



**LISTING ID: 30820839** 

## **2520 Regency Road Business Park** - 2520 Regency Rd Lexington, KY 40503

Lease Rate: \$7 - 10 PSF (Annual) Available Space: 4,000 - 7,626 SF Office For Lease Type: Lease Type: NNN Relet Also: Industrial Space Type:

5/8/2023 **Business Park, Flex Space** Office Class: Class B Modified: Subtype:

B-3 & B-4 Zoning:

Regency Road Business Park located at 2520 Regency Rd is a Industrial/Flex building park in Lexington, Kentucky. The facility houses a total of 30,000 square feet of office and flex space. All spaces offer rear loading dock perfect for any service based companies. All suites include a mixture of office and warehouse space, with some being built out to the tenants needs. This location allows for quick and easy access to and around Lexington and the University of Kentucky. Being a quarter mile off of Route 4 also allows for fast access to I-64 and I-75 which lead to Louisville and Cincinnati. The property is within a 20 minute drive ...

859-333-1129 Kyle Jameson Compass Capital Management kyle@compassky.com



**LISTING ID: 30816751** 

### Modern Office Space in Chevy Chase - 618 Euclid Ave, Unit: 3RD Lexington, KY 40502

\$15.75 PSF (Annual) Available Space: 1,165 - 4,577 SF Lease Rate: Type: Office For Lease **NN**, Modified Gross Lease Type: Gross Bldg Area: 15,138 SF Subtype: Office Building Office Class: P-1: PROFESSIONAL Class B Space Type: **New.Relet** Zoning: **OFFICE** 

Modified: 5/8/2023

Modern, Move-In-Ready office space available in Chevy Chase. Two suites available for lease in the Pohl Rosa Pohl office building or all suites can be combined for entire 3rd floor occupancy. This unique property boasts many aesthetically pleasing amenities such as a glass conference room, an abundance of natural light, large kitchenette, 2 restrooms, and a great mix of open work space and private office. Entire floor may be leased or smaller units with shared amenities available.

Block & Lot Real Estate 859-338-8800 clay@balrealestate.com Clay Angelucci



**LISTING ID: 30703759** 

## **570 East Main Street, Suite: Building 1** - 570 E Main St Lexington, KY 40508

Lease Rate: \$22 PSF (Annual) Available Space: 4,736 SF Type: Office For Lease \$8,682 (Monthly) **Executive Suites, Office** Space Type: New Subtype: 11/3/2022 Lease Type: NNN Modified: Building

P-1 Office Class: Class A Zoning:

570 E. Main Street is a free-standing, 4,736 SF (per PVA) office building at the corner of Park Avenue and Main Street. This building has been completely renovated and offers secured key pad entry and free private on-site parking. The first floor consists of a reception/sitting area, a large executive office featuring an open area/conference room, wet bar, and private restroom. Located off of the main hallway are 2 private offices, a common restroom, and large kitchenette/breakroom with a wet bar. The second floor consists of 9 private offices (4 of which are large and could accommodate a conference room table), 2 restrooms, and a ...

Lauren Cambron Block & Lot Real Estate 859-753-8154 lauren@balrealestate.com



**LISTING ID: 30270540** 

## For Lease | Corporate Plaza | Lexington, KY - 771 Corporate Dr Lexington, KY 40503

\$19.25 PSF (Annual) Available Space: 1,134 - 10,589 SF Lease Rate: Type: Office For Lease Lease Type: **Full Service** Gross Bldg Area: 120,866 SF Subtype: **Business Park. Executive** 

Office Class: Class A Space Type: Relet **Suites** 

> Modified: 5/2/2023 Zoning: P-1. PROFESSIONAL

**OFFICE** 

We are pleased to present Corporate Plaza, a suburban office building, located in the Corporate Center at 771 Corporate Drive in Lexington, Kentucky. This ten story, Class A office building stands as the tallest building in the Lexington Suburban Office market.

The common areas at Corporate Plaza are accented by natural sky lights offering an inviting atmosphere. This dramatic four-story atrium is the focal point for 10 floors of flexible office suites enhanced with panoramic views of the surrounding Bluegrass area. The floor plans are designed for multi-tenant and single tenant occupiers.

Corporate Plaza ...

