



135 W Main

For Sale/Lease
Mixed-Use
 11,500 SF | \$2,950,000

Downtown Mixed-Use

135 W Main Street
 Lexington, Kentucky 40507

Property Highlights

- 2nd and 3rd Floor modern office space available for owner-occupancy or for lease
- +/-2,907 – 6,741 SF available
- Prime Main Street location and signage position opportunity
- 1st floor occupied by Nic & Norman's Restaurant
- Building has an elevator
- 425 Hotel Rooms within 1 block - Marriott Hotel, Marriott Residence Inn and 21c Museum Hotel
- Located right in the heart of downtown Lexington across from the new City Center development and adjacent to the 21c Museum Hotel

OFFERING SUMMARY

Sale Price	\$2,950,000
Building Size	11,500 SF
Floor Size	3,833 SF
Floors	3 & Basement
Frontage	29.5'

AVAILABLE SPACES

Space	Lease Rate	Size (RSF)
2nd Floor	\$20.00 PSF	2,907
3rd Floor	\$20.00 PSF	3,834
Combined	\$20.00 PSF	6,741

For more information

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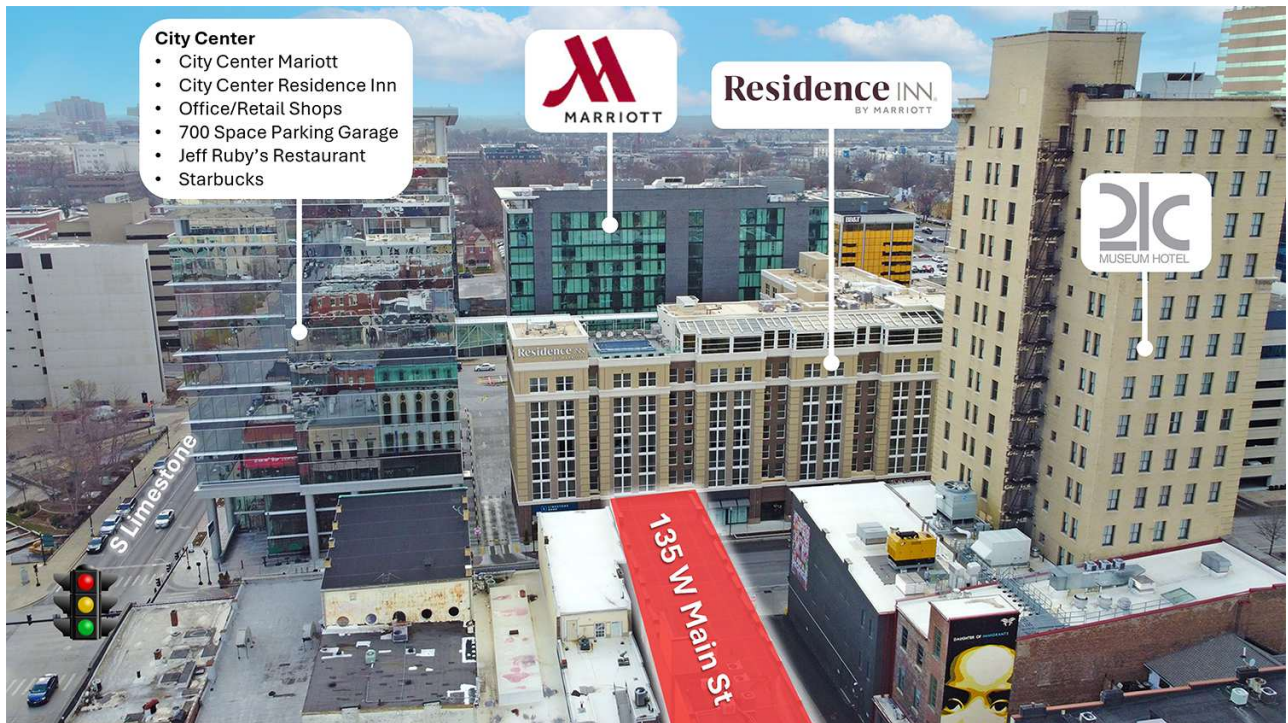
135 W Main Street

