

RETAIL SPACE FOR LEASE



The Station

120 Turner Commons Way, Lexington, KY 40508



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PROPERTY DESCRIPTION

THE STATION at The Commons is a purpose-built hospitality and retail destination at the center of Lexington's emerging entertainment district. Anchored by The Rail performance venue and adjacent to RD1 Distillery, and OBC Kitchen, The Station is designed to capture pre-show and post-show energy through curated food, beverage, and entertainment-driven concepts. Ground floor spaces open directly onto The Yard, the district's central greenspace connecting The Station to The Rail, supporting indoor-outdoor activation and night-forward programming. Short-term luxury rentals above extend visitor stays and on-site spending. The Station is intentionally designed and curated for operators seeking a flagship location.



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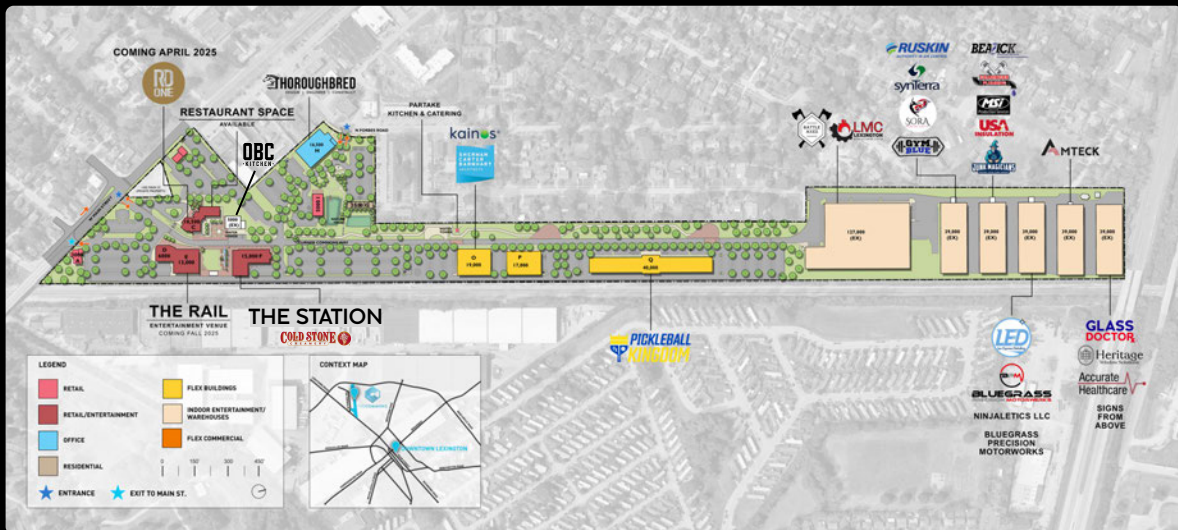
LOCATION AERIAL



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THE COMMONS MASTER PLAN



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THE ENTERTAINMENT DISTRICT



THE ENTERTAINMENT DISTRICT



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THE ENTERTAINMENT DISTRICT



LORD
AECK
SARGENT



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PROPERTY HIGHLIGHTS

AVAILABLE SPACE: **±1,500 SF to ±15,000 SF**

RENTAL RATE: **\$45.00 NNN**

- New construction - **COMING SPRING 2026**
- Prime location in The Commons, a premier mixed-use development.
- Class-A retail building.
- Customizable floor plan.
- Multiple suite options available.
- Walking trails and abundant green space.
- Convenient surface parking and evening security patrol.
- Short-term luxury rental included on 2nd floor.



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TOTAL BUILDING DETAILS

CONSTRUCTION: **New**

FLOOR TYPE: **Concrete Slab**

SPRINKLER SYSTEM: **Wet**

ZONING: **PUD-3 - Mixed-Use**

PARKING: **Surface Parking Available**

SECURITY: **Evening Security Patrol**

BUILDING HOURS: **24-7**

SIGNAGE: **Negotiable**

STORIES: **2**

- ELEVATOR SERVICE
- PATIO AVAILABILITY FOR SELECT UNITS
- ADJACENT TO “THE YARD”



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EXTERIOR PHOTOS



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INTERIOR RETAIL RENDERINGS (1ST FLOOR)



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RESTAURANT INTERIOR RENDERINGS



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SHORT TERM LUXURY RENTALS



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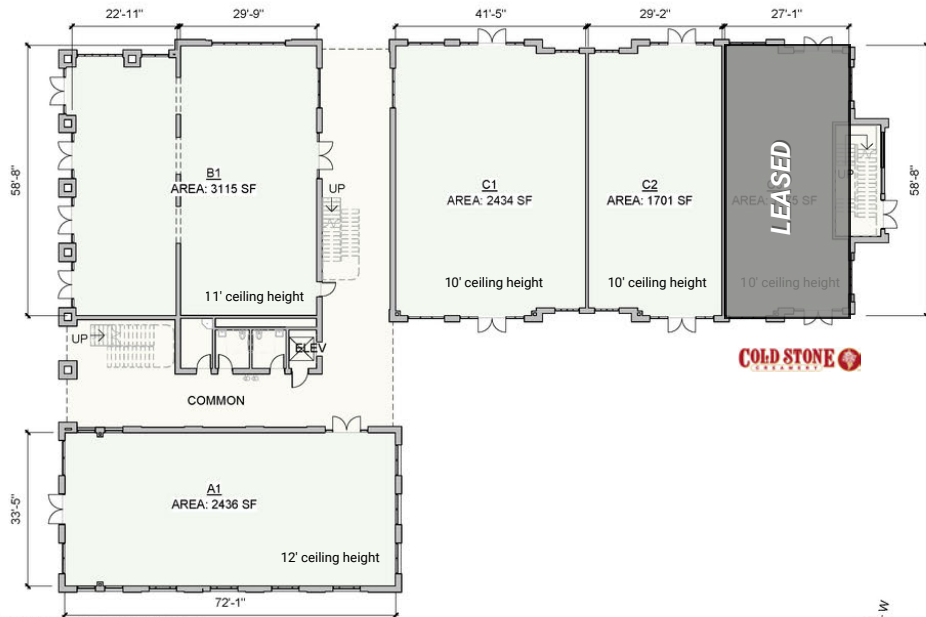
"THE YARD" RENDERINGS