NAI Isaac 859-224-2000 alisaac@naiisaac.com Al Isaac



**LISTING ID: 30716741** 

## Prime Beaumont Centre Office Suites Available For Lease - 3141 Beaumont Centre Cir

Lexington, KY 40513

Lease Rate: \$18 PSF (Annual) Available Space: 1,258 - 3,267 SF Type: Office For Lease
Lease Type: NNN Gross Bldg Area: 35,640 SF Subtype: Executive Suites, Medical

Office Class: Class A Space Type: Relet Zoning: P-1

Modified: 5/2/2023

We are proud to present 3141 Beaumont Centre FOR LEASE. Rarely has a space in one of Beaumont Centre?s nicest P-1 zoned office properties come available. This is your chance to join Jackie L. Banahan, DMD Pediatric Dentist, White, Greer & Maggard Orthodontics, Beaumont Family Dentistry, Beaumont Periodontics, Hayflich Castle CPAs, and Moneywise, Inc? plant your business near other thriving users in the heart one of Lexington?s nicest office parks and upscale developments. The property has spacious parking for clients and customers, ancillary businesses, hotels, & restaurants, and an attentive ownership group.

Located ...

Justin Ryder SVN Stone Commercial Real Estate 859-264-0888 justin.ryder@svn.com



**LISTING ID: 30754361** 

### **1019 Majestic Dr #110, Suite: 110** - 1019 Majestic Dr, Unit: 110 Lexington, KY 40513

Lease Rate: \$16.50 PSF (Annual) Available Space: 3,816 SF Type: Office For Lease \$5,247 (Monthly) Gross Bldg Area: 22,896 SF Subtype: Office Building Lease Type: Modified Gross Space Type: Sublet Zoning: PROFESSIONAL OFFICE

Office Class: Class B Modified: 8/12/2021 P-1

3,816 square foot first floor office suite consisting of two private offices, conference room, kitchenette, storage/copy room and open bullpen area with cubicles available for tenant's use. This office is located on the first floor of a three-story office building in the highly desired Beaumont Center. Close proximity to restaurants and shopping. Great office suite for call center with existing cubicles. \$16.50 per square foot plus electric.

Kevin Verhoven The Gibson Company 859-224-8833 kverhoven@thegibsoncompany.com



**LISTING ID: 30703265** 

## **High End Half Floor Office in Beaumont, Suite: 350** - 998 Governors Ln, Unit: 350 Lexington, KY 40513

Lease Rate: \$19 PSF (Annual) Available Space: 4,505 SF Type: Office For Lease \$7,132 (Monthly) Space Type: Relet Subtype: Business Park,
Lease Type: Modified Gross Modified: 9/18/2022 Governmental

Office Class: Class A Zoning: P-1

Beautiful 3rd Floor Office in Beaumont available FOR LEASE. Half floor, approx 4505 SF rentable SF (approx 3754 useable SF). \$19 SF/YR + tenant pays electric.

This half floor with elevator access opens to a tasteful, large reception area with stone backdrop and seating area, timeless limestone tile, custom glass offices, conference rooms, open work spaces, spacious windows overlooking Beaumont & a 3rd floor patio.

Two third floor bathrooms with elegant finishes.

This attractive, brick building is also home to Whitaker Bank with convenient drive thrus. Located on the corner of ...

Christa Collins The Gibson Company ccollins@thegibsoncompany.com



**LISTING ID: 30807095** 

## **2480 Fortune Drive Suite 200, Suite: 200** - 2480 Fortune Dr, Unit: 200 Lexington, KY 40509

Lease Rate: \$17.95 PSF (Annual) Available Space: 4,972 SF Type: Office For Lease \$7,437 (Monthly) Gross Bldg Area: 47,073 SF Subtype: Office Building Lease Type: Full Service Space Type: Sublet Zoning: P-1

Lease Type: Full Service Space Type: Sublet Zoning: I
Office Class: Class B Modified: 7/18/2022

4,972 square foot office suite located on the first floor of the 2480 Fortune Drive office building. Located between Winchester Road and Liberty Road in close proximity to Hamburg and I-75. This suite consists of reception area with built-in reception desk, 7 private offices, large conference room, break room, large open area for cubicles. \$17.95 per square foot includes electric, water, sewer, and dumpster service. Tenant cleans inside the suite with Landlord taking care of the common areas.

Kevin Verhoven The Gibson Company 859-224-8833 kverhoven@thegibsoncompany.com



**LISTING ID: 30323614** 

## 989 Governors Lane, Suite: 300 - 989 Governors Ln Lexington, KY 40513

Lease Rate: \$18 PSF (Annual) Available Space: 4,700 SF Type: Office For Lease \$7,050 (Monthly) Gross Bldg Area: 30,000 SF Subtype: Office Building Lease Type: Modified Gross Space Type: Relet Zoning: PROFESSIONAL OFFICE

Office Class: Class A Modified: 3/7/2022 P-1

4,700 square foot office suite for lease on Governors Lane in Beaumont Centre. This suite consist of just under half of third floor of a three story office building and is located across the street from the Kroger Marketplace. This space has 14 offices, common reception area, large break/kitchen, IT room, and copy/resource area.

