

**LEASE**

# Prime Industrial and Office Space for Sublease

**1500 BULL LEA ROAD**

Lexington, KY 40511

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13.50 SF/yr (MG)
<b>TERM REMAINING:</b>	+/- 6 Years
<b>UTILITY REIMBURSEMENT</b>	\$6.50/SF
<b>BUILDING SIZE:</b>	163,382 SF
<b>AVAILABLE SF:</b>	4,441 SF - 23,724 SF
<b>LOT SIZE:</b>	19 Acres
<b>ZONING:</b>	P-2

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## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market office and manufacturing/warehouse space on the University of Kentucky's Coldstream Research Campus in Lexington, KY. These spaces are available for sublease, being formerly occupied by American Medical Response Ambulance. The available space can accommodate office and/or industrial users, as it is currently demised into three separate suites.

The office space consists of private offices, multiple conference rooms and a large training room. The two warehouse spaces are fully climate controlled with multiple grade-level doors and 20' to 27' clear heights. Additional features include a vehicle wash drainage system and a vehicle exhaust extraction system. Zoned P-2, a wide variety of uses are permitted including professional and medical office, warehousing, manufacturing, and lab space. Please follow the link for additional zoning information: [https://bit.ly/P-2\\_Zoning](https://bit.ly/P-2_Zoning)

The University of Kentucky's Coldstream Research Campus is a live, work, play, and innovate campus that is home to over 50 businesses and organizations. For additional information, visit <https://coldstream.uky.edu/>.

Please contact Wade Haga at [wade.haga@svn.com](mailto:wade.haga@svn.com) // 859.285.2202 or Matt Stone CCIM, SIOR, MBA at [matt.stone@svn.com](mailto:matt.stone@svn.com) // 859.351.5444 for additional property information.

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	DESCRIPTION
Space A	Available	10,200 SF	Warehouse/Distribution
Space B	Available	4,441 SF	Warehouse/Distribution
Space C	Available	9,083 SF	Office Warehouse

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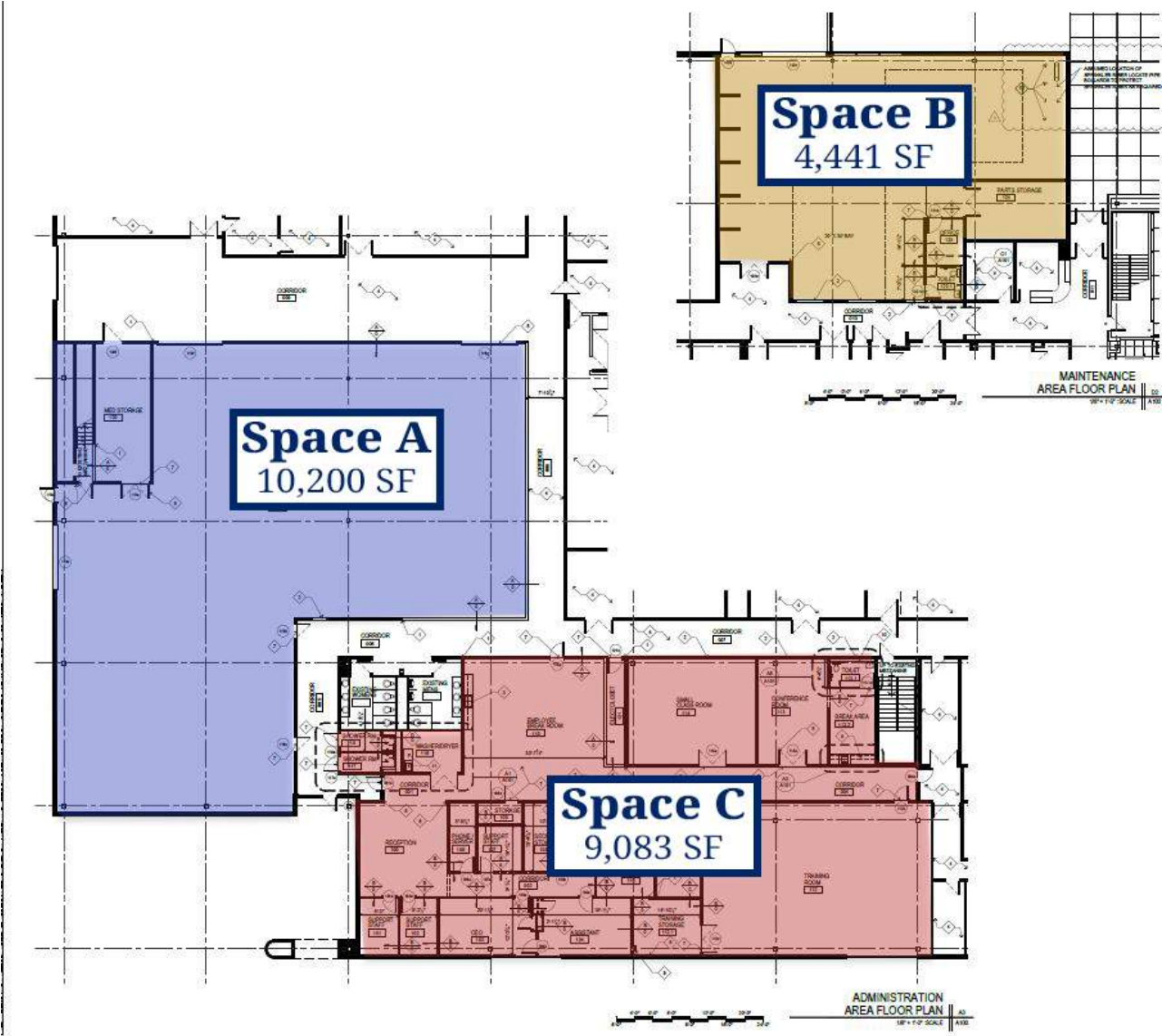
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FLOOR PLANS



