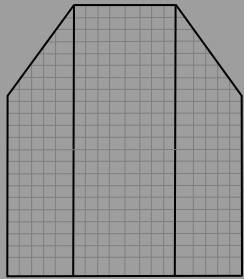


FOR LEASE

The Lexington Financial Center defines the city skyline and is the premier address for the most prestigious companies in Lexington's Central Business District.



LEXINGTON
FINANCIAL
CENTER

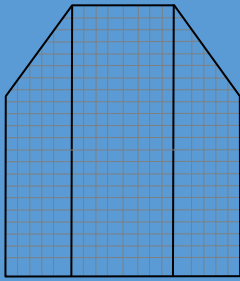


The Webb Companies

Exclusively Leased & Managed:

250 West Main Street, Suite 3000
Lexington, Kentucky 40507

Tel: 859.253.0000
Email: leasing@thewebbcompanies.com



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CENTER



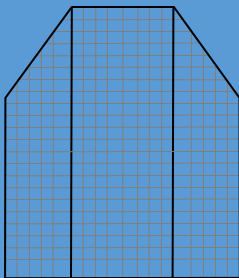


SUMMARY

Located at 250 West Main Street in the heart of Lexington's bustling Central Business District, this iconic Class A tower offers stunning views of the Bluegrass Region with space available for businesses of all sizes.

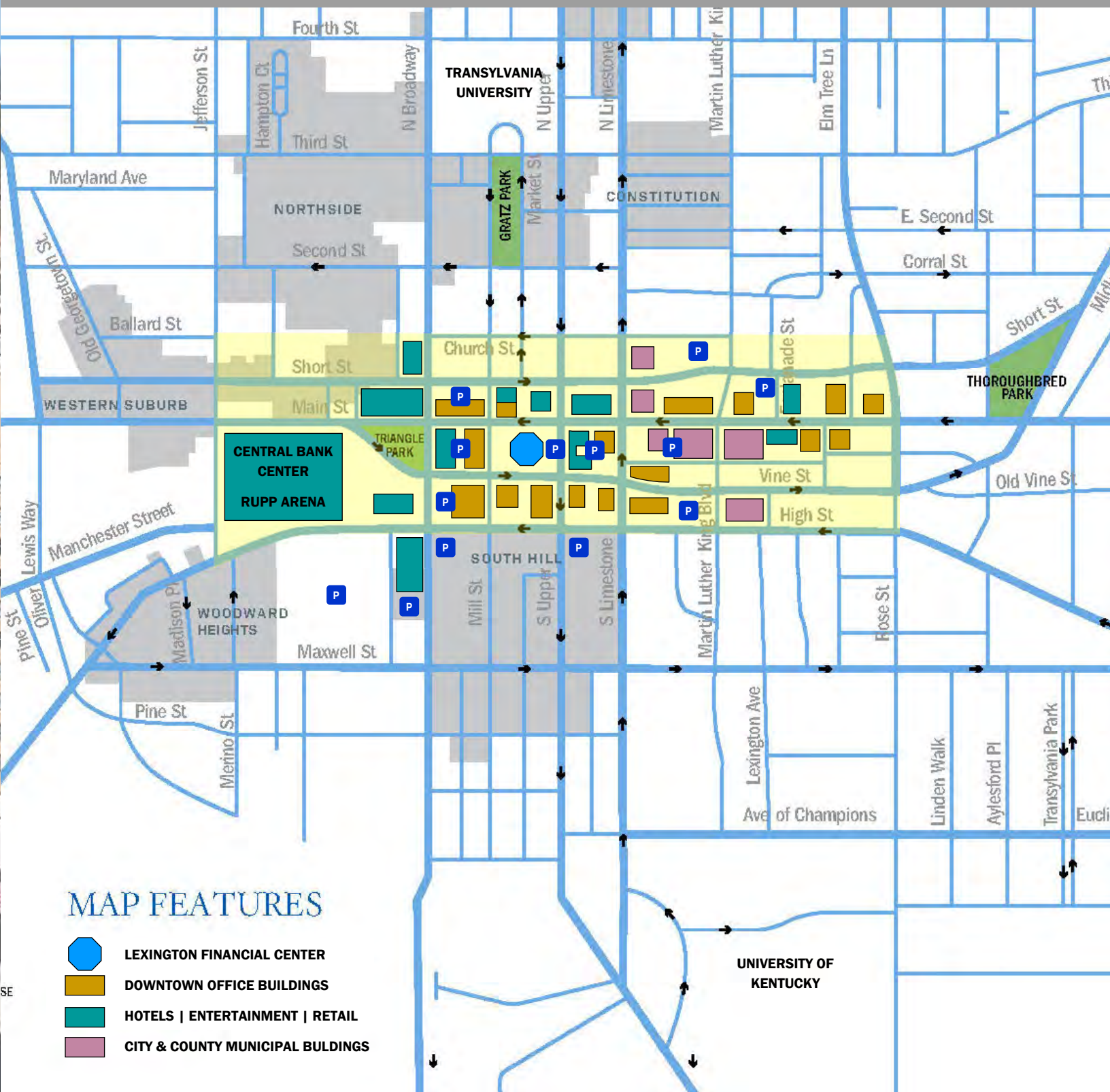
BUILDING FEATURES

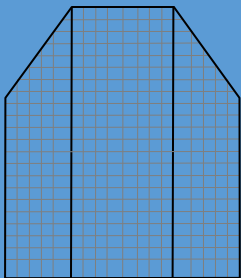
- Flexible floorplans accommodating both small and full-floor tenants
- Ground-level lobby entrance with 24-hour security station
- Linked to Lexington's CBD pedway system offering a safe and convenient connection to downtown landmarks
- Ample parking offered in the adjoining 6-level garage
- State of the art fitness center
- On-site retail banking including two ATMs
- Selective elevator control to tenant floors
- Located blocks from Rupp Arena, Central Bank Center, the Lexington Opera House, Fayette County Courthouses, City Hall, and the University of Kentucky
- Within 5 miles of major interstates, the Blue Grass Airport (LEX) and FBO Signature Aviation
- Nationally renowned tenant mix includes Fifth/Third Bank, Morgan & Morgan, Dean Dorton, Bricker Graydon Wyatt, Deloitte, Stites & Harbison, and Blue & Co.