Building Signage



135 W Main Street

Aerial Photos

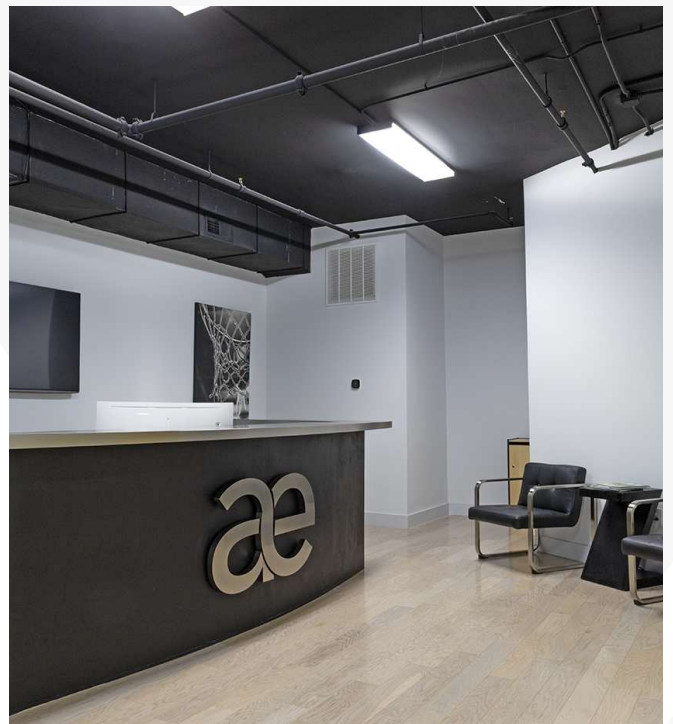
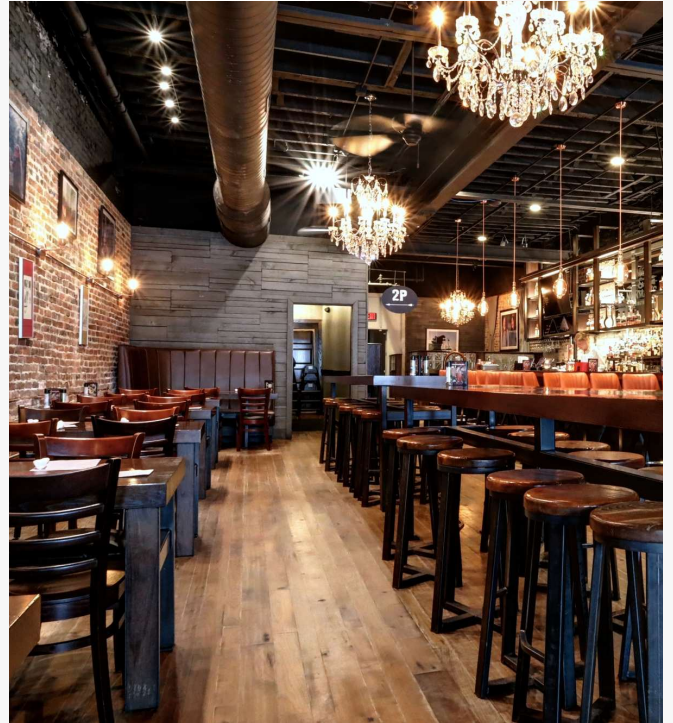


Building Specs

- BUILDING SIZE: 11,500 SF + Basement
- FLOORS: 3 + Basement
- FLOOR SIZE: 3,833 SF
- BASEMENT SIZE: 1,237 SF
- LOT SIZE: 4,356 SF
- ROOF: EPDM, good condition, well sloped
- HVAC: Combination of Package Units with Rooftop Condensers; Mini split systems in the rear rooms of the 2nd and 3rd floors
- ELEVATOR: Yes, common passenger elevator
- UTILITIES: Electric -Separate meters for each floor; Water - Common Meter; Gas - Common Meter
- RENOVATED: 2014, 2017 & 2021
- ZONING: B-2B - Downtown Center Business
- FRONTAGE: 29.5'
- PARCEL NUMBER: 12965400

