

# FOR SALE OR LEASE

DOWNTOWN LEXINGTON OFFICE BUILDING



**146 E. THIRD STREET**  
LEXINGTON, KY 40508

 BLOCK+LOT

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# 01: EXECUTIVE SUMMARY

## PROPERTY DESCRIPTION 146 E. THIRD STREET

Block + Lot is pleased to present an exceptional opportunity to lease or purchase a premier creative office building in the heart of Downtown Lexington.

Located at 146 E. Third Street, this property showcases a remarkable historic renovation that blends timeless architectural character with modern design and functionality.

Originally constructed in 1840, the two-story building offers appx. 6,848 SF above grade plus an additional 410 SF of finished lower-level space, ideal for storage or supplemental workspace. Upon entry, the first floor greets visitors with original hardwood floors, exposed brick, and contemporary finishes. Highlights include a distinguished boardroom with folding privacy doors, granite counters, and a fireplace that flows seamlessly into a spacious library featuring custom maple cabinetry and quartz countertops. A tiled kitchenette with dishwasher, two restrooms (including a full bath with shower), and direct access to a flexible garage space with a drive-in door further enhance the main level. An elevator and steel-wrapped open stairwell with expansive windows provide convenience and natural light throughout.

The second floor is equally impressive, offering vaulted ceilings with exposed joists, generous open work areas with hardwood floors, and abundant daylight. A private sundeck with custom railing offers striking views of the Lexington skyline.

Meticulously renovated in 2015, the property features a new roof, HVAC systems, windows, elevator, and porous concrete parking surface. On-site parking includes six dedicated spaces, with ample additional surface parking available nearby.

This one-of-a-kind office environment combines historic charm, modern amenities, and a prime location—an unparalleled opportunity for businesses seeking a distinctive Downtown Lexington address.



# 02: PROPERTY OVERVIEW

146 E. THIRD STREET

6,848 SF+  
410 SF  
BASEMENT

LEASE: \$18.00 PSF  
SALE: \$1,750,000

ZONED  
B-2A

## LAYOUT

The first floor offers warm reception space leading into open conference room with large attached library/seating area, large bathroom with shower and expansive flex warehouse that could be easily converted to additional office space. The second floor offers large open workspaces, additional bathroom, and wonderfully lit breezeway leading to the rooftop deck.

## METICULOUSLY REMODELED

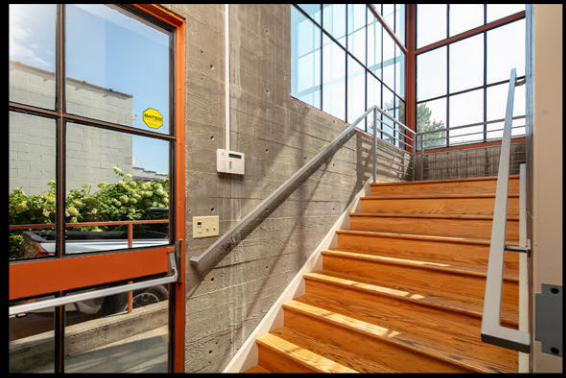
The building underwent a complete renovation in 2015, adding modern touches while preserving many of the original architectural finishes. Upgrades include all new mechanical systems, a new roof, new windows, new rear staircase and an elevator.

## MOVE-IN READY

The building is suitable for a number of professional users and is move in ready. The workable layout also offers flexibility for minor modifications if needed.

## LOCATION

The property is located in the heart of Downtown Lexington surrounded by an abundance of retail, restaurants, and more.



