

# FOR LEASE

OFFICE AVAILABLE - TURNER BUSINESS CENTER



## TURNER BUSINESS CENTER

2331 FORTUNE DRIVE, LEXINGTON, KY 40509

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# 01: EXECUTIVE SUMMARY

2331 FORTUNE DRIVE



2331 Fortune Dr. Lobby

## PROPERTY DESCRIPTION

### Rare office opportunity in the highly-sought after Turner Business Center.

Block + Lot is pleased to present multiple small professional office suites available for lease at 2331 Fortune Drive, located within the Turner Business Center. The property offers efficient suites ideal for small businesses, professional service firms, and owner-operators seeking a professional setting without excess square footage.

Available Suites:

- Suite 130: 566 SF
- Suite 138: 447 SF
- Suite 160: 328 SF



**328-1,013 SF  
AVAILABLE**



**\$16.00 PSF+  
MG**



**ZONED  
B-4**

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 **BLOCK+LOT**

# 02: PROPERTY OVERVIEW

2331 FORTUNE DRIVE

## PROPERTY HIGHLIGHTS

### PREMISES

Small efficient office suites ranging from 328 - 566 SF, available together or separately.

### AMENITIES

The building offers abundant surface level parking and a professional office environment.

### TURNER BUSINESS CENTER

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

### PARKING

Abundant surface level parking.