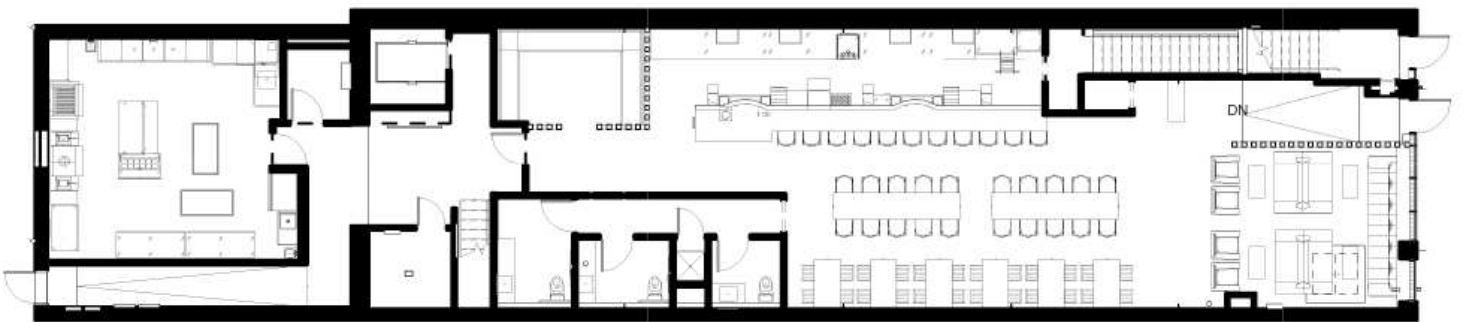
Lease Highlights

- Modern office space available on the 2nd and 3rd floors
- 2,907 - 6,741 RSF available
- Located in the heart of downtown Lexington across from the City Center development and adjacent to the 21c Hotel
- 425 Hotel Rooms within 1 block - Marriott Hotel, Marriott Residence Inn and 21c Museum Hotel
- Rental Rate: \$20.00 PSF Modified Gross

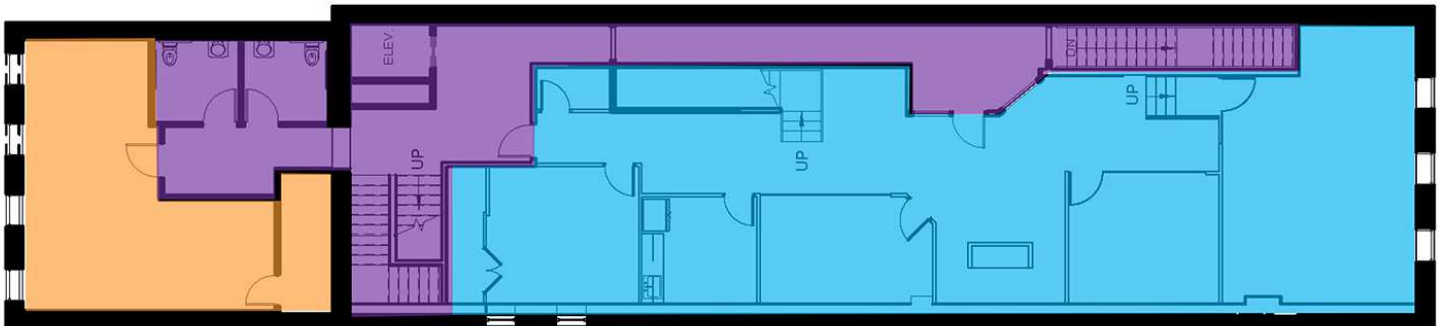


NIC & NORMAN'S RESTAURANT

- Recently renovated full-service restaurant/bar
- Experience Southern-inspired cuisine and unique dining experience founded by an ownership group headlined by Norman Reedus and Greg Nicotero
- Brings southern hospitality to all five locations: Lexington and Louisville, KY; Chattanooga, TN; Senoia, GA; and Greenville, SC
- A few of the major renovations include: a full restaurant kitchen and bar build out, installation of structural steel allowing the floor plan to be opened up, installation of an elevator, digging out of a partial basement space, addition of 3 restrooms, exterior walk-in coolers added, and a complete update of the fixtures and finishes.