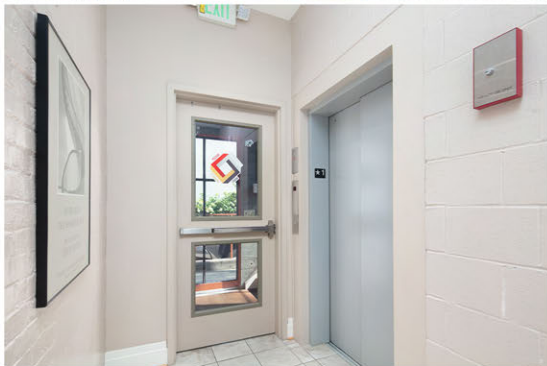
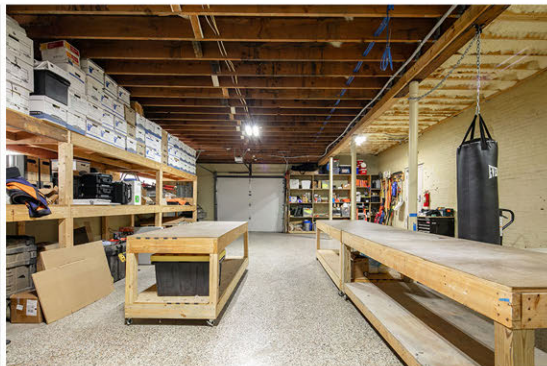
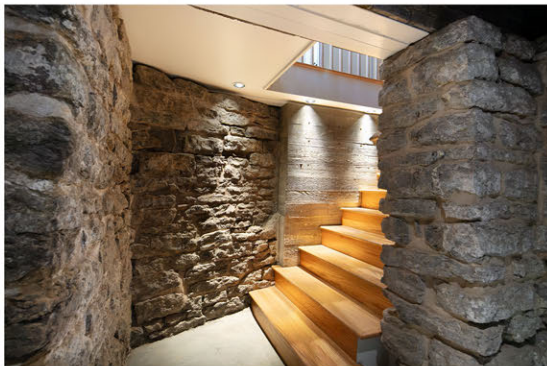
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# 02: PROPERTY OVERVIEW

UNIQUE FEATURES  
146 E. THIRD STREET



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# 02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS

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# 02: PROPERTY OVERVIEW

BEFORE & AFTER  
146 E. THIRD STREET

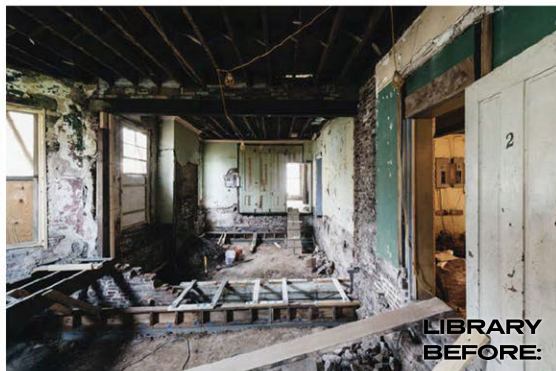
EXTERIOR  
BEFORE:



EXTERIOR  
AFTER:



LIBRARY  
BEFORE:



LIBRARY  
AFTER:



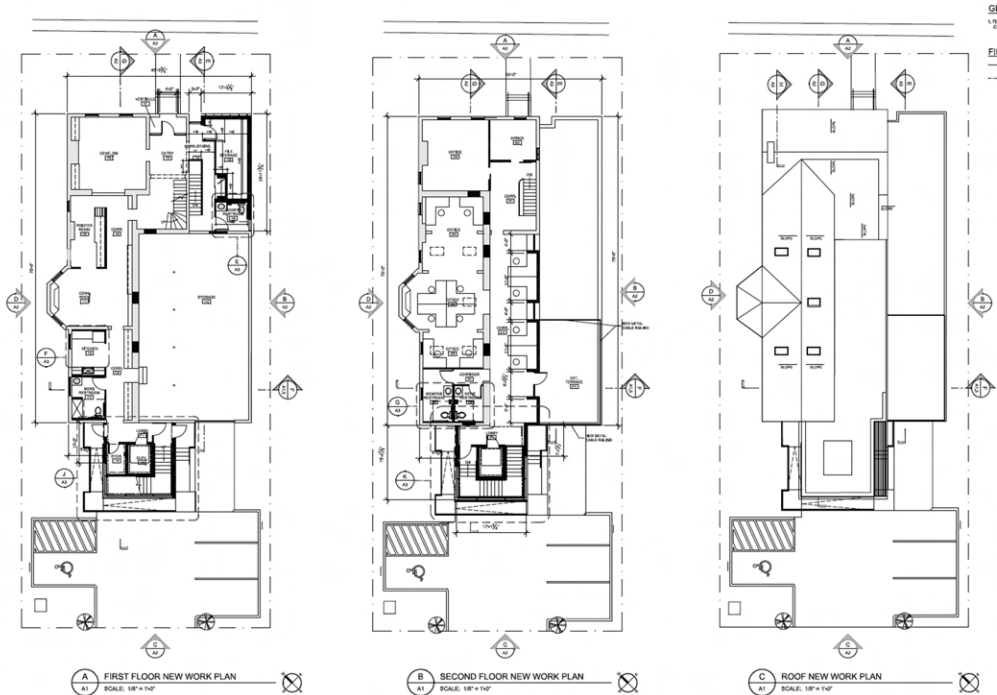
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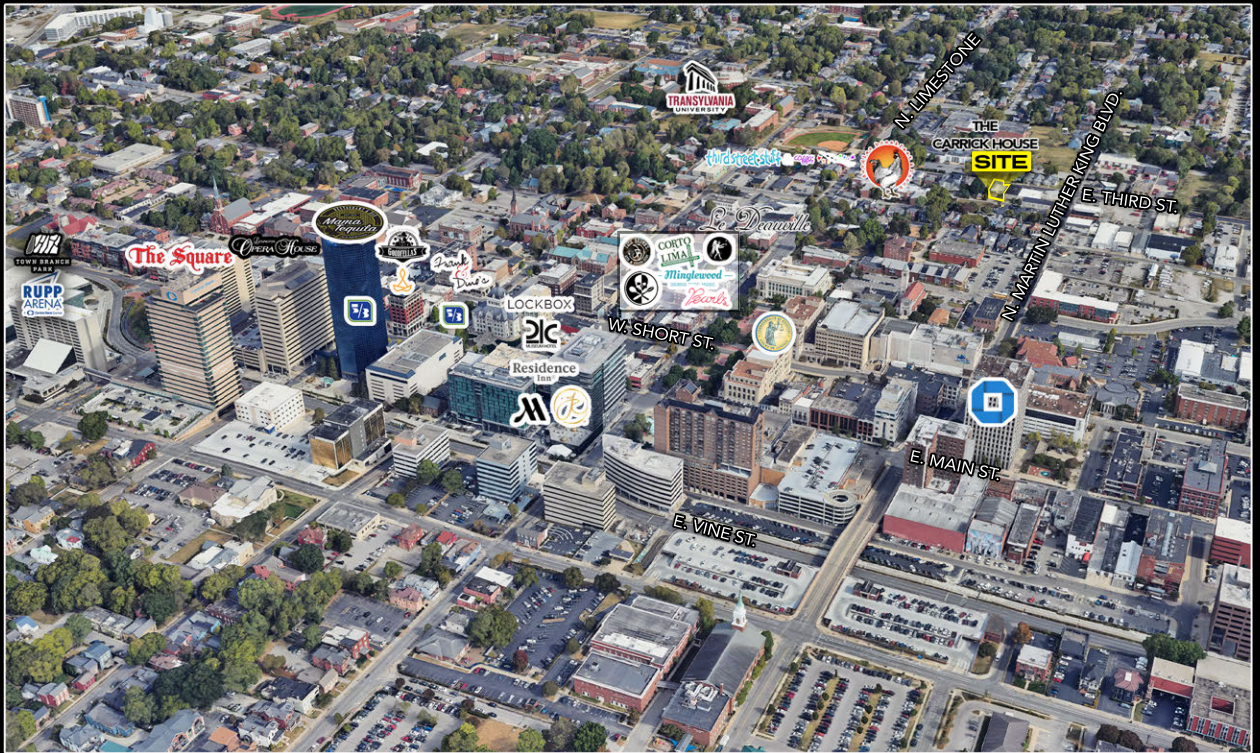
# 02: PROPERTY OVERVIEW

FLOOR PLAN  
146 E. THIRD STREET



# 03: LOCATION INSIGHTS

AERIAL  
146 E. THIRD STREET



# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



## 146 E. THIRD STREET

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.