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## ADDITIONAL PHOTOS



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## BUILDING SPECIFICATIONS



### 1500 BULL LEA ROAD, LEXINGTON, KY 40511

<b>Building Size</b>	163,380 SF
<b>Site Area</b>	19 AC
<b>Space Type</b>	Manufacturing, Warehouse, Professional Office, Training Space
<b>Clear Height</b>	Ranging from 20'-27'
<b>Grade Level Doors</b>	2 (14')
<b>Lighting</b>	LED
<b>HVAC</b>	Climate controlled office/warehouse
<b>Year Built</b>	1990
<b>Parking</b>	Plentiful and free
<b>Maintenance</b>	On-site maintenance and management
<b>On-Site Services</b>	Shared conference rooms, shared kitchen, large atrium and locker rooms.
<b>Life Safety</b>	Fully sprinklered, monitored fire alarm system, and all city services
<b>Security</b>	The campus provides after-hours roving security guard service



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## INTERIOR PHOTOS



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*1500 Bull Lea Road  
Lexington, KY 40511  
23,724 SF For Sublease*

**Co-Tenants:**

Piramal Pharma Solutions

Summit Biosciences

**SUMMIT BIOSCIENCES INC.**  
Quality, Integrity and Passion

**Other nearby businesses and landmarks:**

- Chick-fil-A
- Walmart
- amazon
- PODS
- Lexmark
- Residence Inn
- ORIN
- LEXINGTON TRUCK SALES
- College of Agriculture, Food and Environment
- Veterinary Diagnostic Laboratory
- COURTYARD
- Fayette Heating & Air
- Little Caesars Pizza
- EVERHOME SUITES
- ups
- Starbucks
- TireDiscounters
- Hot Head
- Newtown Pike 44,300+ VPD
- Citation Blvd 14,700+ VPD
- Webasto
- BOYD
- CAT
- BIG ASS FANS
- Coldstream Research Campus
- kinetic
- KOMATSU
- EMBASSY SUITES HOTELS
- Bull Lea Rd
- Interstate 75 and 64 less than 1.5 miles away