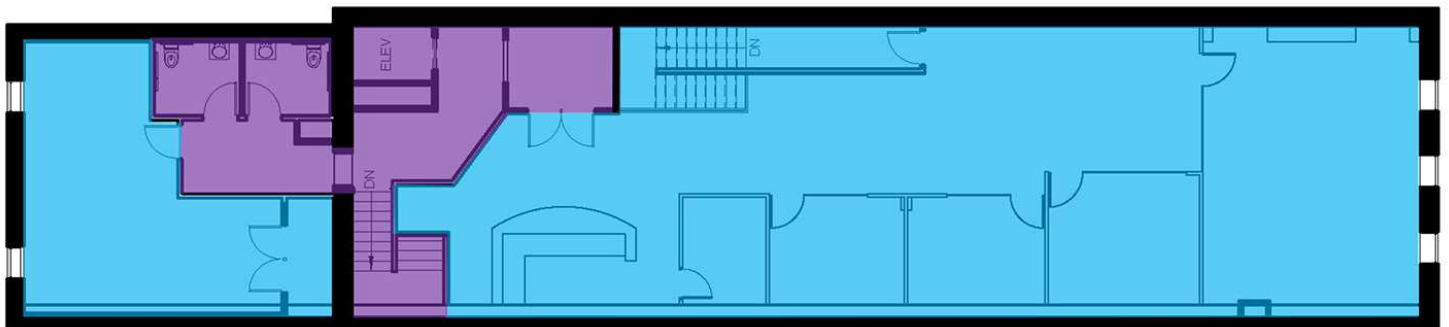


2nd Floor - 2,907 RSF Available



