

**LEASE**

# Fortune Drive Retail/Office/Flex Space Available

**2473 FORTUNE DRIVE**

Lexington, KY 40509

**PRESENTED BY:**

**JOHN BUNCH, SIOR**

O: 859.306.0602

C: 859.433.8911

john.bunch@svn.com

**GABE MEASNER**

O: 859.306.0607

C: 859.630.7106

gabe.measner@svn.com



New Circle Rd  
44,100+ VPD

Fortune Dr  
6,000+ VPD





## PROPERTY SUMMARY



### LEASE RATE

**\$14.50 SF/YR**

### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	49,059 SF
<b>AVAILABLE SF:</b>	1,174 - 3,111 SF
<b>ZONING:</b>	B-1

### PROPERTY OVERVIEW

The 49,059-sf improvement is now under new ownership, with a variety of cosmetic updates underway to enhance the aesthetics of an already attractive property. Updates include, but are not limited to, full exterior painting, landscaping, and site clean-up. In addition to the exterior improvements, the new owner is prepared to refresh the interior vacant spaces to accommodate a variety of different users and has the capital ready to deploy to a tenant's desired specification.

Currently, there are two suites available that vary in size and layout (1,174 sf and 3,111 sf), which can be further depicted in the floor plans below. The property features an abundance of on-site parking and is surrounded by a diverse mix of businesses in town, including Jiffy Fasteners, Lumber Liquidators, Amteck Electrical, and Bullard, just to name a few.

2473 Fortune Drive is conveniently located on the east side of Lexington, minutes away from Downtown, Hamburg Pavilion, and the I-64/I-75 interchange.

For more information on this opportunity or to schedule a private tour, please contact John Bunch, SIOR at 859.433.8911 // [john.bunch@svn.com](mailto:john.bunch@svn.com) or Gabe Measner 859.630.7106 // [gabe.measner@svn.com](mailto:gabe.measner@svn.com).

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LEASE SPACES



LEASE INFORMATION

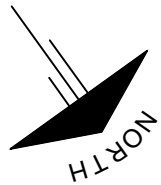
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,174 - 3,111 SF	LEASE RATE:	\$14.50 SF/yr

AVAILABLE SPACES				
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 120	Available	1,174 SF	NNN	\$14.50 SF/yr
Suite 160	Available	3,111 SF	NNN	\$14.50 SF/yr