Kevin Verhoven The Gibson Company 859-224-8833 kverhoven@thegibsoncompany.com



**LISTING ID: 30612317** 

## **2480 Fortune Drive Suite 300, Suite: 300** - 2480 Fortune Dr Lexington, KY 40509

Lease Rate: \$16.50 PSF (Annual) Available Space: 4,607 SF Type: Office For Lease S6,334 (Monthly) Gross Bldg Area: 47,073 SF Subtype: Office Building Lease Type: Modified Gross Space Type: Sublet Zoning: PROFESSIONAL OFFICE

Office Class: Class B Modified: 4/12/2022

4,607square foot office suite with 8offices, large conference room, reception area, break room, and large IT closet. This space is located between Winchester Road and Liberty road on Fortune Drive and has high ceilings, natural light throughout, high end finishes and plenty of parking. \$16.50 per square foot includes electric, water, sewer and dumpster service. Tenant cleans their suite and Landlord cleans common areas.

Kevin Verhoven The Gibson Company 859-224-8833 kverhoven@thegibsoncompany.com



**LISTING ID: 30702076** 

## **2720 Old Rosebud Road** - 2720 Old Rosebud Rd Lexington, KY 40509

Lease Rate: \$20 PSF (Annual) Available Space: 1,718 - 7,960 SF Office For Lease Type: Gross Bldg Area: 10,000 SF Lease Type: **Gross Lease** Subtype: Office Building Office Class: Class A Space Type: Relet Zoning: P-1

Modified: 5/3/2023

Office suites for lease located in the Hamburg Business Center between Winchester Road and Man O' War in the heart of Hamburg. 1,718 to 9,678 square foot of office for lease on the third floor of 2720 Old Rosebud Road close to I-75 and I-64 with over 34 area restaurants, shopping, and other amenities.

Kevin Verhoven The Gibson Company 859-224-8833 kverhoven@thegibsoncompany.com



**LISTING ID: 30667391** 

# **3221 Summit Square Place, Suite: 150** - 3221 Summit Square Pl, Unit: 150 Lexington, KY 40509

Lease Rate: \$14.50 PSF (Annual) Available Space: 2,500 - 5,100 SF Type: Office For Lease \$6,162 (Monthly) Max. Contiguous: 5,100 SF Subtype: Office Building, Research Lease Type: NN Gross Bldg Area: 10,308 SF & Development

Office Class: Class B Space Type: Relet Zoning: P-1 PROFESSIONAL Modified: 1/5/2023 OFFICE

5,100 square foot lab/office located within close proximity to St. Joseph East Hospital in the Summit Square office complex. Located just off of Richmond Road and Man O Ware Blvd. this property consists of two conference rooms, two offices, large lobby with men's and women's restrooms, check in reception area with the remainder of the space used for lab work. \$14.50 per square foot plus CAM fee of \$3.50 per square foot. Can be modified to add more offices and designed to meet tenant's use.

Kevin Verhoven The Gibson Company 859-224-8833 kverhoven@thegibsoncompany.com



**LISTING ID: 30183544** 

## 997 Governors Lane, Suite: 200 - 997 Governors Ln Lexington, KY 40513

Lease Rate: \$18 PSF (Annual) Available Space: 4,321 SF Type: Office For Lease \$6,481 (Monthly) Gross Bldg Area: 30,000 SF Subtype: Business Park
Lease Type: Modified Gross Space Type: Relet Zoning: PROFESSIONAL OFFICE

Office Class: Class A Modified: 11/14/2018 P-1

4,321 square foot second floor office suite for lease. This suite consists of a large conference room, break room, one office and large open area for cubicles.

Kevin Verhoven The Gibson Company 859-224-8833 kverhoven@thegibsoncompany.com



**LISTING ID: 30837742** 

## **Top Floor of Lexington's Financial Center, Suite: 3150** - 250 W. Main Street, Unit: 3150

Lexington, KY 40507

Lease Rate: See Agent Available Space: 3,703 SF Type: Office For Lease
Lease Type: See Agent Gross Bldg Area: 387,447 SF Subtype: Office Building
Space Type: Sublet Zoning: P-1 (PROFESSIONAL

Modified: **3/31/2023 OFFICE)** 

The Lexington Financial Center is a 31-story Class A office building located in the heart of Lexington's professional and financial district. Notably known as Lexington's tallest building, the Lexington Financial Center totals 387,447 square feet (per PVA) with a 570-car attached parking structure. Located on the top floor of the parking structure is state of the art Proof Fitness Center. The building is connected to major hotels, as well as Rupp Arena and the Central Bank Center, via a glass enclosed pedway system. It is situated directly across the street from Fifth Third Pavilion featuring year-round events and entertainment ...