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CENTER

CENTRAL BUSINESS DISTRICT





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AMENITIES

AUTOMATED PARKING

Tenants benefit from a seamless, fully automated parking experience in the adjoining garage utilizing advanced license plate recognition technology. The system enables frictionless entry and exit, eliminating tickets, access cards, and wait times. Companies benefit from simplified account management, automated billing, and easy onboarding of parking privileges*.

The platform also enhances the visitor experience through digital validations and effortless guest access, ensuring a professional and welcoming arrival for clients and guests. Real-time system monitoring and reduced congestion contribute to a more efficient and reliable parking environment.

FITNESS CENTER

Enhance your daily routine with convenient access to the fully equipped **PROOF FITNESS** located on the top floor of the adjacent parking garage. Designed to support a healthy and balanced lifestyle, the facility offers a range of modern cardio and strength-training equipment, allowing members to stay active without leaving the property. Save time on commuting to external gyms and enjoy the flexibility of working out on your own schedule. Whether it's a quick morning session or a stress-relieving workout after a long day, **PROOF FITNESS** is an added amenity that promotes well-being, productivity, and overall tenant satisfaction**.

*Parking garage is separately owned and operated. Monthly parking fees apply.

****PROOF FITNESS** is separately owned and operated. Membership required.



28th FLOOR: 12,004 RSF

27th FLOOR: 12,256 RSF

10th FLOOR: 4,883 RSF

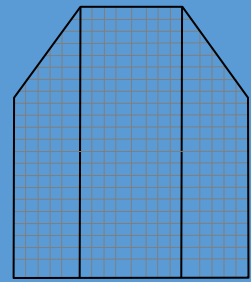
7th FLOOR: 7,533 RSF

6th FLOOR: 11,570 RSF

5th FLOOR: 5,600 RSF

4th FLOOR: 11,570 RSF

2nd FLOOR: 2,100 RSF

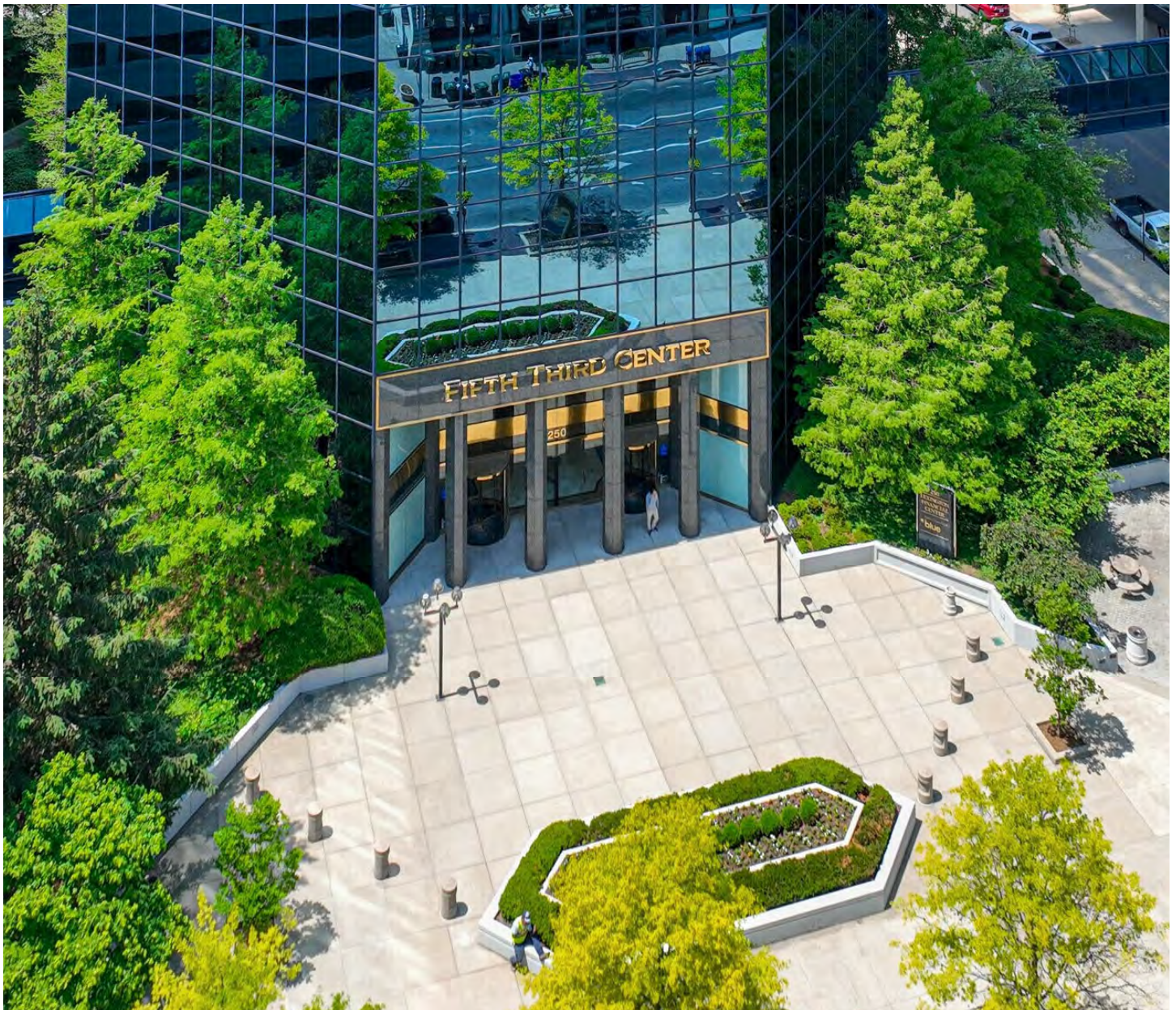


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PANORAMIC CITY VIEWS

The Lexington Financial Center's breathtaking 360° panoramic views are, without question, the most spectacular cityscape perspectives to be seen from any office tower in Lexington. Expansive floor-to-ceiling windows offer abundant natural light allowing for an ideal working environment.

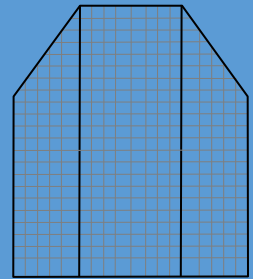
