

FOR SUBLEASE

EXECUTIVE OFFICE - THE OFFICES AT FRITZ FARM



4040 FINN WAY

SUITE 360, LEXINGTON, KY 40517



PETER BARR, CCIM, SIOR
859.351.7924
peter@balrealestate.com



WOODS ROUSE
859.967.7299
woods@balrealestate.com



01: EXECUTIVE SUMMARY

4040 FINN WAY, SUITE 360



PROPERTY DESCRIPTION

Discover the rare pairing of premium finish and unbeatable location at 4040 Finn Way, Suite 360, a 3,452-square-foot third-floor office suite in a boutique three-story building at The Summit at Fritz Farm. This move-in ready sublease offers an institutional-quality buildout featuring an open workspace, nine private glass-front offices with sliding glass doors, a conference room, meeting room, well-appointed break room, and cleanly integrated power and data throughout. A private balcony - an uncommon feature in the Lexington office market - provides an inviting outdoor space for employees and clients alike.

Occupants enjoy a first-class common lobby, elevator service, card-controlled suite access, and five reserved parking spaces in the secured second-level garage with direct building access, plus ample surface parking. Just steps from The Summit's renowned restaurants, retail, and fitness offerings, the location creates an exceptional environment for both day-to-day operations and client hospitality. Sublease term runs through May 31, 2028.



3,452
SF AVAILABLE



\$20.00 PSF
GROSS



ZONED
MU-3

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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

4040 FINN WAY, SUITE 360

PROPERTY HIGHLIGHTS

MOVE-IN READY

Move-In Ready 3rd Floor with Modern Office Finishes

THE SUMMIT

Located in The Summit at Fritz Farm, Lexington's Premier Mixed-Use Destination

BALCONY

Rare Private Balcony with Views Over The Summit

LOCATION DESCRIPTION

Located within The Summit at Fritz Farm at Nicholasville Road and Man o' War Boulevard in highly desirable South Lexington, 4040 Finn Way, Lexington, KY 40517 places your team steps from more than 60 street-level shops and 20-plus dining options. Whole Foods Market anchors the 54-acre lifestyle center alongside Apple, Pottery Barn, and Williams Sonoma, with local favorites like Ouita Michel's Honeywood and CRU Food & Wine Bar just outside the lobby. Easy access to Nicholasville Road and Man o' War Boulevard puts Fayette Mall, downtown Lexington, the University of Kentucky, Blue Grass Airport, and major regional employers and medical centers within a quick, convenient drive.



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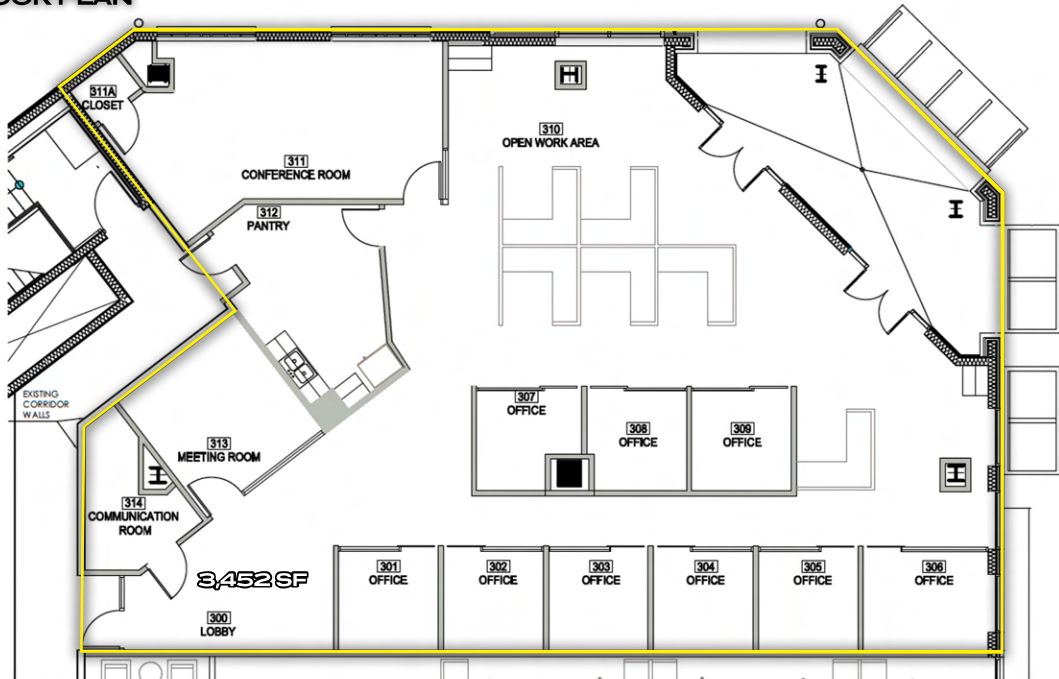


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02: PROPERTY OVERVIEW

4040 FINN WAY, SUITE 360

FLOOR PLAN



02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
4040 FINN WAY, SUITE 360



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03: LOCATION INSIGHTS

THE SUMMIT AT FRITZ FARM
4040 FINN WAY, SUITE 360



03: LOCATION INSIGHTS

TRADE AREA

4040 FINN WAY, SUITE 360



03: LOCATION INSIGHTS

4040 FINN WAY, SUITE 360

AERIAL

INTERSTATE 75/64

+/- 8 MILES

DOWNTOWN LEXINGTON

+/- 5 MILES

BLUE GRASS AIRPORT

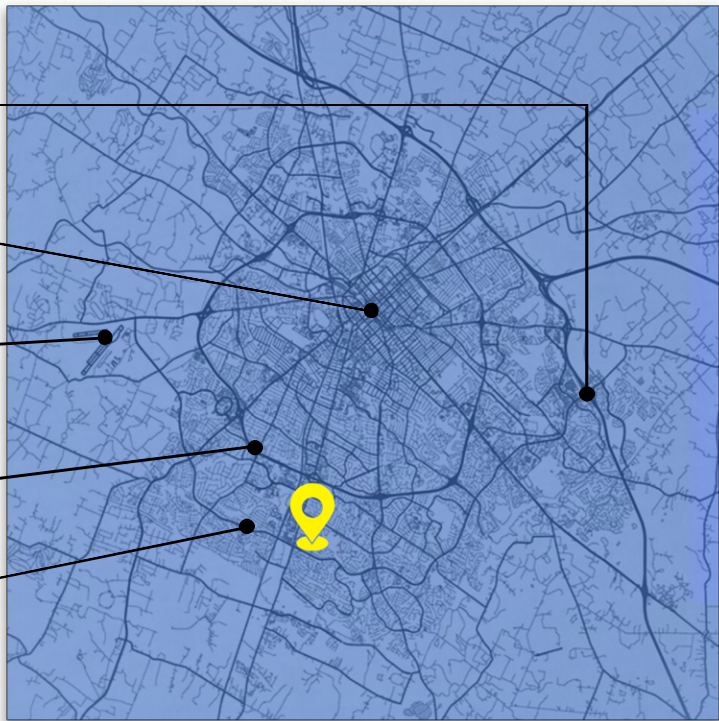
+/- 6 MILES

NEW CIRCLE RD.

+/- 2 MILES

MAN O' WAR BLVD.

LESS THAN 0.5 MILE



04: MARKET REPORT

LEXINGTON, KENTUCKY



4040 FINN WAY, SUITE 360

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.