



## KDC CORPORATE CENTER, LEXINGTON, KY AT THE UNIVERSITY OF KENTUCKY'S COLDSTREAM RESEARCH CAMPUS

*KDC Corporate Center Lexington is part of a national office development program targeted to serve corporate America in need of local and regional offices. The three-story, 100,000 square foot building exhibits state of the art design features in a cost-effective, highly efficient and environmentally-friendly setting.*



### Property Highlights

- First Phase Sited to accommodate 100,000 sq. ft.
- Additional plans for up to 250,000 sq. ft.
- Developed by KDC ([www.KDC.com](http://www.KDC.com))
- KDC's Intellicenter Smart Office Design
- Efficient Design - 33,000 sq. ft. Floor Plates
- Substantial Tenant Improvement Allowance
- Raised Access Flooring
- Under Floor HVAC
- Up to 30% Savings in Operating Costs
- LEED Certification
- Healthy Work Environment Increased Productivity
- Part of University of Kentucky's Coldstream Research Campus
- Highway Visibility
- Adjacent to Park and Bike Trails



# Concept Site Plan



## Building Highlights - Raised Floor System

### REDUCED OPERATING EXPENSES



With a "Green" driven solution of underfloor air distribution, cooling energy can be reduced up to 18% and electricity costs can be reduced by 10%

### INCREASED FLEXIBILITY



Churn or move costs can be greatly reduced through the use of these systems. For example, the Pen Depot of Environmental Protection was able to reduce churn costs by over \$2,000 per person

### INCREASED PRODUCTIVITY



Studies have shown that systems employing individual temperature control lend itself 5-15% increased productivity. Consequently, a 5% increase in productivity saves \$18 per sq. ft.





## University of Kentucky's 735 Acre Asset

### Ideal Location

- Intersection of I-75/I-64 at Exit 115 - Newtown Pike
- Gateway to Lexington
  - 5 minutes to downtown Lexington
  - 12 minutes to University of Kentucky
  - 15 minutes to Bluegrass Airport
- Convenient to dining, shopping and entertainment
  - On site Embassy Suites hotel and Conference Center
  - On site Paddock Bar and Grill
  - 1,400 hotel rooms, 9 restaurants at Exit 115 adjacent to site
- 735 total acres including a 225-acre city park
  - Pedestrian/bicycle trails
  - Large fenced in dog park area
- Vibrant entrepreneurial community, low cost of living and high quality of life





## Location Attributes

- **I-75/I-64** - 80,000 vehicles per day
- **Newton Pike** - 48,000 vehicles per day
- **Exit #115 Amenities** - 1,400 hotel rooms and 9 restaurants
- **3 Mile Radius** - 43,500 population, 40,100 jobs and \$53,400 average household income
- Gateway to downtown and UK

## The Coldstream Community

- 66 organizations in biotech, pharmaceutical, equine health and a variety of other service industries
- Headquarter and regional offices for companies including: HP, Tempur-Sealy International, A&W Restaurants, Allconnect, Bingham McCutchen
- 2,000+ employee population
- 1.3 million square feet under roof
- Redundant power, high-speed data connections



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