### PRIME ACCESSIBILITY

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



Suite 150

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 BLOCK+LOT

# 02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS  
2331 FORTUNE DRIVE



Suite 130



Suite 150 - Leased



Suite 138

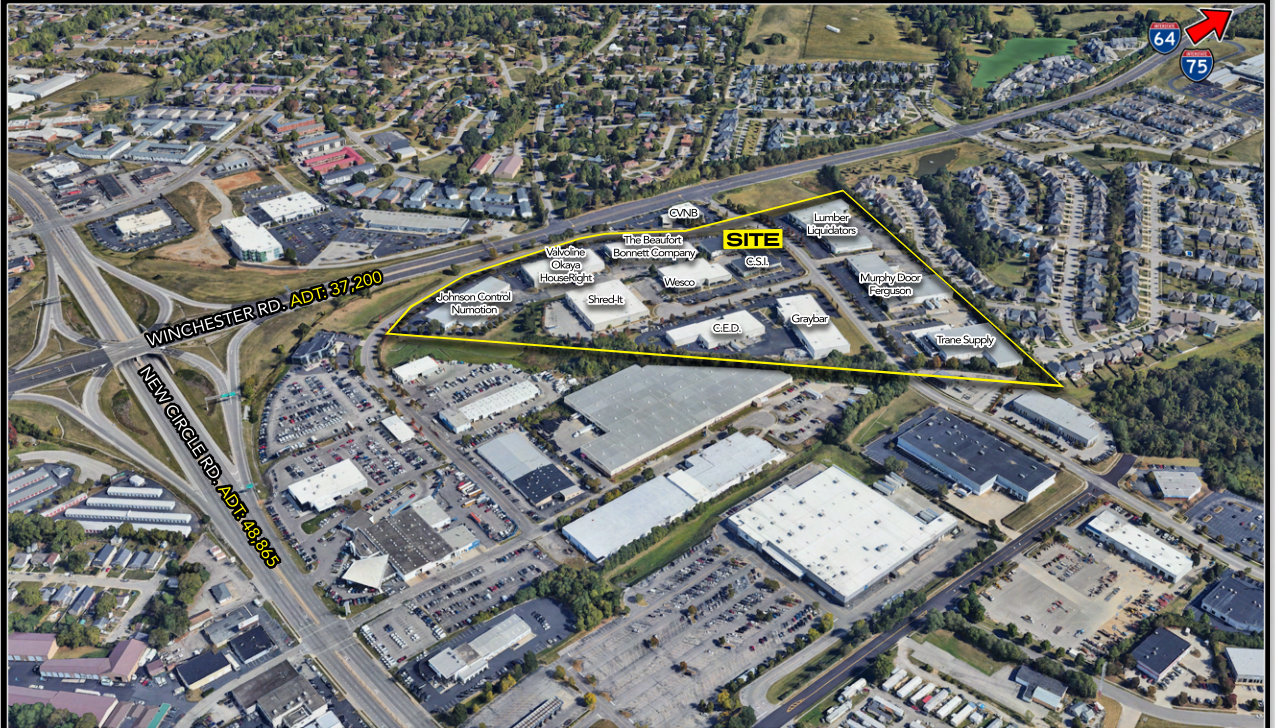


Suite 160



# 03: LOCATION INSIGHTS

2331 FORTUNE DRIVE  
TURNER BUSINESS CENTER



# 03: LOCATION INSIGHTS

2331 FORTUNE DRIVE

AERIAL

**INTERSTATE 75/64**

LESS THAN 2 MILES

**DOWNTOWN  
LEXINGTON**

3.3 MILES

**BLUE GRASS AIRPORT**

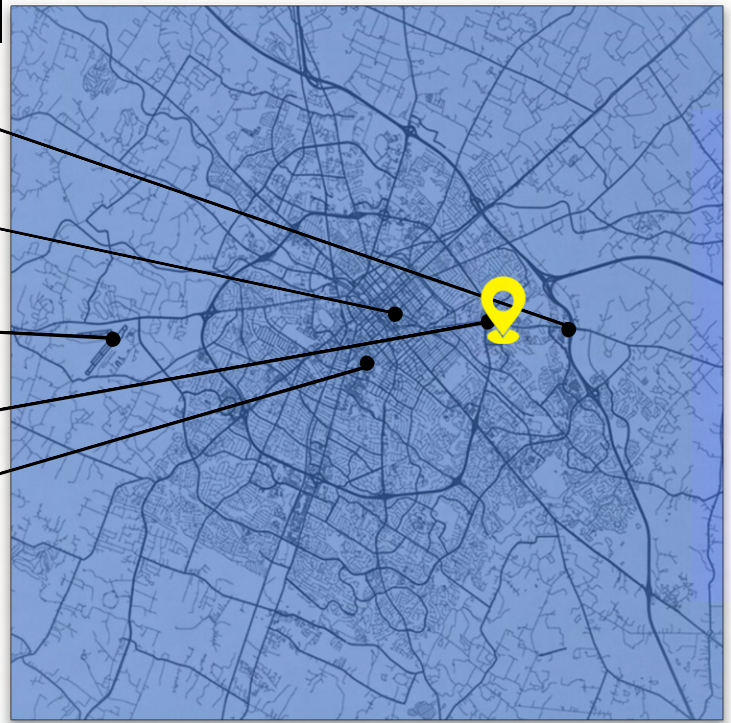
14.3 MILES

**NEW CIRCLE ROAD**

ABOUT 1 MILE

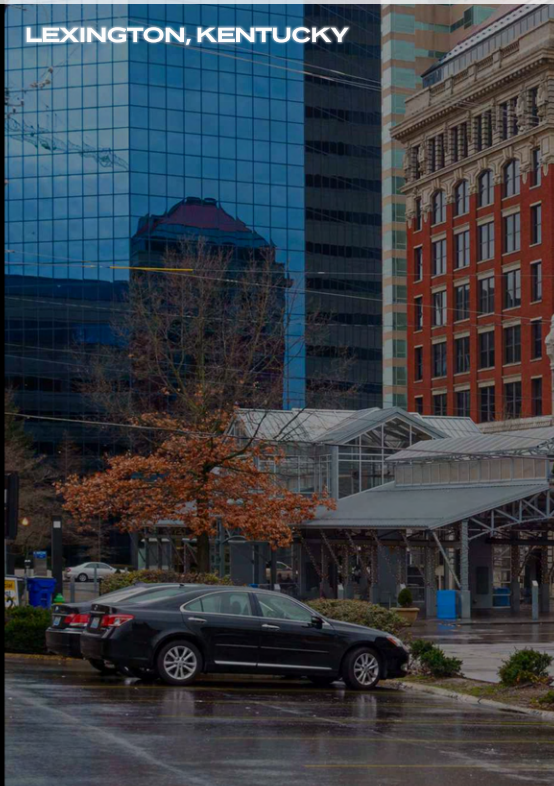
**UNIVERSITY OF  
KENTUCKY**

3.6 MILES



# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



## 2331 FORTUNE DRIVE

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.