



FUTURE DATA CENTER FOR SALE

180,866 Sq. Ft. Four-Story Class A Building
101 Yorkshire Boulevard, Lexington, KY

NEW OWNERSHIP - CALL FOR INCENTIVES! 10 MW existing power for data center, co-location, call center, medical, laboratory space or traditional office users



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BANG
REALTY



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EXECUTIVE SUMMARY

180,866 square foot, four story, class A campus property close to University of Kentucky, area medical campus, central business district and Interstate 75. Strategically located to offer varied occupancy options offering a space with multiple amenities including a large co-working facility, corporate kitchen, health club facilities, raised flooring and cabling/racking for data center or call center operations, a dock and dual generators. **With up to 10 Megawatts of initial power, this project is ideal for data center operations.**

HIGHLIGHTS

Property is currently being redeveloped and recapitalized into a state-of-the-art facility with modern amenities including an updated fire life safety system, HVAC controls, security access system, updated restrooms/common areas and a building-wide dedicated wi-fi system. This Asset is one of very few properties able to accommodate 50,000-plus square foot users and is one of the key assets leading economic development in the region.



PROPERTY INFORMATION

PROPERTY DETAILS

Site Description

Assessors Parcel Number	19346470
Zoning	P-1
Floors	4
Year Built/Renovated	1978/2019/2025
Net Rentable Area / Acres	180,866 SF / 15.2
Load Factor	15%
Parking	528 Spaces
Parking Ratio	3:1,000 SF
Guest Parking	No
Topography	Flat

Utilities

Electric	Kentucky Utilities
Water	American Water
Gas	Yes

Construction

Foundation	Concrete
Glazing	Energy Efficient
Exterior	Cast-in-place concrete, steel framing, concrete masonry units (CMUs)
Exterior Decks	On 3 rd floor around building
Roof	Built-up tar and gravel
Floor Plate	Approx. 41,365 SF., varies per floor

Mechanical

HVAC	Central
Elevators	3
Security	24/7 Card access – On-site
Fire Protection	Sprinklers and Fire Life Safety
Restrooms	2 per floor
Courtyard	Yes
Power	480; 3-phase + (2) generators

**CLICK HERE
FOR A TOUR!**



PROPERTY INFORMATION

LEASE SCHEDULE

Suite	Details	Approx. RSF	Price/SF	Price/Annual	Price/Mo.	Lease Type	Term
Entire	Single Tenant Corporate HQ	180,866	\$18.00	\$3,255,588.00	\$271,299.00	MG	36-120
1st Entire	Raised Floors, Office, Docks, Mechanicals, Racking	43,868	\$18.95	\$831,298.60	\$69,274.88	MG	36-120
100		5,000	\$18.95	\$189,500.00	\$15,791.67	MG	36-120
2nd Entire	Auditorium, dining room, corporate kitchen, Office	43,717	\$18.95	\$828,437.15	\$69,036.43	MG	36-120
200		10,000	\$18.95	\$189,500.00	\$15,791.67	MG	36-120
225		20,000	\$18.95	\$379,000.00	\$31,583.33	MG	36-120
250		30,000	\$18.95	\$568,500.00	\$47,375.00	MG	36-120
3rd Entire	Entrance, Conference room, office, terrace	47,740	\$18.95	\$904,673.00	\$75,389.42	MG	36-120
300		10,000	\$18.95	\$189,500.00	\$15,791.67	MG	36-120
325		20,000	\$18.95	\$379,000.00	\$31,583.33	MG	36-120
350		30,000	\$18.95	\$568,500.00	\$47,375.00	MG	36-120
4th Entire	Open Floor Office	45,541	\$18.95	\$863,001.95	\$71,916.83	MG	36-120
400		10,000	\$18.95	\$189,500.00	\$15,791.67	MG	36-120
425		20,000	\$18.95	\$379,000.00	\$31,583.33	MG	36-120
450		30,000	\$18.95	\$568,500.00	\$47,375.00	MG	36-120