FLOOR	SUITE	AVAILABLE	LEASE RATE	SIZE (RSF)	CONDITION	TERM
2	210	Immediately	\$25.95/RSF/YR	1,175	Full Build-Out	Negotiable
2	220	Immediately	\$25.95/RSF/YR	925	Full Build-Out	Negotiable
4	400	7/1/2026	\$25.95/RSF/YR	11,570	Full Build-Out	Negotiable
5	550	Immediately	\$25.95/RSF/YR	5,600	Full Build-Out	Negotiable
6	600	Immediately	\$25.95/RSF/YR	11,570	Full Build-Out	Negotiable
7	700	Immediately	\$25.95/RSF/YR	7,533	Full Build-Out	Negotiable
10	1010	Immediately	\$25.95/RSF/YR	4,883	Full Build-Out	Negotiable
27	2700	Immediately	\$25.95/RSF/YR	12,256	Full Build-Out	Negotiable
28	2800	Immediately	\$29.95/RSF/YR	12,004	Full Build-Out	Negotiable



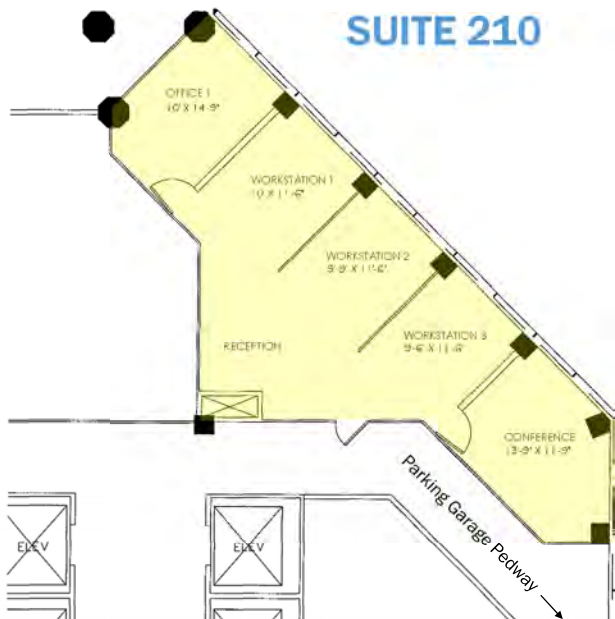
SMALL OFFICE SUITES (Less than 3,000 RSF)

Ideal Space for:

- small law practices
- wealth managers
- tech startups
- consulting firms



LEXINGTON
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CENTER



Suite 210: Second floor suite with glass walls overlooking the Main Street grand lobby with views of Fifth/Third Bank Pavilion at Tandy Park and the Historic Courthouse. Floorplan includes 1 private office, 3 workstations, a conference room, and reception area. Just steps away from the Parking Garage adjoining the Building via the secured, controlled-access pedway system.

RSF: 1,175

RATE/RSF: \$25.95

AVAILABLE: Immediately



Suite 220: Slightly smaller than Suite 210, Suite 220 offers a bright and airy layout featuring glass walls overlooking the Main Street grand lobby with views of Fifth/Third Bank Pavilion at Tandy Park and the Historic Courthouse. Floorplan includes 2 private offices, a conference room, and reception area. Conveniently located on the secured, controlled access pedway system with easy access to the Parking Garage and Mill Street pedestrian bridges.

RSF: 925

RATE/RSF: \$25.95

AVAILABLE: Immediately

Suite 2660: This efficient layout currently features 3 private offices, and a spacious open floorplan ideal for workstations, collaborative workspace, or a conference table setup. Large windows provide stunning views from the 26th floor of the Building overlooking Lexington's historic North End, including Transylvania University's campus, creating an inspiring work environment for your team and an impressive backdrop for visiting clients.

