



More Information:

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*Available
January 1, 2026*

PRIME 1ST FLOOR OFFICE/RETAIL SPACE - AVAILABLE FOR LEASE:

**301 EAST MAIN STREET
LEXINGTON, KY 40507**

We are pleased to offer versatile office space with the following key features:

- ☑ Flexible floor plan for Office, Restaurant, Retail, Financial, Co-working space, etc.
- ☑ ADA Accessibility
- ☑ Vault included within the premises for secure storage
- ☑ High-traffic street visibility for improved brand presence
- ☑ 10,470 SF Available

CONVENIENT & SECURE PARKING

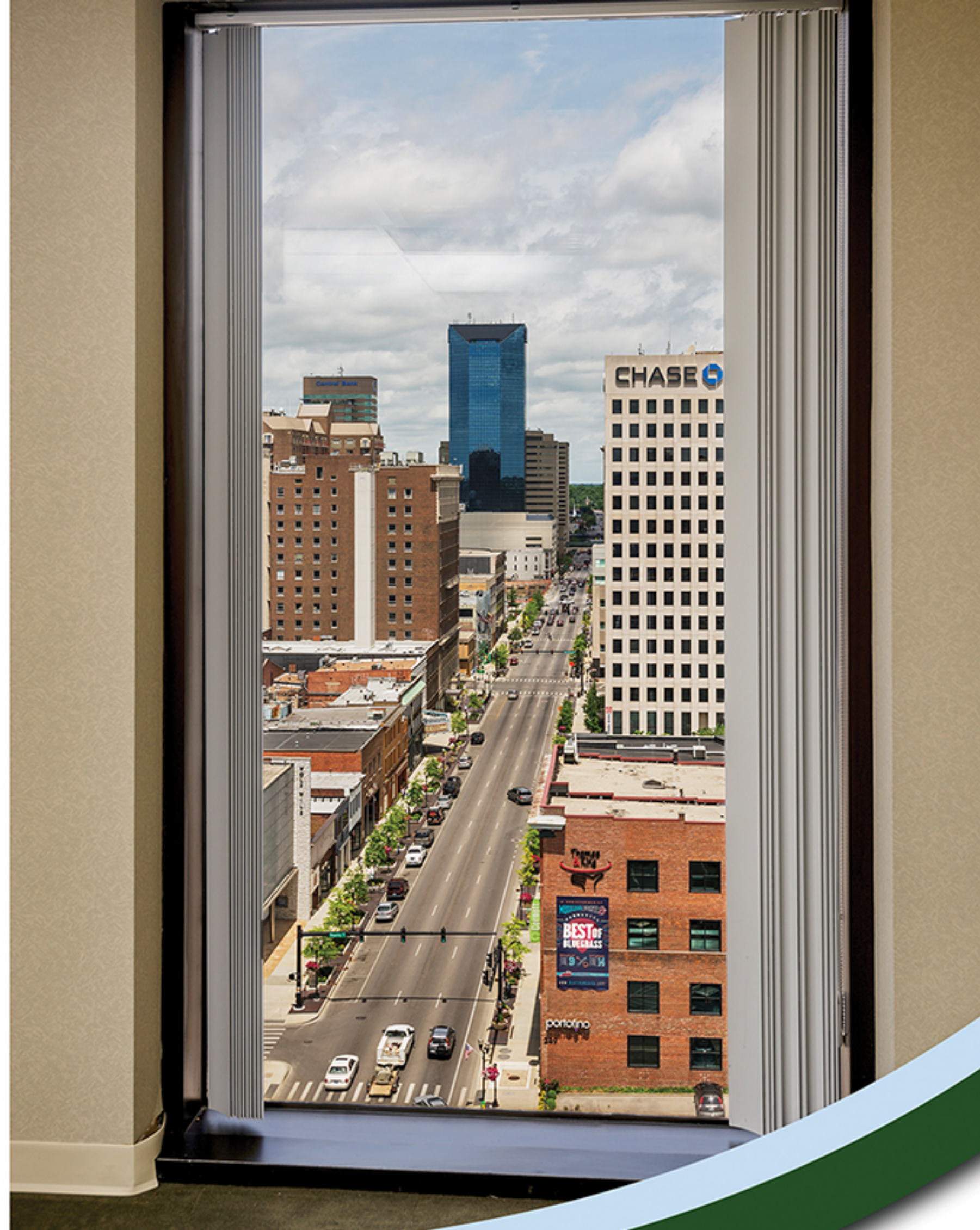
- ☑ Easy Access: Direct access to on-site parking for quick and stress-free visits.
- ☑ Secure: Well-lit and monitored covered parking area to ensure peace of mind.
- ☑ Ample Spaces: Plenty of spots available for both short and long-term parking.
- ☑ Affordable Rates for Parking

