

2380 Fortune Drive

\$11.95 / SF / YR

FORTUNE BUSINESS CENTER · LEXINGTON, KY 40509 · FLEX / INDUSTRIAL OFFICE Immediate Availability

24,000 SF

Total Building

4,000 SF

Office

8,000 SF

Warehouse

4%

Broker Commission

Lease Summary

Space	2380 Fortune Drive, Lexington, KY 40509
Total Building	24,000 SF — Fortune Business Center
Available — Office	4,000 SF (dedicated office space)
Available — Flex	8,000 SF (office + warehouse combined)
Asking Rate	\$11.95 / SF / Year — NNN
Lease Type	NNN (Triple Net)
Zoning	I-1 · Light Industrial / Flex
Use	Flex / Office / Industrial / Showroom
Status	Available — Immediate Occupancy
Showroom	Large professional showroom / reception area
Conference	Executive conference room with AV
Offices	Multiple private executive offices
Warehouse	Multi-bay warehouse with overhead door access
Parking	Ample paved parking on-site
Broker Commission	4% — Owner Paid at Lease Execution
Access	I-75/I-64 · Winchester Rd · New Circle Rd · Hamburg corridor

CONTACT FOR MORE INFORMATION

Mark Saunier

(859) 806-7777

Saunier Development, LLC · Lexington, KY