RSF: 2,722

RATE/RSF: \$25.95

AVAILABLE: LEASED

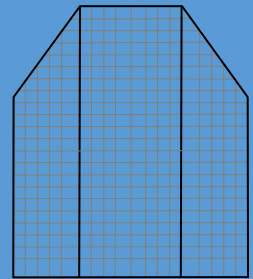
SUITE 2660



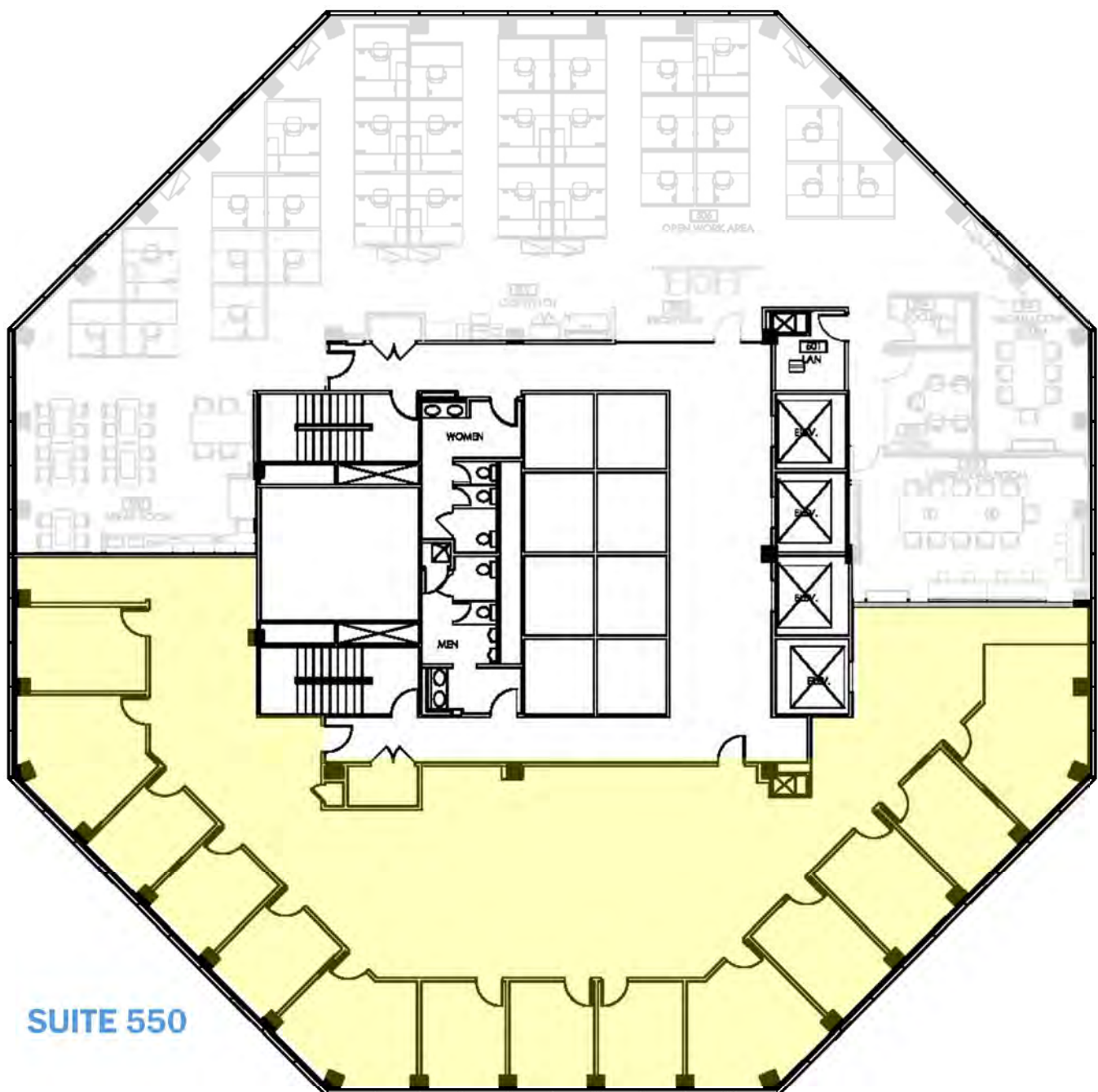
MID-SIZE OFFICE SUITES (4,800—7,500 RSF)

Ideal Space for:

- Legal, financial and consulting professional services
- Technology and software companies
- Creative and advertising agencies
- Regional branch/satellite offices
- Perfect for companies with 20-50 employees



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CENTER



Suites 550 & 700: Large windows bring in abundant natural light, creating an inviting and professional environment ideal for companies seeking a modern workplace in a prestigious high-rise setting. Flexible layouts make these spaces well suited for organizations looking to accommodate growth while maintaining an efficient and polished office presence.