*For more information or to schedule a tour, please contact Isa Mashni at (859) 421-6700



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HIGHLIGHTS:

This prominent office tower in the heart of downtown Lexington features on-site covered parking, flexible floor plans and dedicated property management. Located at 301 East Main Street, this building is a 12-story, 126,143 SF office building with professionally landscaped grounds and floor-to-ceiling windows allowing abundant natural lighting.

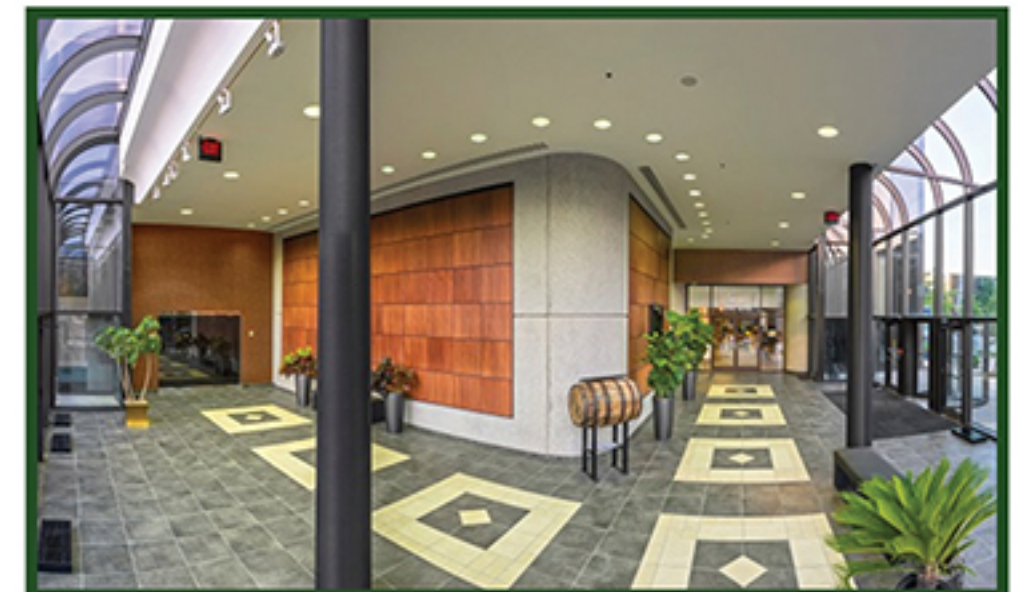
Located in the heart of downtown, this building is one of the key features of Lexington cityscape, presenting an ideal destination for businesses in search of prime, professional office space.

- ☑ Move-in ready office space with flexible floor plans & lease terms
- ☑ Easily accessible while located along Main Street with abundant on-site parking in the attached covered parking garage.
- ☑ On-site amenities include a common conference room with a kitchen, after-hours security, 24/7 key fob access, and property management.
- ☑ Prime Downtown Lexington location with seamless connections in and out of town and within walking distance of several high-end restaurants and shops.

PROPERTY FEATURES:

- ☑ Building Signage Opportunities
- ☑ Spectacular Views
- ☑ Quality Interior Finishes
- ☑ Covered Pedway to Parking Structure
- ☑ Professional On-site Management
- ☑ Common Conference Room with Kitchen (40+ People)
- ☑ Full-time Day Porter & Cleaning Service
- ☑ Stories: 12; Zoning: P-1
- ☑ Rental Rate: \$17.50-23.00/SF Full Service
- ☑ Generous Tenant Improvement Packages
- ☑ After-Hour Card Key Access
- ☑ Flexible Terms

ADDITIONAL PHOTOS:



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