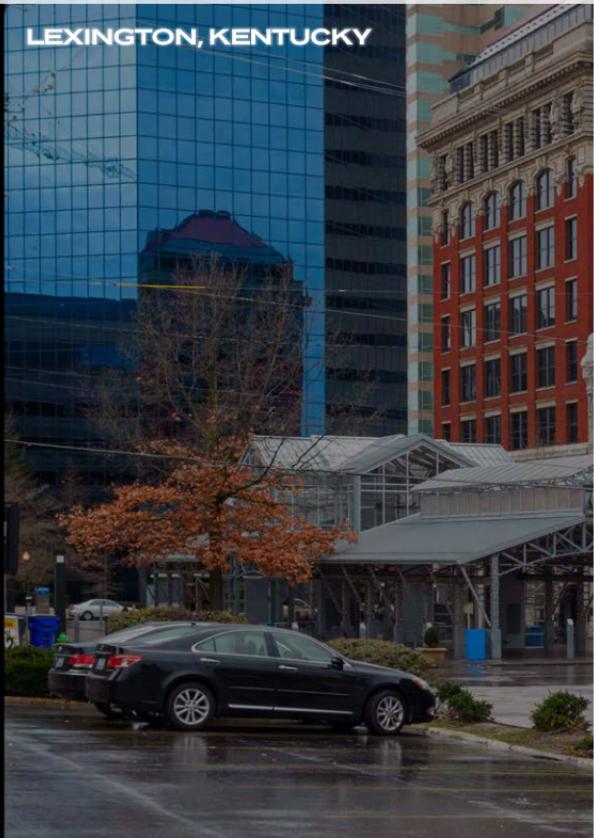
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04: MARKET REPORT

LEXINGTON, KENTUCKY



357 WEST SHORT 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.