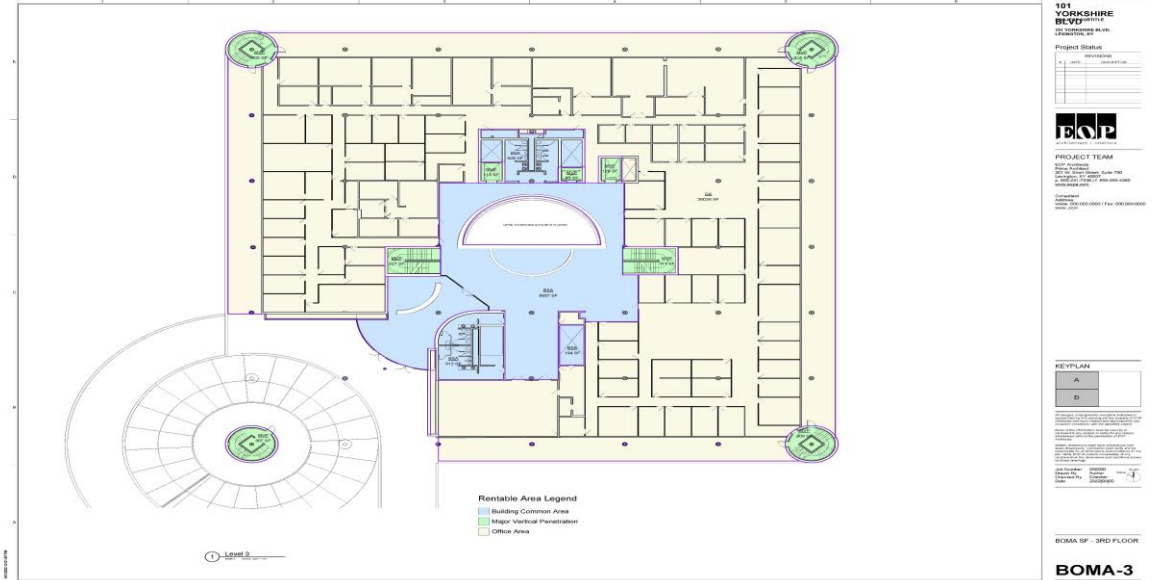
Modified Gross plus utilities and janitorial



