

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.



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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
- **Kenetic By Windstream**
- **Eastern State Hospital operated by UK HealthCare**