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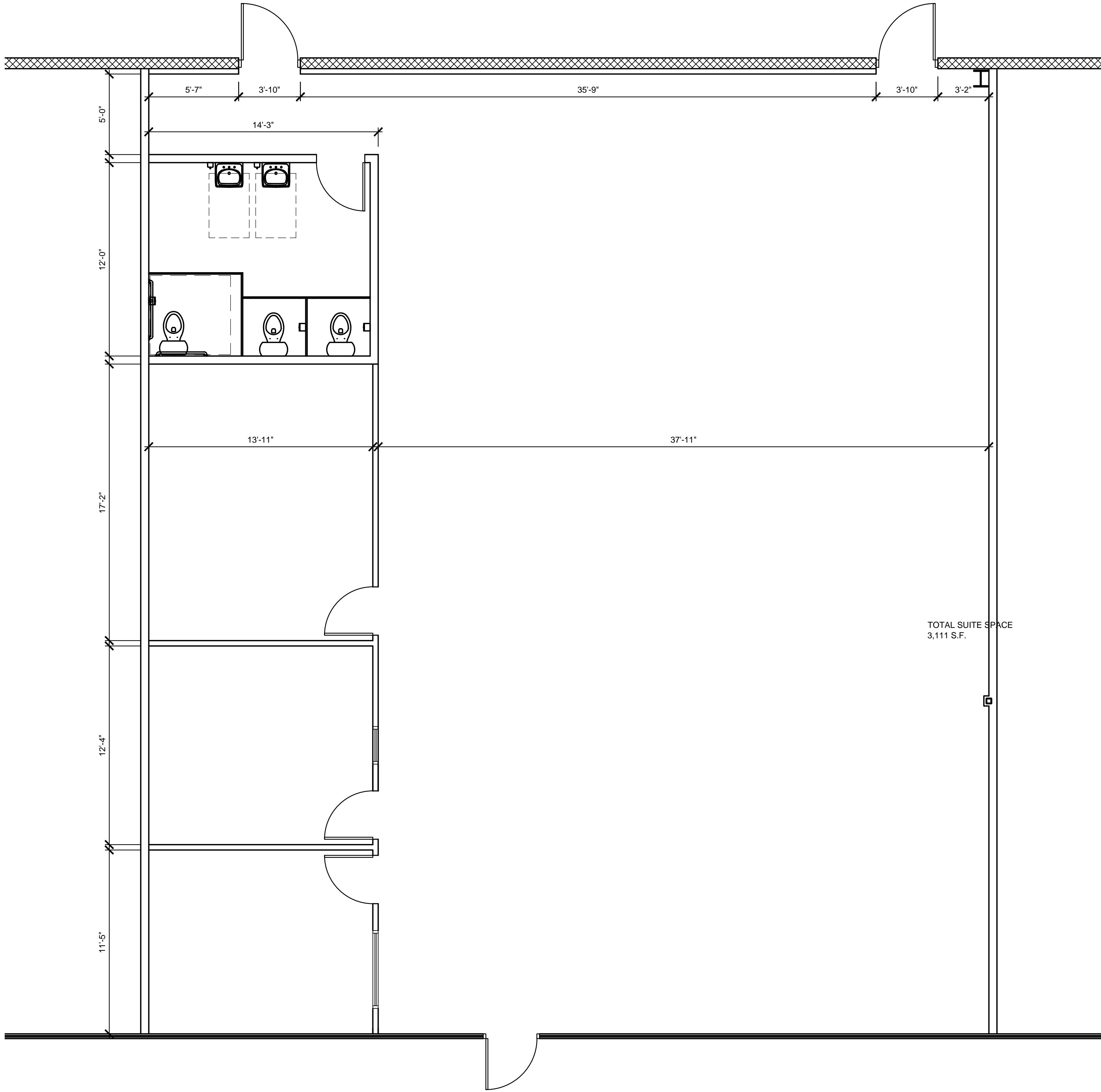
PROJECT: 2473 FORTUNE DRIVE - FILE: A1.03 Floor Plan - Existing TQL Suite.dwg - DATE: Jun 22, 2023 10:0AM - BY: GARRETT HAMM



01

EXISTING FLOOR PLAN - SUITE 145

SCALE: 1/4" = 1'-0"



TOTAL SUITE SPACE  
3,111 S.F.

**NOTE:** ALL DIMENSIONS ARE TO FACE OF STUD

**NOTE:** GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL SUB TRADES AND REQUIREMENTS BY OWNER

**NOTE:** ELECTRICAL, HVAC AND PLUMBING TO BE RELOCATED PER FEDERAL, STATE AND LOCAL CODES. GENERAL CONTRACTOR TO COORDINATE.

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FLOOR PLAN - EXISTING  
TQL SUITE

A1.03

EXISTING CONDITIONS FOR:

2473 FORTUNE DRIVE

2473 FORTUNE DRIVE  
LEXINGTON, KY

**KEYES ARCHITECTS & ASSOCIATES**  
4717 PRESTON HIGHWAY  
LOUISVILLE, KENTUCKY 40213 (502) 636-5113

PROJECT NO:  
23-4465  
DRAWN BY:  
TMTM/  
DATE:  
2023-06-14



ADDITIONAL PHOTOS



**JOHN BUNCH, SIOR**  
O: 859.306.0602 | C: 859.433.8911  
john.bunch@svn.com

**GABE MEASNER**  
O: 859.306.0607 | C: 859.630.7106  
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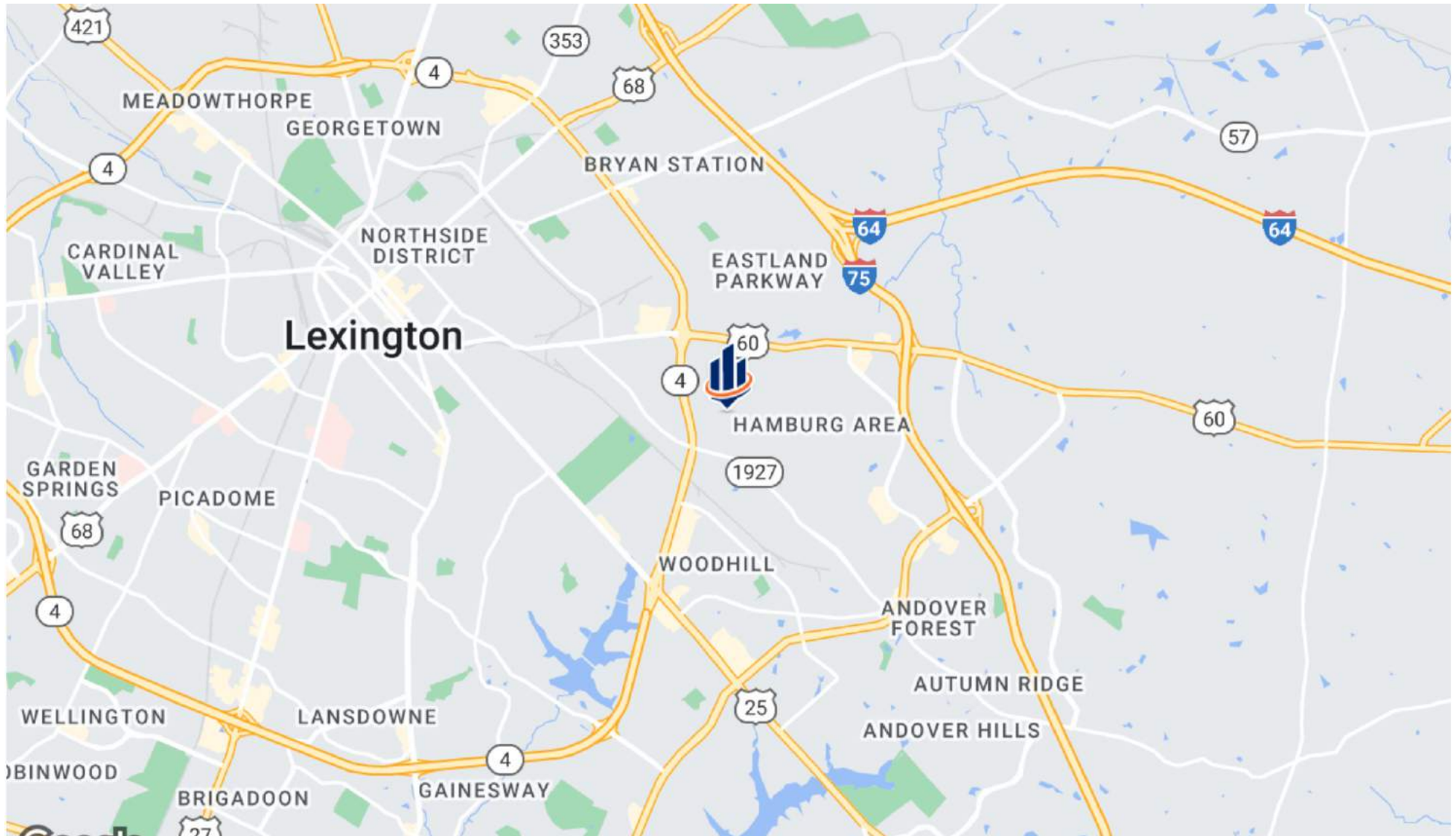
**GABE MEASNER**

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gabe.measner@svn.com



## LOCATION MAP



### JOHN BUNCH, SIOR

O: 859.306.0602 | C: 859.433.8911  
john.bunch@svn.com

### GABE MEASNER

O: 859.306.0607 | C: 859.630.7106  
gabe.measner@svn.com



ADVISOR BIO



JOHN BUNCH, SIOR

Senior Advisor

john.bunch@svn.com  
Direct: 859.306.0602 | Cell: 859.433.8911

PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President’s Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

You can contact him at 859.433.8911 or john.bunch@svn.com.

SVN | Stone Commercial Real Estate  
270 S. Limestone  
Lexington, KY 40508  
859.264.0888

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gabe.measner@svn.com



ADVISOR BIO



GABE MEASNER

Associate Advisor

gabe.measner@svn.com

Direct: 859.306.0607 | Cell: 859.630.7106

PROFESSIONAL BACKGROUND

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at Gabe.Measner@svn.com.

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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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