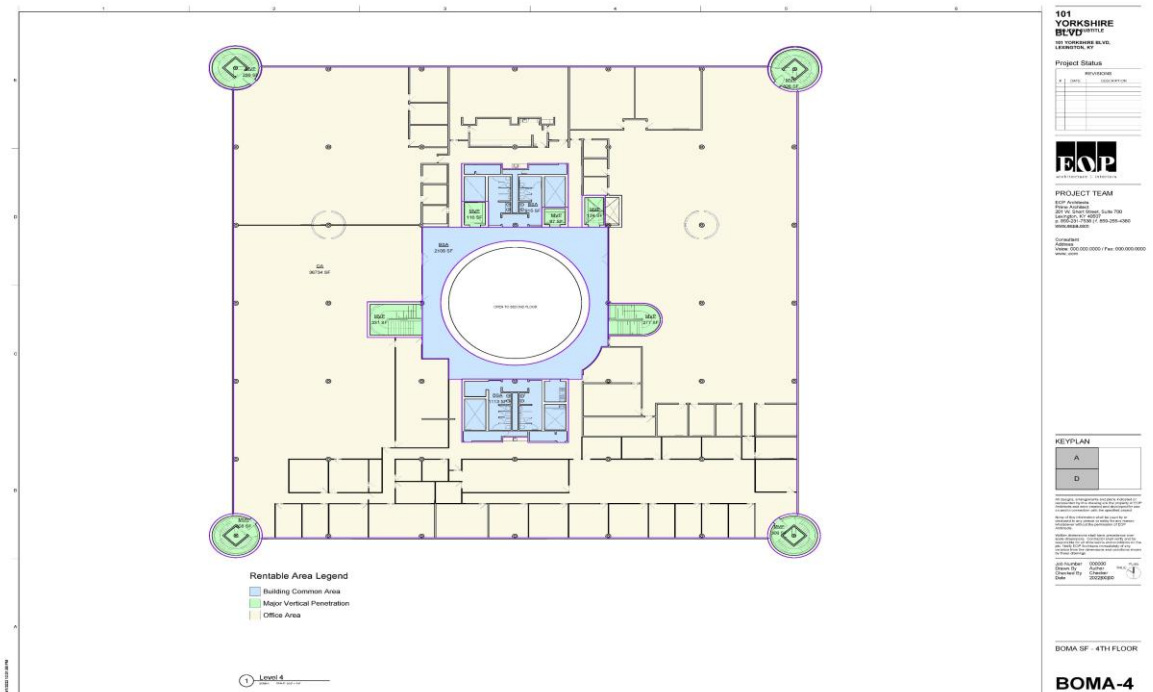
PROPERTY INFORMATION

FLOOR PLANS

3rd Floor – Main Entry Level / Valet Drive-Thru / Atrium Space / Outside Terrace Patio



4th Floor – Top Floor



PROPERTY INFORMATION

FLOOR PLANS

1st Floor – Service / Office / Raised Floors / Storage / Lockers – Docks and Generators