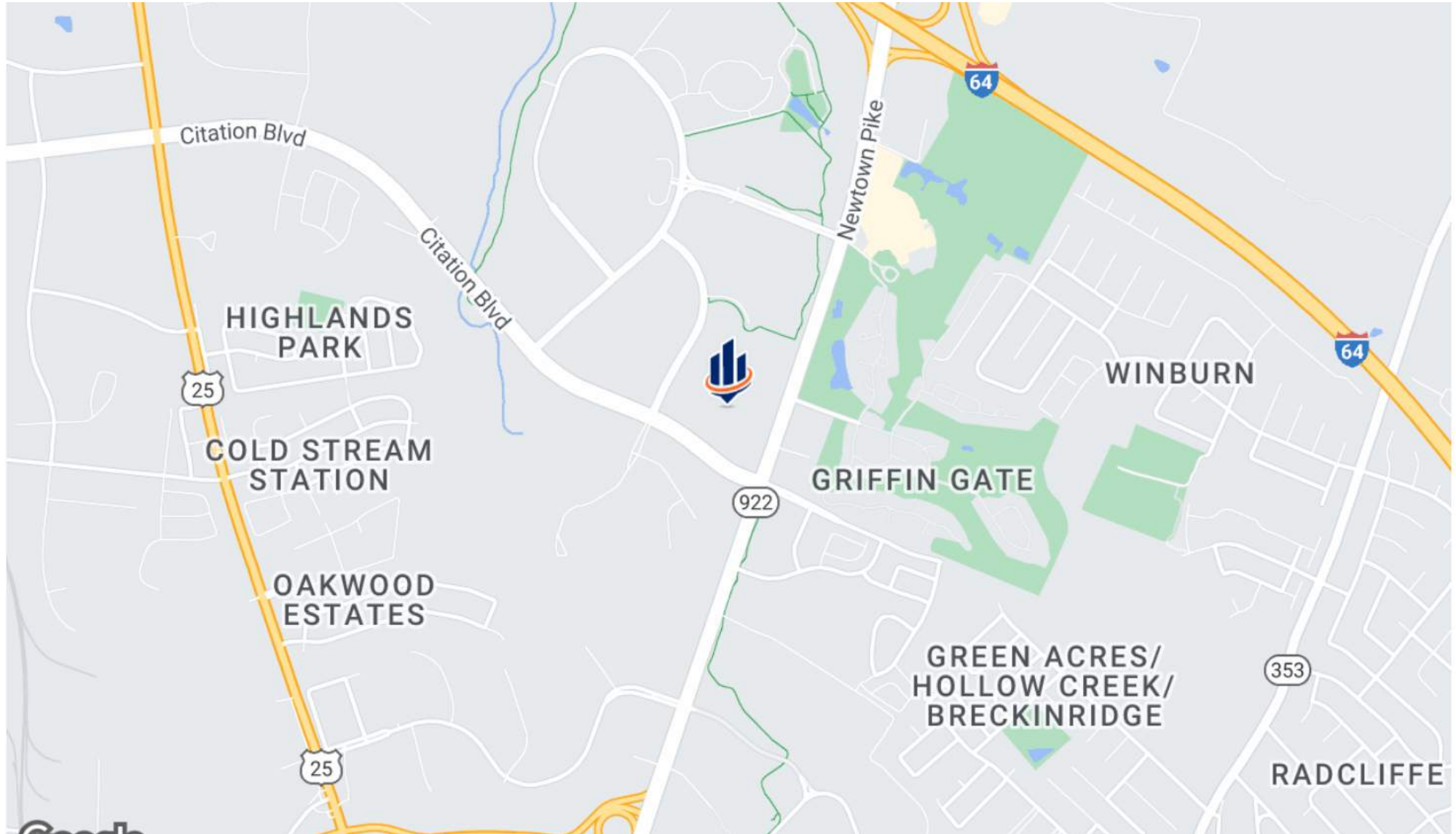
**For marketing purposes only, exact locations not warranted**