SUITE 550 RSF: 5,600

RATE/RSF: \$25.95

AVAILABLE: Immediately

HIGHLIGHTS: Private offices with great views of Vine Street

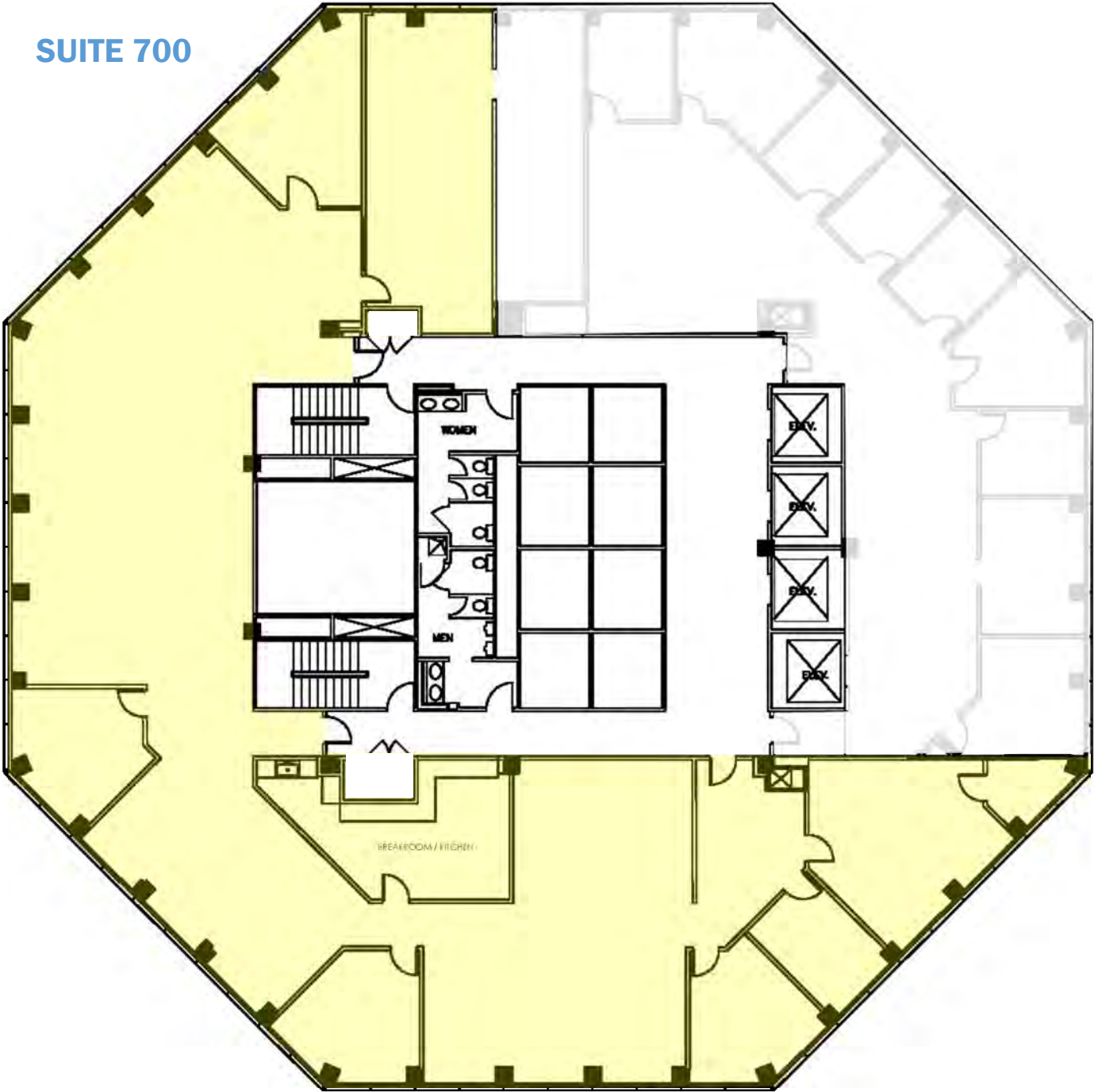
SUITE 700 RSF: 7,533

RATE/RSF: \$25.95

AVAILABLE: Immediately

HIGHLIGHTS: Open floorplan for enhanced collaboration; Breakroom/Kitchen

SUITE 700

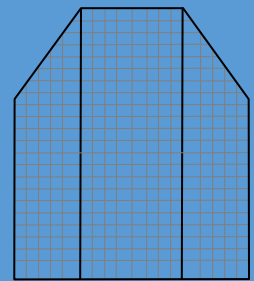


Suite 1010: Large windows and an elevated vantage point offers a refined and highly functional workspace ideal for executive operations. The layout includes a welcoming reception area that creates a strong first impression for clients and visitors, 2 executive offices, each with its own private restroom, an executive boardroom directly overlooking Main Street offering an impressive setting for board meetings and client presentations, a breakroom/kitchen and 5 private offices suitable for managers or team leaders.