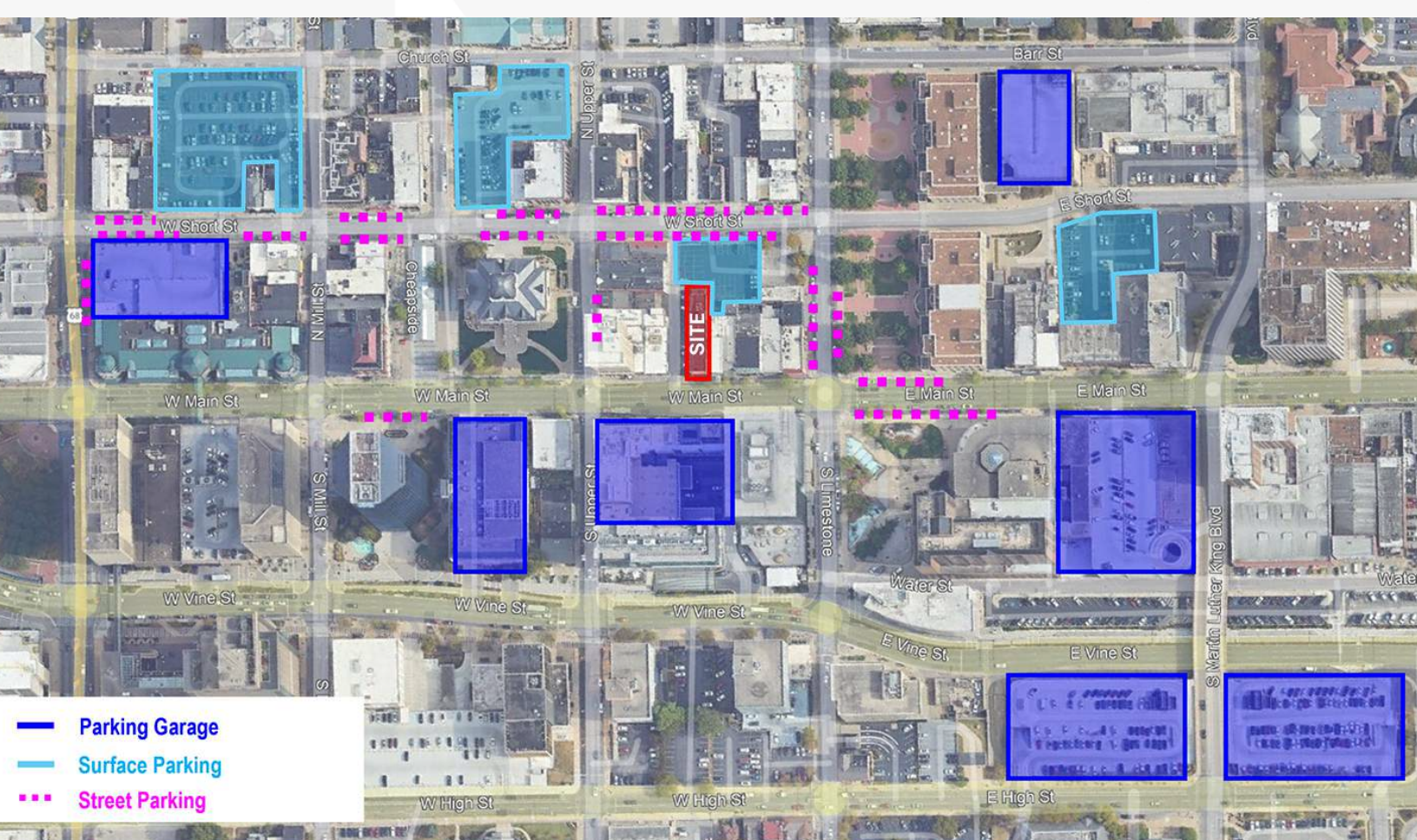
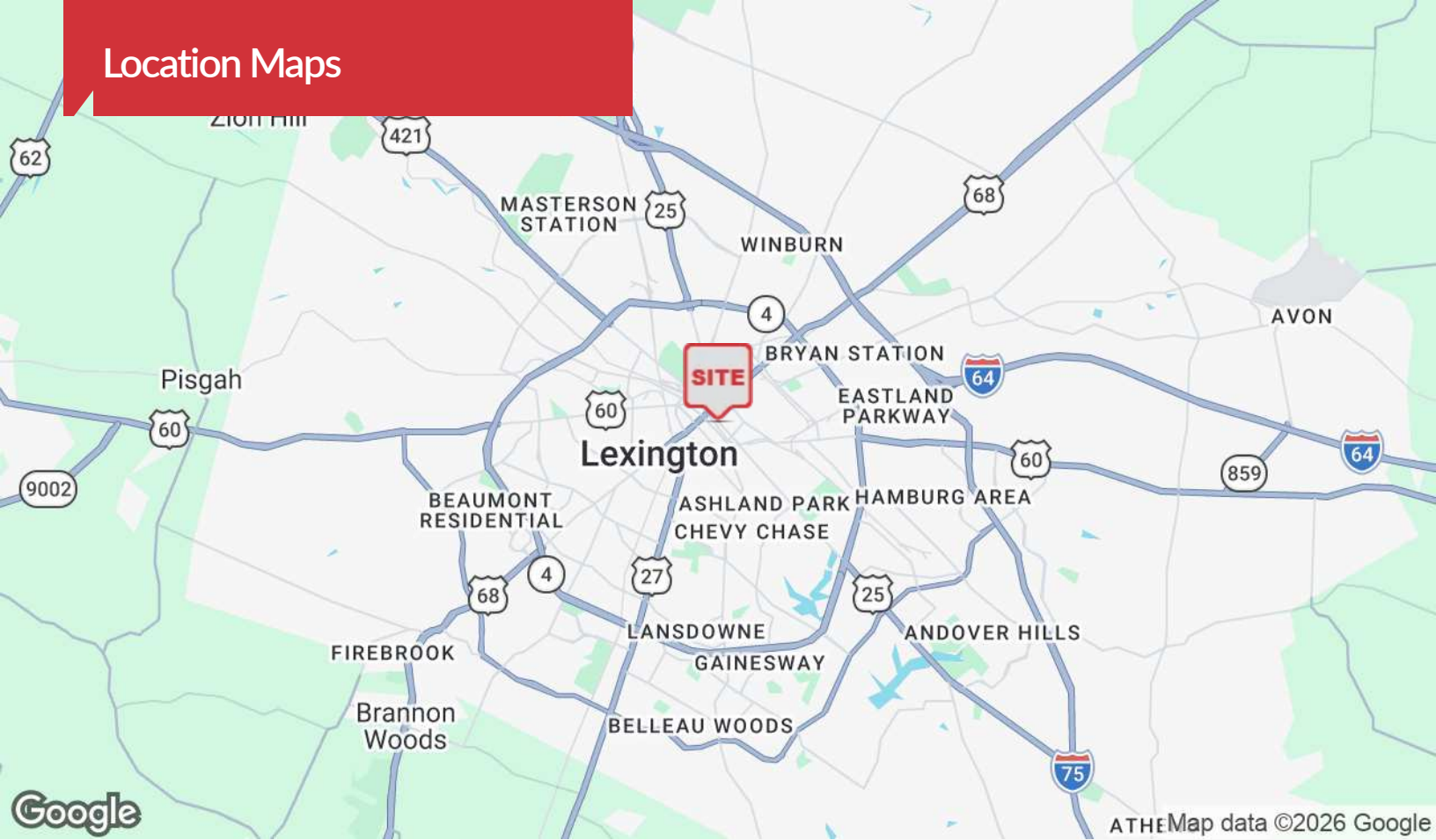
Restaurant Common Area Available

