



SHOWROOM / RECEPTION AREA

## PROPERTY DESCRIPTION

Premier flex space at 2380 Fortune Drive, Fortune Business Center, Lexington, KY. Available as 4,000 SF of dedicated office or up to 8,000 SF including warehouse — within a 24,000 SF professional building. Features showroom, conference room, private offices, and multi-bay warehouse with overhead door. Located near I-75/I-64 and Hamburg corridor. \$11.95/SF NNN. 4% broker commission paid by owner at lease execution.

**4,000–8,000**  
SF AVAIL.

**\$11.95 PSF**  
NNN

**I-1**  
ZONED

## PROPERTY HIGHLIGHTS

### SF OPTIONS

4,000 SF office or 8,000 SF flex available

### BLDG SIZE

24,000 SF total building

### RATE

\$11.95/SF NNN

### WAREHOUSE

Overhead door · high ceilings · concrete floors

### COMMISSION

4% broker commission — owner paid