SUITE 1010 RSF: 4,883

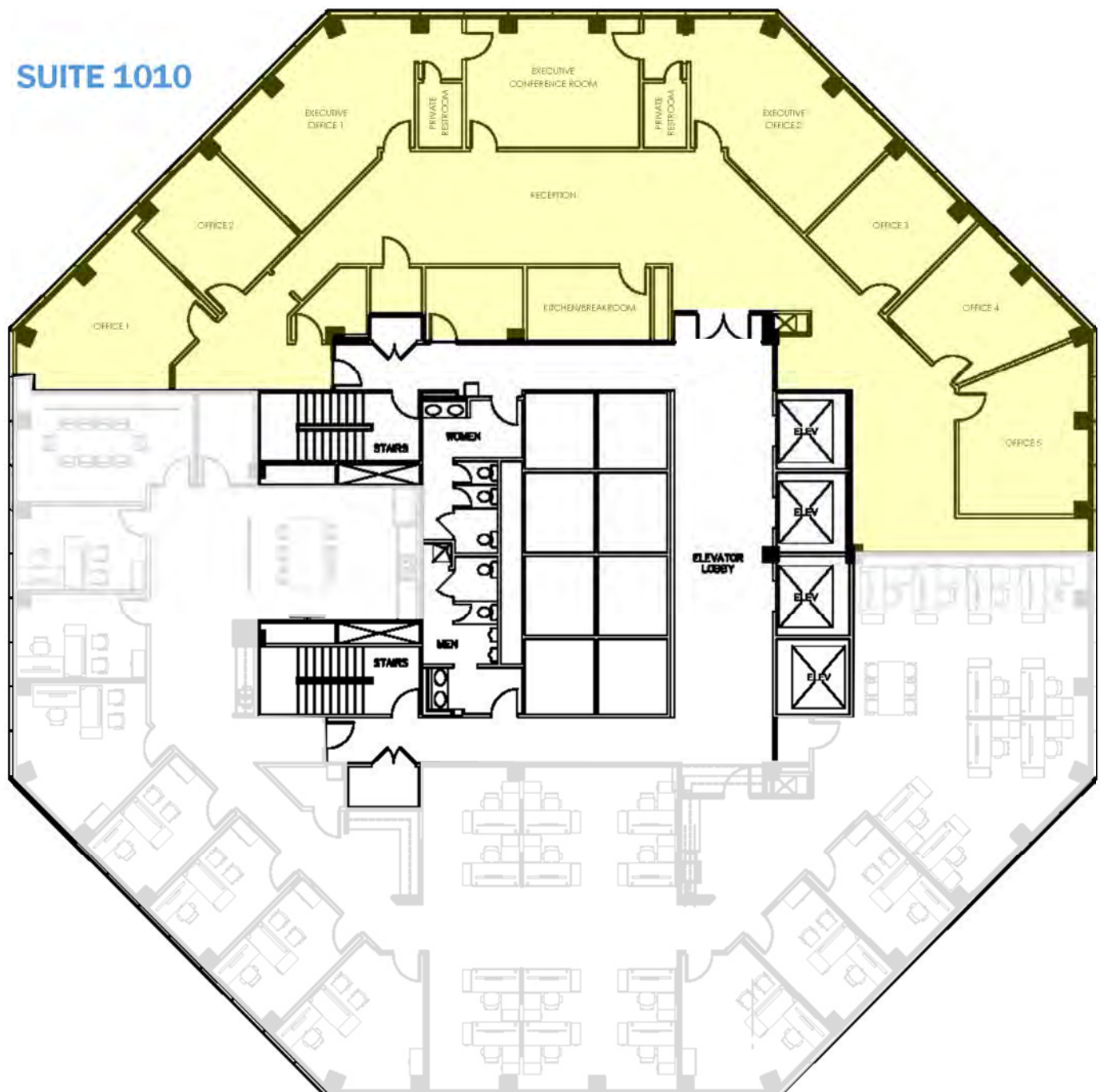
RATE/RSF: \$25.95

AVAILABLE: Immediately



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SUITE 1010



LARGE OFFICE SUITES (11,550—12,550 RSF)

Ideal Space for:

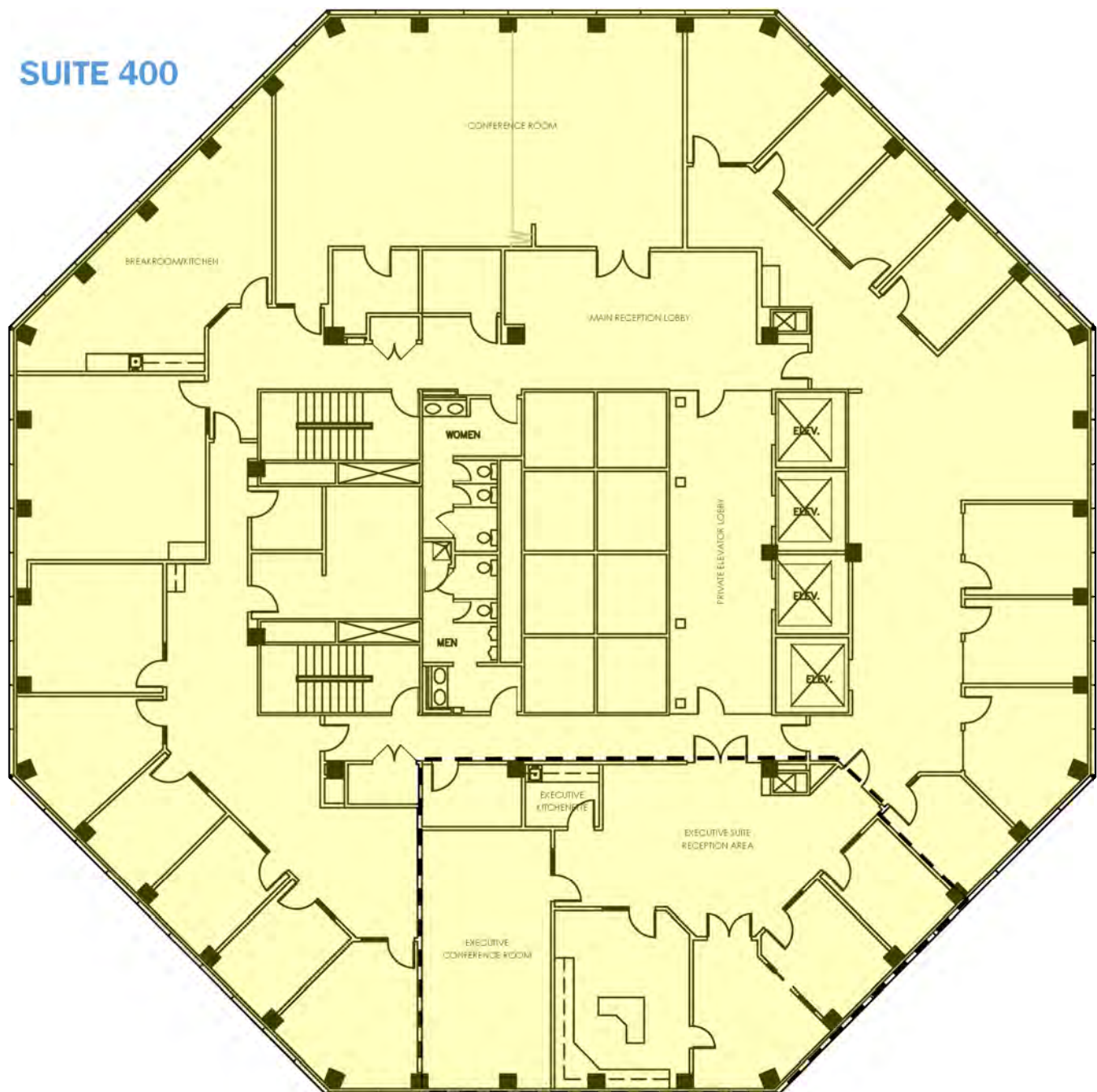
- Large law firms
- Financial services
- Marketing agencies
- Specialized corporate headquarters
- Perfect for companies with 55-80 employees

