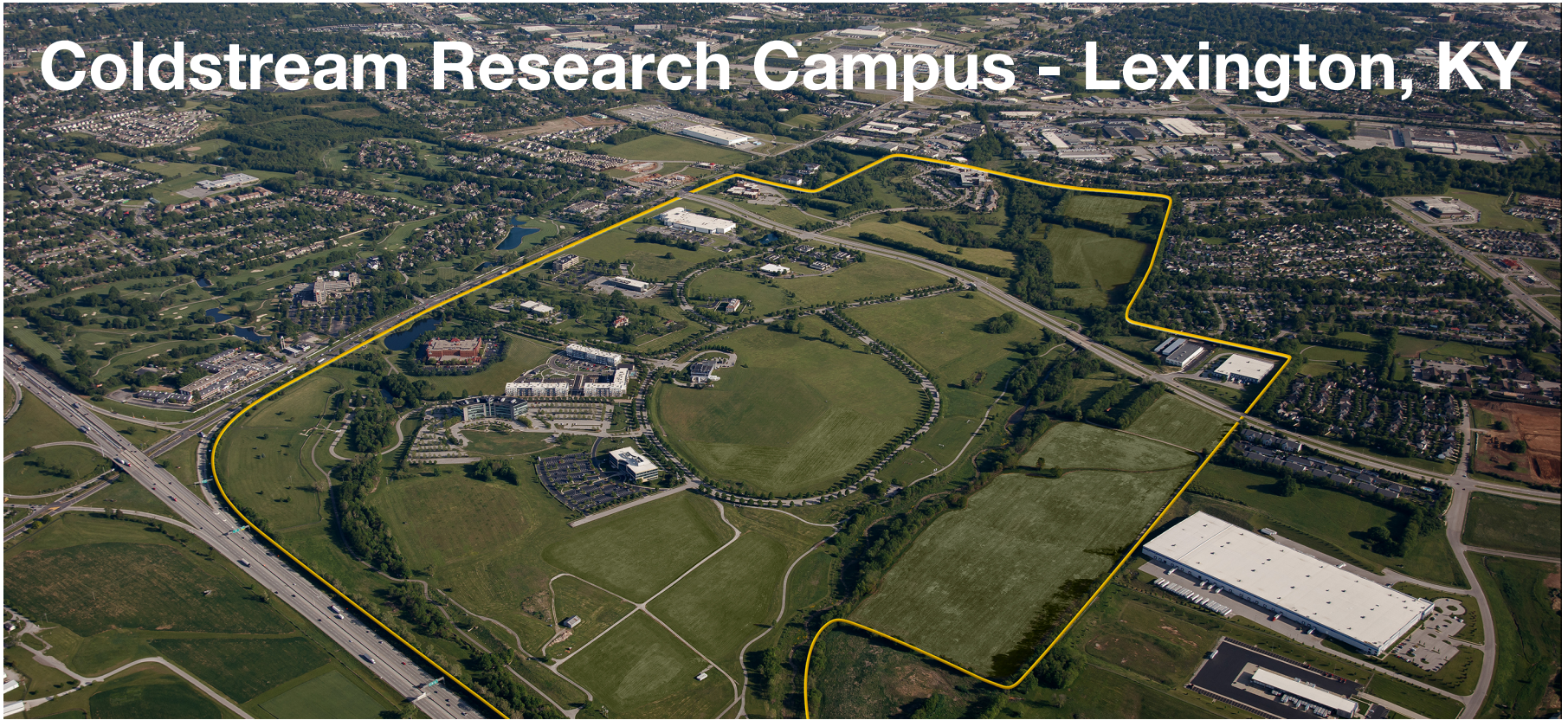


Coldstream Research Campus - Lexington, KY



The Coldstream Research Campus is the gateway to Lexington's high-tech, higher education corridor with connections to downtown Lexington and the University of Kentucky. Located at the intersection of I-64 and I-75, the once-prominent horse farm has transformed into a 735-acre hub of innovation and creativity. Coldstream is the location of choice for locally grown research and development companies and contributes to the city of Lexington's vibrant entrepreneurial community, educated workforce, low cost of living, and high quality of life.

Coldstream companies include those working in biotechnology, pharmaceuticals, equine health, and a variety of other business sectors. Many have ties to the University of Kentucky, including graduates of ASTeCC, UK's high-tech business incubator. Others have licensed UK intellectual property or are clients of the UK Office of Technology Commercialization. Visit UKColdstream.com for information on the research campus and the companies that call it home.



George Ward

824 Bull Lea Run, Suite 210, Lexington, KY 40511
office: 859.231.8324, cell: 859.221.4122
george.ward@uky.edu, UKColdstream.com

Ideal location

- Intersection of I-75/I-64 at Exit 115
- Gateway to Lexington's high-tech, higher education corridor
 - 3 miles to downtown
 - 4.5 miles to University of Kentucky
 - 7.5 miles to Bluegrass Airport
- Convenient to lodging, dining, shopping, and entertainment
 - On-site Embassy Suites Hotel and Conference Center
 - On-site Fifteen 51 Apartments-260 units (2nd Qtr 2022)
- 1,400 hotel rooms, 9 restaurants at Exit 115
- 735 total acres including a 225-acre park
 - Pedestrian/bicycle trails
 - Large fenced in dog park
- Top 10 educated workforce
- Vibrant entrepreneurial community
- Low cost of living and high quality of life

The Coldstream Community

- 50+ companies in biotech, animal health, pharmaceutical, and service industries
- Headquarter and regional facilities for: Tempur Sealy, Komatsu, Piramal, Dormakaba, Open Text, and A&W Restaurants
- 2,250+ employee population
- 1.73 million square feet under roof or under construction
- Office and lab space available for lease
- Development ready land with utilities, roads, redundant electrical power, and high-speed data connections



City Park Trail System

225 acres within darker green border

Tempur Sealy

High-tech Class A Office

A&W Restaurants, Komatsu, UK HealthCare

Fifteen 51 Apartments

260 units

Embassy Suites

Hotel, Conference Center, Paddock Grille and Lounge

Piramal Pharma Solutions

Sterile Pharma Manufacturing

High-tech Class A Office

CoRE Building

Multi-tenant office/laboratory

Open Text

Software and Cloud Computing

Summit Biosciences

Nasal spray pharma development and manufacturing

Kentucky Technology Center

Biotech cluster - office/laboratories

UK Veterinary Diagnostic Laboratory

Covetrus

Animal Health Distribution

Kinetic By Windstream

Eastern State Hospital

operated by UK HealthCare