Alaina Stokes Block & Lot Real Estate 859-309-0099 alaina@balrealestate.com



**LISTING ID: 30270620** 

## Keithshire Office Suites - 3330 Partner Place & 570 Delzan Place Lexington, KY 40503

Lease Rate:\$6.95 - 8.95 PSF (Annual)Available Space:1,147 - 17,000 SFType:Office For LeaseLease Type:NNNGross Bldg Area:42,292 SFSubtype:Medical, Mixed UseOffice Class:Class CSpace Type:ReletZoning:B-6P, PLANNED SHOPPING

Modified: **4/28/2023 CENTER** 

Keithshire Place Office Suites is a conveniently located office/retail center on the southwest side of Lexington. Keithshire Way is the southern boundary connecting Reynolds Road to Clays Mill Road and carries traffic to Meijer, Target and Fayette Mall. Keithshire Place Office Suites offer the prime office location. Month to month leases may be available. NNN's estimated to be \$2.60 PSF.

Al Isaac NAI Isaac 859-224-2000 alisaac@naiisaac.com



**LISTING ID: 30827065** 

## For Lease I 125 Clay Avenue I Lexington, KY, Suite: Building - 125 Clay Ave Lexington, KY 40502

Lease Rate: \$11.44 PSF (Annual) Available Space: 3,462 SF Office For Lease Type: \$3.300 (Monthly) Relet Subtype: Office Building Space Type: **Modified Gross** Modified: 4/11/2023 Zoning: **B-1, NEIGHBORHOOD** Lease Type: Office Class: Class C **BUSINESS** 

+/-3,462 SF two-story, vintage office building for lease. Located on Clay Avenue near downtown Lexington, just off Richmond Road. Clay Avenue is located near downtown Lexington off East Main Street. This area includes a unique collection of shops in a former residential area developed in the 1900's which include custom stationary, children's fashions, a bake shop, fine linens, jewelry, furniture, antiques, collectibles, ladies clothing, photography and more.

Jim Holbrook NAI Isaac 859-351-8509 jholbrook@naiisaac.com



**LISTING ID: 30288864** 

## Chase Tower - 201 E Main St Lexington, KY 40507-2003

Lease Rate: See Agent Available Space: 1,617 - 12,837 SF Office For Lease Type: Gross Bldg Area: 239,213 SF Office Building Lease Type: See Agent Subtype: Zoning: **B-2. DOWNTOWN** Office Class: Class A Space Type: Relet Modified: 4/28/2023 BUSINESS

Leasing opportunities available at Chase Tower. Chase Tower, located in Lexington's CBD, offers a full range of opportunities for locating your office. With the re-alignment of JPMorgan Chase Bank's regional headquarters, office space available for immediate lease. This offers you a very unique opportunity to lease one of the largest and most cost effective block of professional office space available in the CBD.

Chase Tower office space is ideally suited for professional and business firms, high-tech companies, accounting firms, law firms, engineering firms and government agencies from the state to the local level. ...

Paul Ray Smith NAI Isaac 859-224-2000 prsmith@naiisaac.com



**LISTING ID: 30278870** 

## Offices @ The Square - 401 W Main St Lexington, KY 40507

Lease Rate:\$14.50 - 16.50 PSF<br/>(Annual)Available Space:1,342 - 11,253 SF<br/>ReletType:Office For Lease<br/>Subtype:Office Building

Lease Type: Modified Gross Modified: 4/28/2023 Zoning: B-2B, DOWNTOWN CENTER

Office Class: Class B BUSINESS

We are pleased to present The Square, a 141,000 SF office/retail complex located in the heart of downtown Lexington. Easily accessible from I-75 and I-64, The Square is located at the intersection of Main Street and Broadway (US 68) in the heart of downtown Lexington. As a part of downtown?s ?Triple Crown? plaza, the shops are connected via covered walkway to Triangle Center, the Hilton Lexington/ Downtown, the Hyatt Regency, Lexington Convention Center and the Shops at Lexington Center.