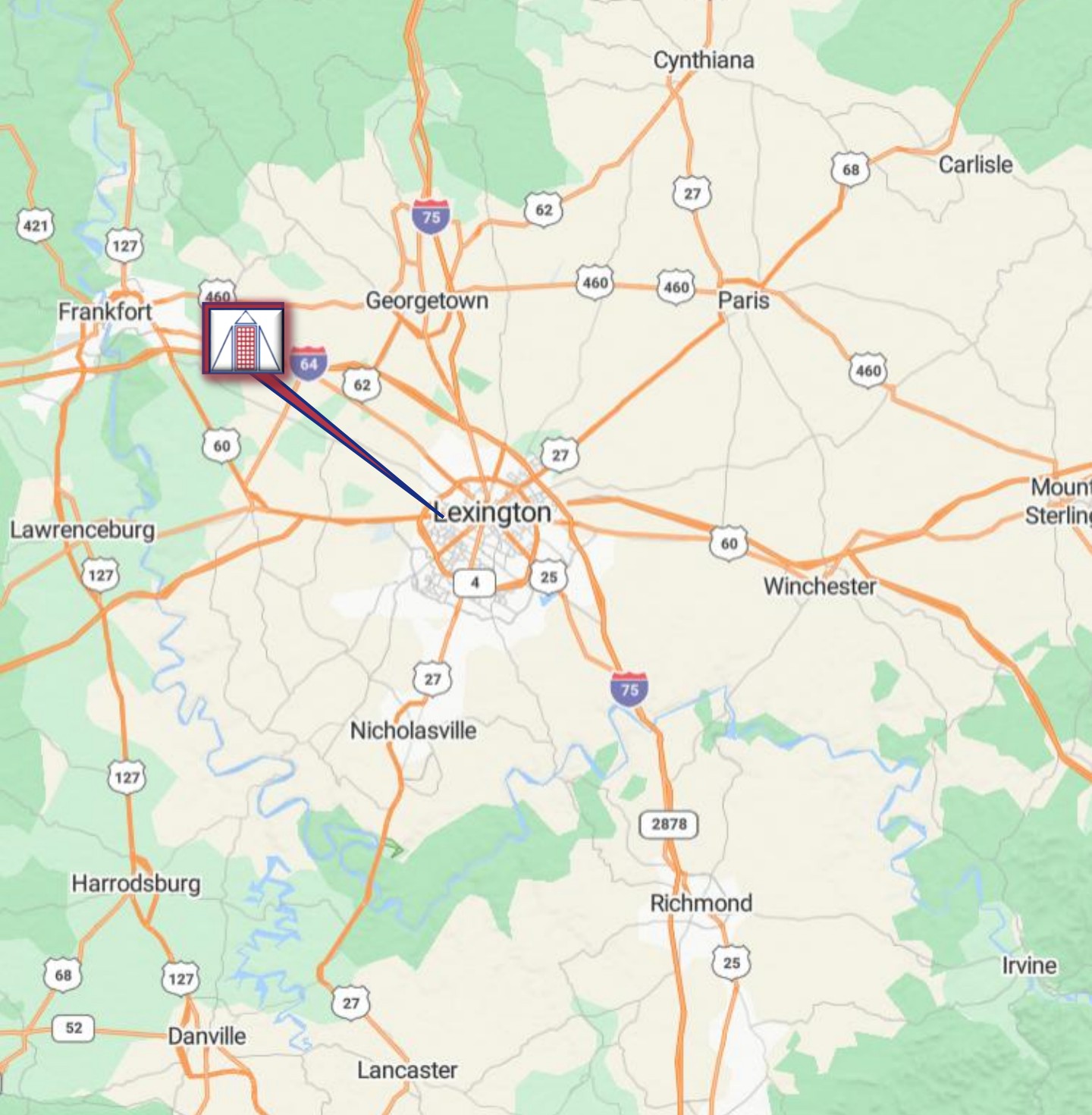


2nd Floor – Training/Presentation Room / Corporate Kitchen/ Cafeteria / Raised Floors