3rd Floor - 3,834 RSF Available



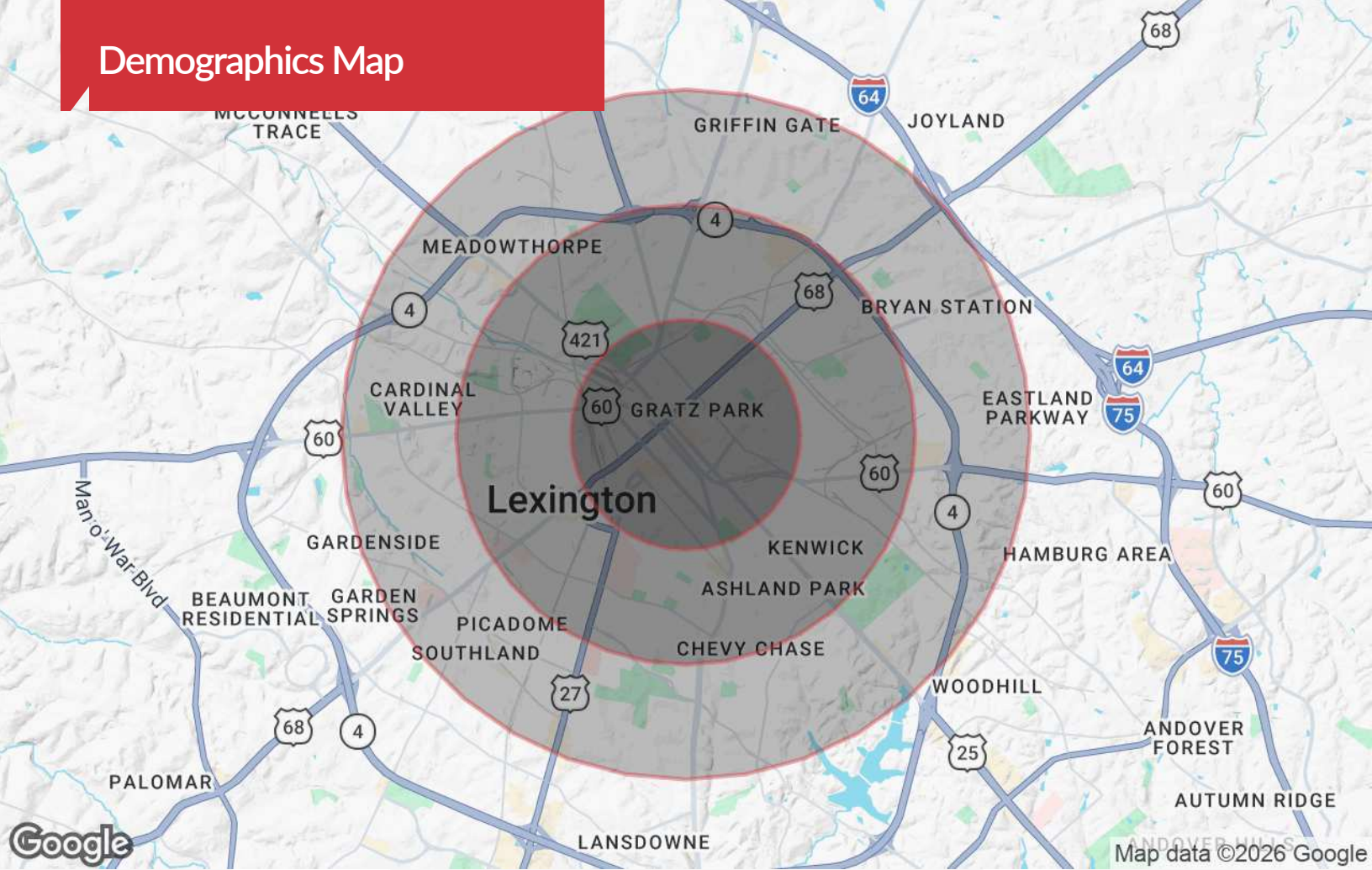
Common Area Available

Location Maps



- Parking Garage
- Surface Parking
- - - Street Parking

Demographics Map



Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	19,928	59,927	109,805
MEDIAN AGE	31.5	31.7	34.8
MEDIAN AGE (MALE)	33.1	30.9	33.2
MEDIAN AGE (FEMALE)	30.6	32.6	36.0

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	8,670	25,667	48,003
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$64,533	\$70,940	\$81,306
AVERAGE HOUSE VALUE	\$280,939	\$294,961	\$288,389

* Demographic data derived from 2025