SUITE 400 RSF: 11,570

RATE/RSF: \$25.95

AVAILABLE: 7/1/2026

HIGHLIGHTS: Private offices, employee break-room/kitchen, large conference room with foldable room divider, executive office suite with separate reception area and kitchenette

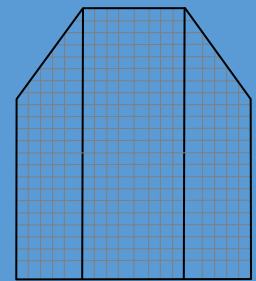


Suite 600: A balanced mix of open and private work environments, the layout can easily support growing teams while maintaining a professional and efficient work atmosphere. Features include large open workspaces ideal for team collaboration, complemented by multiple private offices that provide quiet areas for focused work or executive use. On-site employee breakroom/kitchen and conference room

SUITE 600 RSF: 11,570

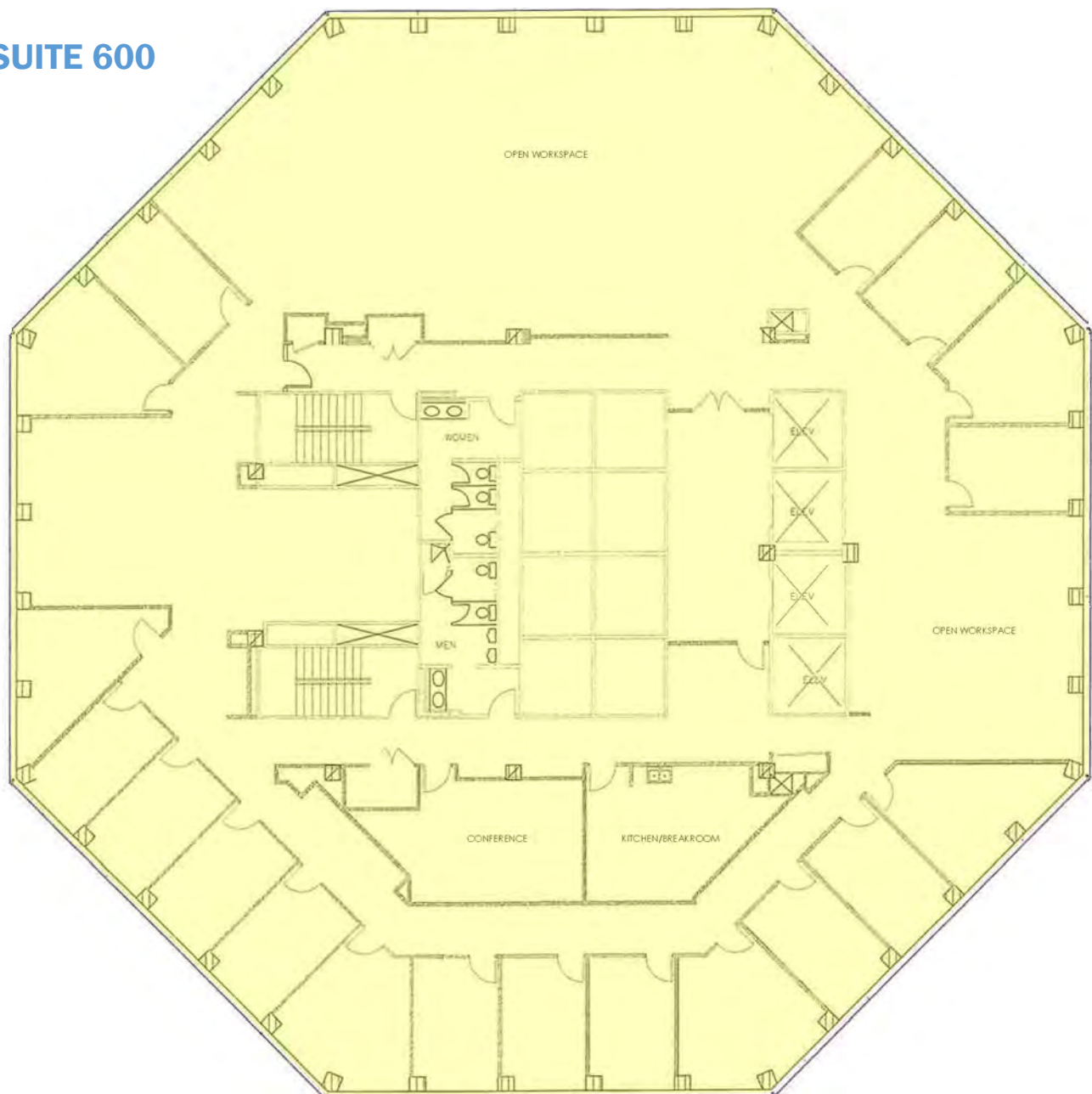
RATE/RSF: \$25.95

AVAILABLE: Immediately



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SUITE 600



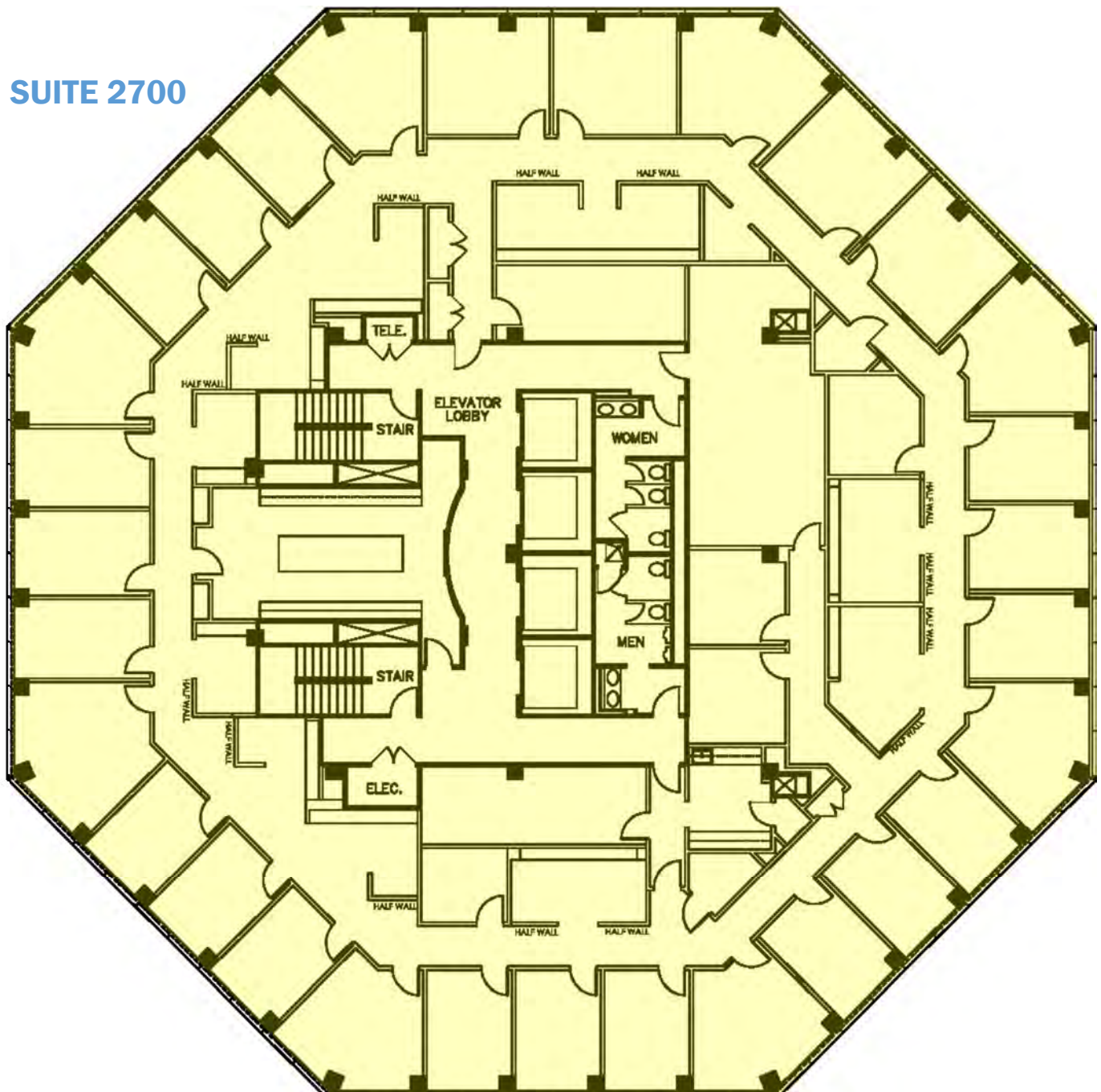
Suite 2700: Unobstructed panoramic views of Fayette County that create an inspiring and impressive workplace environment for employees and visitors alike. Large perimeter windows provide abundant natural light throughout the space while showcasing the sweeping skyline and regional views that are simply unavailable elsewhere in the market. The efficient layout features numerous private offices for quiet productivity. The existing finishes provide a practical opportunity for customization, allowing tenants a unique opportunity to tailor the space to their brand.

SUITE 2700 RSF: 12,256

RATE/RSF: \$25.95

AVAILABLE: Immediately

SUITE 2700

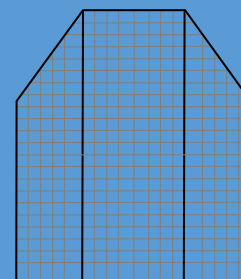


Suite 2800: Now available for immediate occupancy, this newly renovated, move-in-ready full-floor suite on the 28th floor offers the highest panoramic city views currently available in the market. Floor-to-ceiling windows provide abundant natural light and sweeping views from throughout the space. Elevators open directly into a welcoming reception area, providing a private and distinguished arrival experience. The thoughtfully designed floor plan features a large conference room, employee breakroom, private restrooms, and an ideal mix of smaller private offices and spacious executive offices.

SUITE 600 RSF: 12,004

RATE/RSF: \$29.95

AVAILABLE: Immediately



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SUITE 2800