PROPERTY INFORMATION

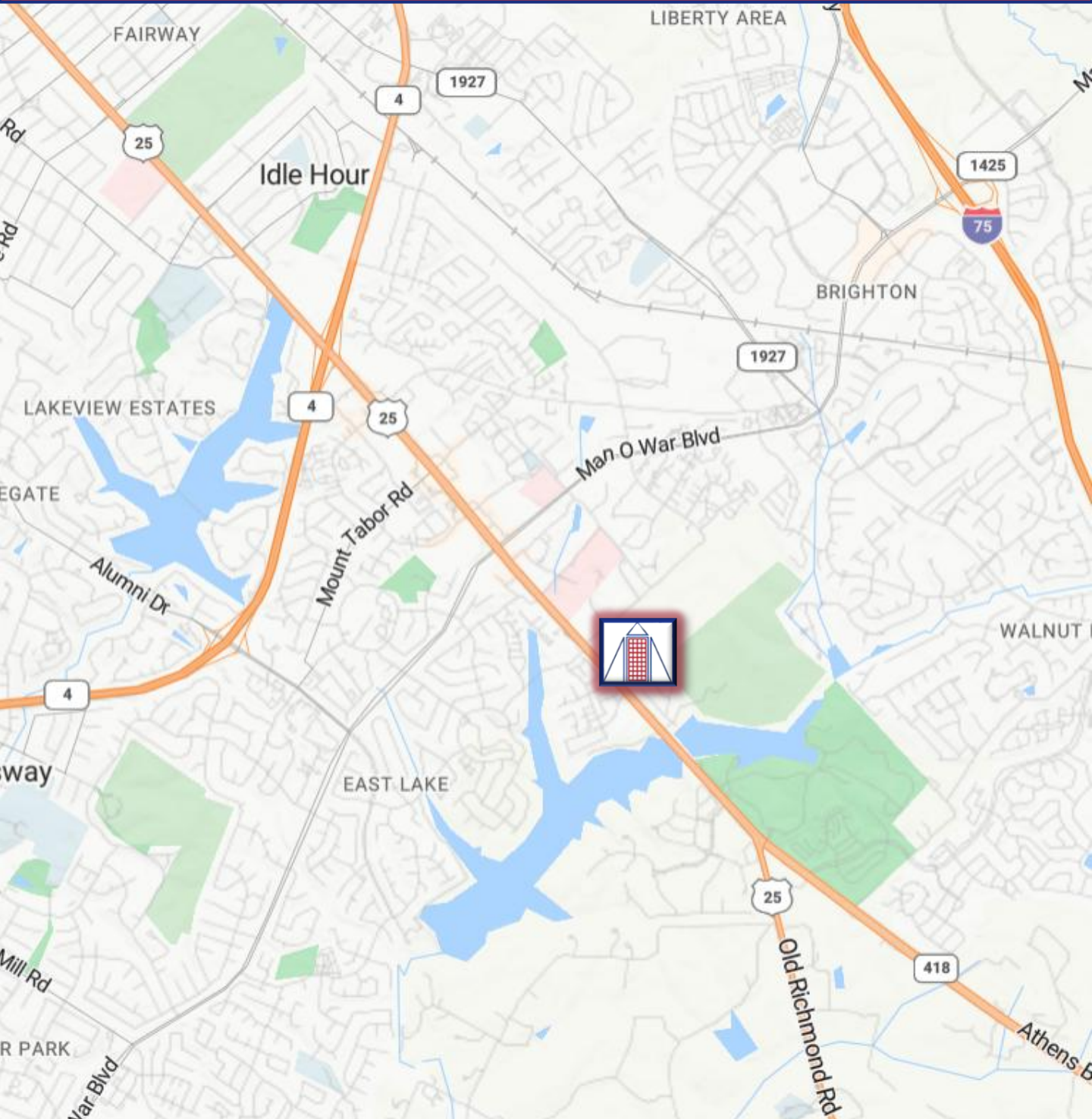
REGIONAL MAP



101 Yorkshire Boulevard, Lexington, KY

PROPERTY INFORMATION

LOCAL MAP



101 Yorkshire Boulevard, Lexington, KY

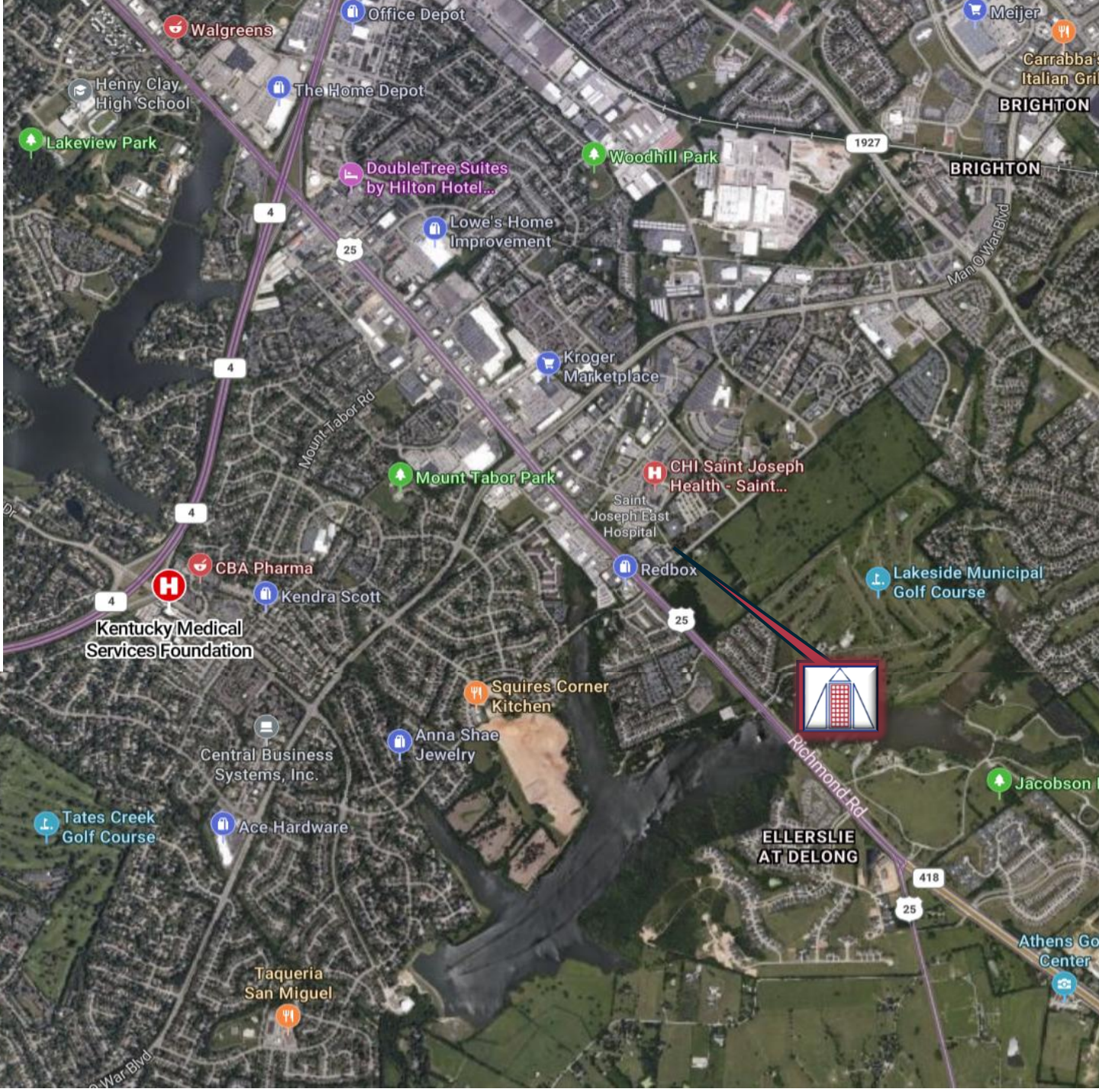
PROPERTY INFORMATION

AERIAL VIEW



PROPERTY INFORMATION

EXPANDED AERIAL VIEW



INVESTMENT HIGHLIGHTS

LEXINGTON PROFESSIONAL CENTER

STRONG LEASING MARKET

The East Lexington/Fayette office submarket's vacancy stands at a healthy 11.4 percent. Rental rates have climbed steadily, and there are few new deliveries: on average, only 40,000 square feet of new office product is delivered annually.

ATTRACTIVE BASIS

The Property is anticipated to transact a price that is a fraction of replacement cost, affording the new owner the opportunity to complete transactions at well-below market rents and lease the building quickly.

ATTRACTIVE, WELL-MAINTAINED BUILDING

Lexington Professional Center is extremely well-maintained. The property has had significant recent improvements. Report capital improvements include but are not limited to an asphalt partial overlay plus entire seal, coat, and stripe (2014), exterior seal and caulking (2014), roof and atrium dome replacement (2016), and electrical upgrades including generator (2016).

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BUSINESS FRIENDLY LOCATION

Lexington benefits from Kentucky's business friendly environment. In 2019, Site Selection Magazine ranked Kentucky the number 14 top state business climate, and Smart Asset ranked Lexington the number six city with the lowest startup costs. The cost of living in Lexington is also well below the national average. The U.S. Census Bureau reports that Lexington has the 11th most highly educated workforce in the nation.

CENTRAL LOCATION

According to Commerce Lexington Economic Development, Lexington is only 600 miles from over two-thirds of the U.S. Population. It also sits at the crossroads of two major interstates-1-75 and 1-64-giving companies in Lexington direct access to both north-south and east-west arteries.

LIMITED COMPETITION

There is only one competing 100,000 square foot or larger availability in the entire submarket.

POSSIBLE ADAPTIVE REUSE

Lexington Professional Center could be a candidate for conversion or partial conversion to medical, life science, multifamily, or storage use. Given the high cost of new construction, such conversions are becoming more and more viable.



INVESTMENT HIGHLIGHTS

INTERIOR PHOTOS



INVESTMENT HIGHLIGHTS

EXTERIOR PHOTOS



MARKET OVERVIEW

LEXINGTON, KY



LEXINGTON

Lexington is a consolidated city coterminous with and the county seat of Fayette County, Kentucky, United States. As of the 2020 census the city's population was

Lexington is a consolidated city coterminous with and the county seat of Fayette County, Kentucky, United States. As of the 2020 census the city's population was 322,570, making it the second-most populous city in Kentucky (after Louisville), the 14th-most populous city in the Southeast, and the 59th-most populous city in the United States. By land area, it is the country's 30th-largest city.



