

Office & Retail at Arlington Lofts

1021 N. Limestone, Lexington, KY 40505



**1021 N. Limestone
Lexington, KY 40505**



**Suite 110: 1,894 SF
Suite 116: 564 SF**

**Zoning: MU-2 (Neighborhood Corridor)
Listing Rate: \$19 PSF + Utilities**

Property Description:

Arlington Lofts is a mixed-use, multi-family development featuring street-level office and retail space below 81 residential units on the second and third level (100% occupancy). The property was built in 2020 and the high-visibility spaces have modern aesthetic with expansive windows. The property features 21 parking spaces. We are seeking service-oriented retail/office tenants to serve the already built-in clientele with 81 potential customers right above in the apartments, and many more in the surrounding residences! This would be a great location for start-up companies and new businesses such as wellness, banking, credit exchange, dry cleaning, sandwich or dessert shop, phone repair, hardware store, pharmacy, convenience store, vape shop, home goods, etc.

Suite 110 is 1,894 SF and features two offices, reception area, conference room, open work area, a kitchenette, and two restrooms. This creative office space is loaded with industrial character with sealed concrete floors and exposed ductwork.

Suite 116 was previously used as a pharmacy and includes a restroom, built-in cabinetry specific to that use but potentially applicable for other uses.

The property is located on the Northside of Downtown Lexington in the No-Li District. Located 0.6 miles from New Circle Road, steps away from eateries and specialty stores at Greyline Station, and 0.3 miles from the Night Market, which is a pop-up open air market held annually the first Friday of the month from May- December and adds to the neighborhood's hip, pedestrian vibe.

Contact:

Greg Leveridge	Lauren Cambron	Rob Lewis
O: 859.309.0099	O: 859.309.0099	O: 859.309.0099
C: 859.421.8959	C: 859.753.8154	C: 859.533.9222
Greg@BALrealestate.com	Lauren@BALrealestate.com	Rob@BALrealestate.com

1021 N. Limestone

Aerial & Location Description



1021 N. Limestone

Suite 110 Photos



1021 N. Limestone

Suite 116 Photos



1021 N. Limestone

Floor Plan

