

\$20 - 4040 Finn Way 360, Lexington

MLS® #26018898

\$20

Bedroom, Bathroom, 3,452 sqft
Commercial Lease on 33 Acres

Commercial, Lexington, KY

Discover the rare pairing of premium finish and unbeatable location at 4040 Finn Way, Suite 360, an exceptional third-floor office suite ideally situated within The Summit at Fritz Farm, Lexington's premier mixed-use destination. Spanning 3,452 square feet in a boutique three-story building, this sublease delivers a fully built, move-in ready environment finished to institutional standards.

The suite is anchored by an open office area that flows to nine private offices, each finished with full-glass fronts, and sliding glass doors, a modern treatment that preserves daylight and sight-lines without sacrificing privacy. A dedicated conference room and a separate meeting room provide flexible venues for client presentations, team collaboration, and focused work, while power and data are core-drilled directly to workstation locations for clean, uninterrupted floors free of unsightly poles. A well-appointed break room with sink and appliances offers a comfortable retreat for your team, while a private balcony, a genuine rarity in the Lexington office market, extends the workday outdoors with an elevated vantage over the development below. Occupants enjoy a first-class common lobby, common restrooms, elevator service, and card-controlled suite access, complemented by five parking spaces on the secured second-level deck with direct entry to the building, plus ample surface parking at the front door. Step outside and you're moments from The Summit's chef-driven restaurants,



national retail, and boutique fitness, an amenity base that makes recruiting and client hospitality effortless. Sublease term runs through May 31, 2028. Property Highlights: Move-in ready 3rd floor with modern office finishes Located in The Summit at Fritz Farm, Lexington's premier mixed-use destination 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.

Built in 2017

Essential Information

MLS® #	26018898
Price	\$20
Square Footage	3,452
Acres	32.90
Year Built	2017
Type	Commercial Lease
Sub-Type	Office
Status	Active

Community Information

Address	4040 Finn Way 360
Area	004 - Fayette County SW
Subdivision	Commercial

City	Lexington
County	Fayette
State	KY
Zip Code	40517

Amenities

Parking	Off Site, Covered
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Interior

# of Stories	3
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Additional Information

Date Listed	July 17th, 2026
Zoning	MU-3

Listing Details

Listing Office	Block + Lot Homes
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