METRO HIGHLIGHTS

EDUCATED WORKFORCE

There are ten colleges and universities within 40 miles of Lexington, plus four other professional and technical colleges. According to the U.S. Census Bureau, Lexington is the 11th most highly educated city in the nation among those with a population over 300,000, with 45 percent of those 25 or older holding a college degree.

LOW COST OF DOING BUSINESS

Lexington benefits from Kentucky's business friendly environment. The cost of living in Lexington is also well below the national average. Electricity costs are also well below the national average

CENTRAL LOCATION

Lexington is within overnight range of over half of the U.S. market. Lexington is served by an excellent highway network: it is served by Interstate 75, which runs north and south, and Interstate 64, which runs east and west. Lexington is about 80 miles from both Cincinnati and Louisville.

HIGH QUALITY OF LIFE

Lexington is a youthful city, with a median age of 34.3 years. Downtown Lexington features art studios, galleries, theaters, and outdoor festivals. Over 100 retail shops and 170 bars and restaurants make Lexington home.



MARKET OVERVIEW

DEMOGRAPHICS

Age

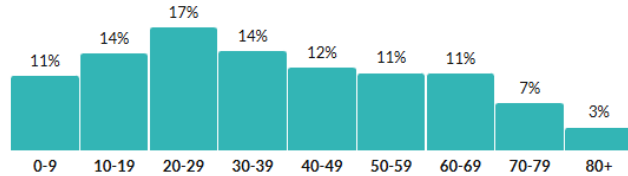
35.4

Median age

a little less than the figure in the Lexington-Fayette, KY Metro Area: 37

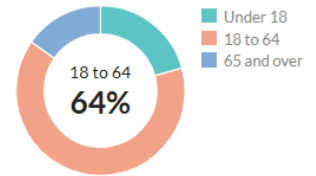
about 90 percent of the figure in Kentucky: 39.2

Population by age range



Show data / Embed

Population by age category



Income

\$41,624

Per capita income

about the same as the amount in the Lexington-Fayette, KY Metro Area: \$40,958

about 20 percent higher than the amount in Kentucky: \$34,676

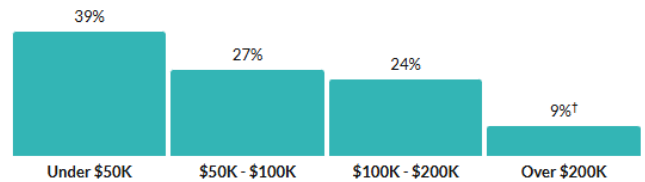
\$66,392

Median household income

a little less than the amount in the Lexington-Fayette, KY Metro Area: \$70,027

about 10 percent higher than the amount in Kentucky: \$61,118

Household income



Households

141,680

Number of households

the Lexington-Fayette, KY Metro Area: 222,167
Kentucky: 1,853,603

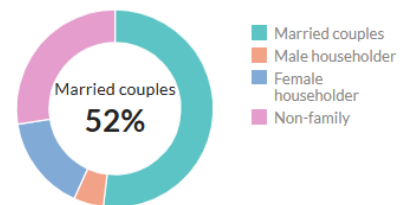
2.2

Persons per household

a little less than the figure in the Lexington-Fayette, KY Metro Area: 2.3

about 90 percent of the figure in Kentucky: 2.4

Population by household type



Educational attainment

94%

High school grad or higher

about the same as the rate in the Lexington-Fayette, KY Metro Area: 93.2%

a little higher than the rate in Kentucky: 89.5%

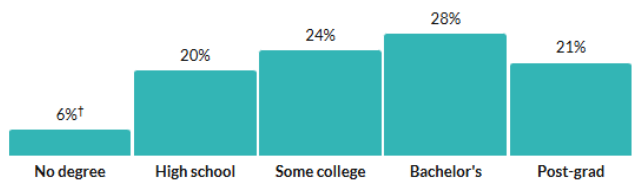
49.8%

Bachelor's degree or higher

about 10 percent higher than the rate in the Lexington-Fayette, KY Metro Area: 44.5%

more than 1.5 times the rate in Kentucky: 27.9%

Population by highest level of education



* Universe: Population 25 years and over



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