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## LOCATION MAP

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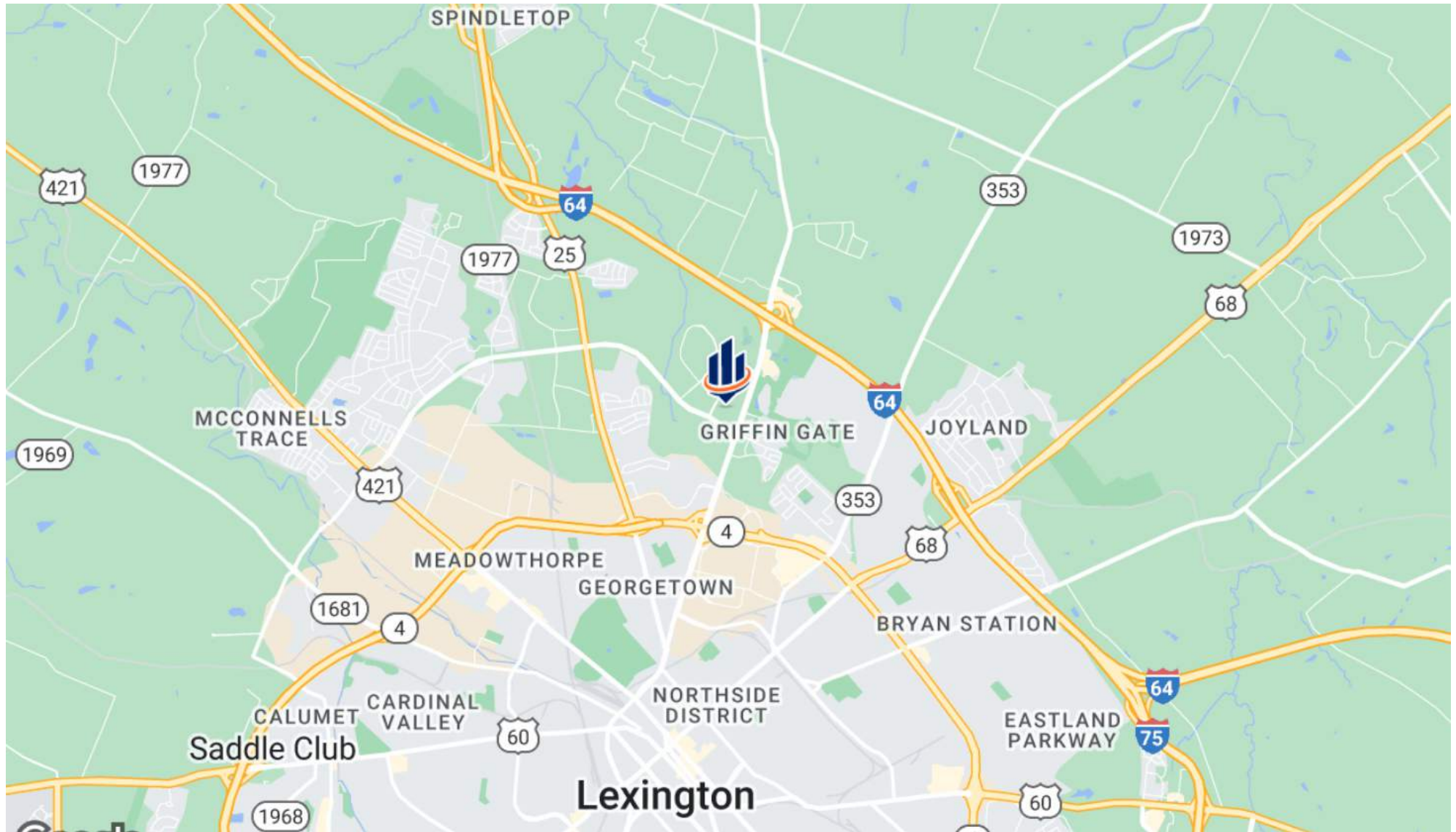
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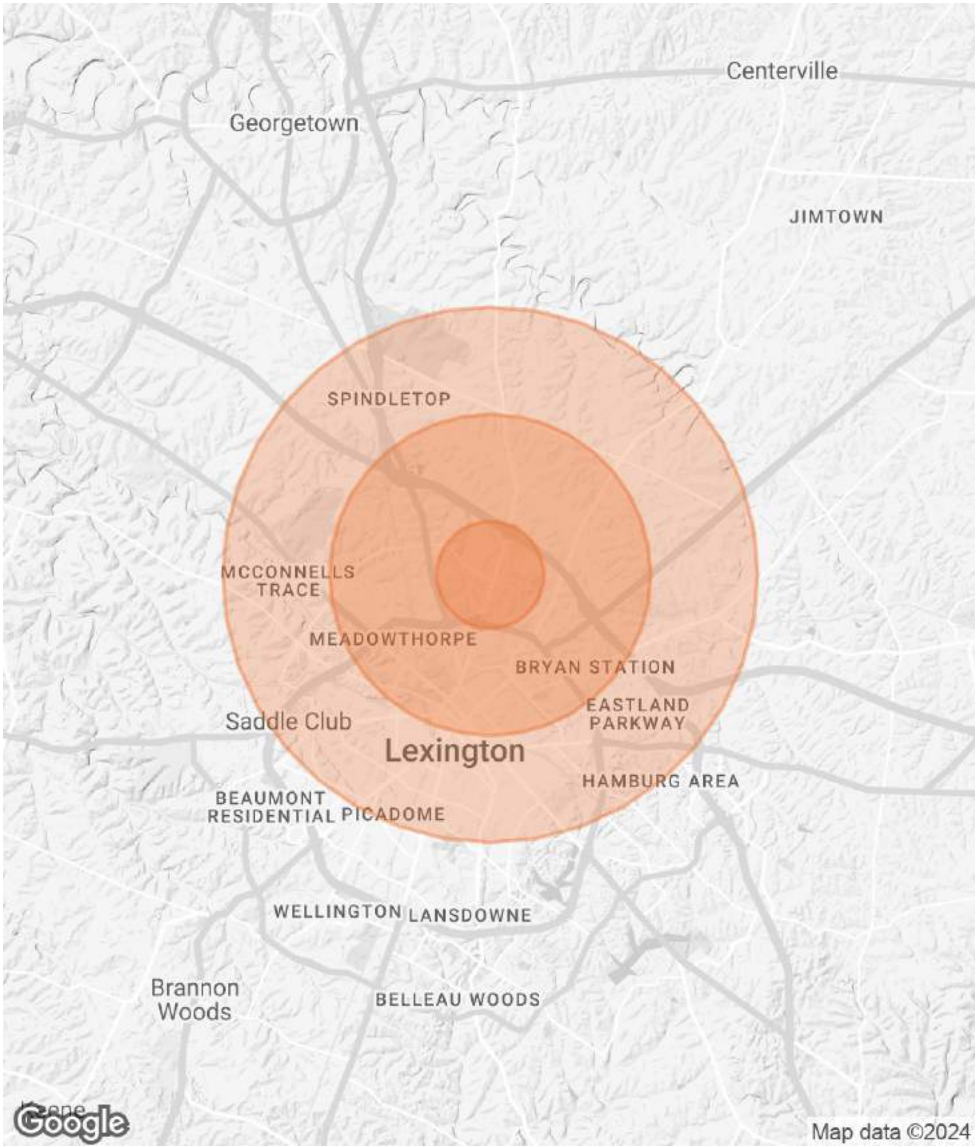


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,795	54,174	135,570
AVERAGE AGE	36.6	37.9	35.1
AVERAGE AGE (MALE)	32.7	35.7	33.6
AVERAGE AGE (FEMALE)	40.6	40.3	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,837	24,672	60,321
# OF PERSONS PER HH	2.4	2.2	2.2
AVERAGE HH INCOME	\$56,833	\$59,567	\$60,249
AVERAGE HOUSE VALUE	\$115,425	\$145,557	\$168,149

\* Demographic data derived from 2020 ACS - US Census



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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