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LEVEL 1 FLOOR PLAN

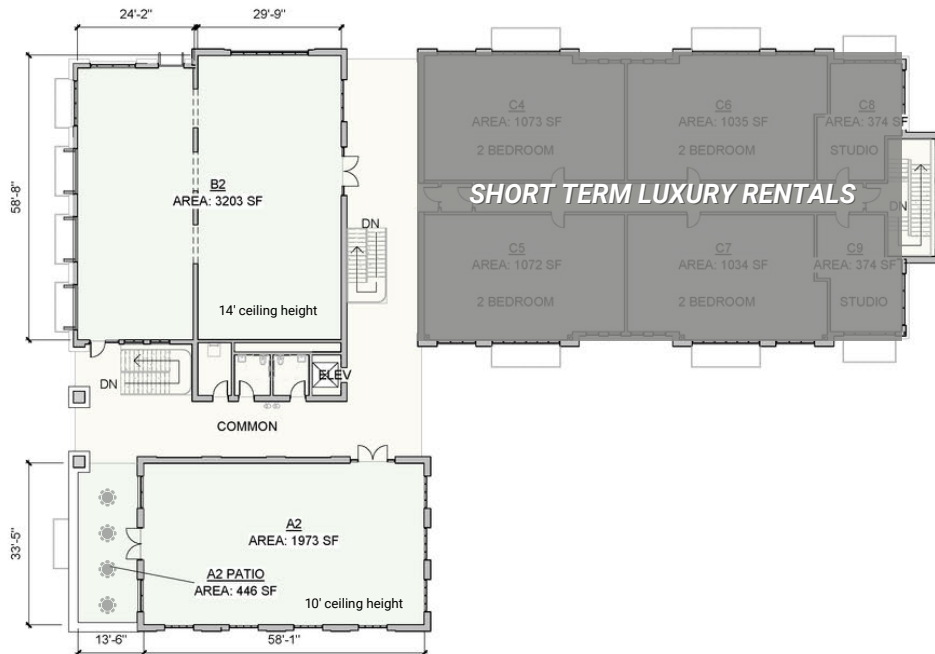


Level 1 Leasing

1" = 20'-0"



LEVEL 2 FLOOR PLAN



Level 2 Leasing

SUITE A1

INTERIOR BUILDING: **2,436 SF**

INTERIOR RETAIL RATE: **\$45 PSF**



SUITE A2

INTERIOR BUILDING: **1,973 SF**

INTERIOR RETAIL RATE: **\$45 PSF**



SUITE B1

B1 INTERIOR BUILDING: **3,115 SF**

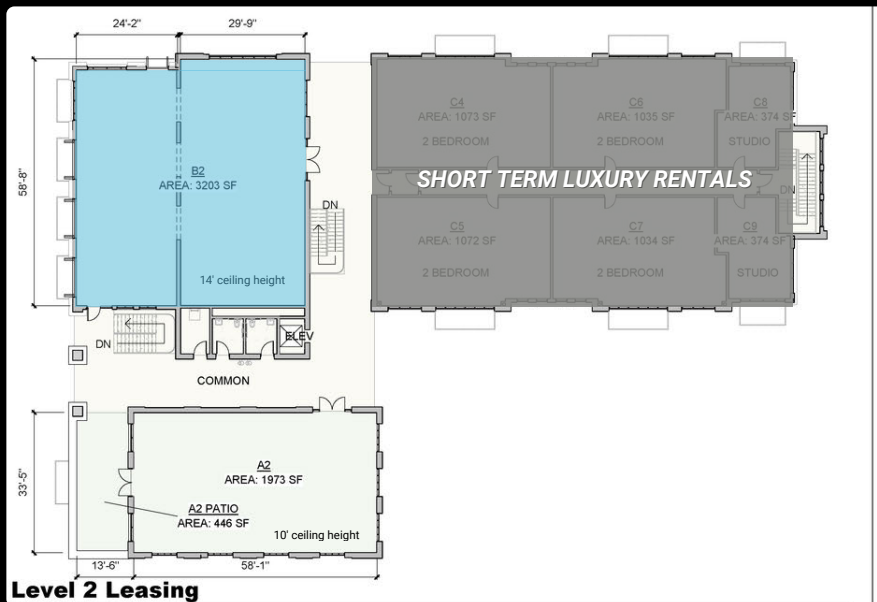
INTERIOR RETAIL RATE: **\$45 PSF**



SUITE B2

B2 INTERIOR BUILDING: **3,203 SF**

INTERIOR RETAIL RATE: **\$45 PSF**



SUITE C1

INTERIOR BUILDING: **2,434 SF**

INTERIOR RETAIL RATE: **\$45 PSF**



SUITE C2

INTERIOR BUILDING: **1,701 SF**

INTERIOR RETAIL RATE: **\$45 PSF**