Jamie Adams NAI Isaac 859-224-2000 jadams@naiisaac.com



**LISTING ID: 30270815** 

# **Newtown Business Center** - 1051 Newtown Pike & 804-805 & 808 Newtown Circle Lexington, KY 40511

Lease Rate: \$14 PSF (Annual) Available Space: 2,748 - 4,088 SF Type: Industrial For Lease
Lease Type: NNN Gross Bldg Area: 86,700 SF Also: Office

Space Type: Relet Subtype: Flex Space, IndustrialModified: 4/28/2023 Business Park

Zoning: **B-1 & B-4** 

Newtown Business Center is a +/-86,700 SF four-building, mixed-use development offering office/retail/flex and warehouse facilities on +/-9.88 AC. Newtown Business Center is located at the intersection of Newtown Pike and New Circle Road with easy access to downtown Lexington, Interstates 75/64 and Blue Grass Airport.

Chad Voelkert NAI Isaac 859-224-2000 cvoelkert@naiisaac.com



**LISTING ID: 30823444** 

## For Lease I One Plaza East I Lexington, KY - 101 Prosperous Pl Lexington, KY 40509

Lease Rate: Lease Type: Office Class:

\$19.75 PSF (Annual) **Full Service** Class A

Available Space: 1,085 - 8,798 SF Space Type: Relet Modified: 4/28/2023

Type: Subtype:

Office For Lease **Business Park. Office** 

Building

P-1, PROFESSIONAL Zoning:

**OFFICE** 

Leasing opportunities at One Plaza East on Prosperous Place in Lexington. High visibility location at the corner of Richmond Road and Man O' War Boulevard with easy access to I-75, New Circle Road and Lexington's CBD.

Chad Voelkert NAI Isaac 859-224-2000 cvoelkert@naiisaac.com



**LISTING ID: 30328462** 

## **1509 Bull Lea Road** - 1509 Bull Lea Rd Lexington, KY 40511

Lease Rate: **Modified Gross** Lease Type: Office Class: Class B

\$17.50 - 19 PSF (Annual) Available Space: 3,750 - 13,192 SF Space Type: Relet Modified: 4/26/2023

Office For Lease Type: Subtype: Office Building, Research

& Development

P-2 Zoning:

Single story facility, steel/concrete construction, rubber membrane roof, wet sprinkler system, monument and directory signage, approximately 73 parking spaces with reciprocal parking, gas heat, electric cooled HVAC-eight roof top units of at least six tons each.

Suite 100: 7,500 SF of turn key lab space which includes: large laboratory rooms with benches/built ins, chemical and vent hoods, walk in freezer, large storage with 10? x 8? drive in door, 4 private offices, and a kitchenette. Can be combined with Suite 300 and/or 400 for additional SF. Tenant pays \$19.00/SF + utilities and janitorial.

Suite 300: ...

Lease Type:

Office Class:

Adam Boardman **Block & Lot Real Estate**  859-338-8243

adam@balrealestate.com



**LISTING ID: 30840461** 

## Sublease at 200 W. Vine Street, Lexington, KY 40507 - 200 W Vine St Lexington, KY 40507

Lease Rate: \$12.75 - 13.50 PSF (Annual)

Class A

Space Type: **Full Service** Modified:

Available Space: 3,472 - 11,285 SF **Sublet** 4/21/2023

Type: Subtype: Office For Lease Office Building

Zoning: B-2B

An amazing opportunity to sublease downtown Class A office space. The building has a state of the art, newly constructed parking garage, on-site management, and on-site security. Master lease expires December 2031. Terms are flexible.

#### PROPERTY HIGHLIGHTS

? Spaces available on the first and third floors. ? First floor space has floor to ceiling windows. ? Entire third floor is available. ? Fully furnished space is an option. ? Adaptable floorplan with a mixture of open workspace and private offices with upscale finishes. ? New parking garage for onsite parking. ? Incredible Views

Colleen Barr Block & Lot Real Estate 859-309-0099 colleen@balrealestate.com



**LISTING ID: 30768619** 

## Tates Creek Office Centre - 4071 Tates Creek Centre Dr Lexington, KY 40517

\$20.50 - 24.97 PSF Lease Rate: (Annual)

Space Type:

Available Space: 431 - 3,731 SF Relet

Type: Subtype: Zoning:

Office For Lease **Medical, Office Building** P-1

**Full Service** 4/20/2023 Lease Type: Modified: Office Class:

Class A

Tates Creek Office Centre located at 4071 Tates Creek Centre Drive is a Class ?A? Office Building consisting of a total of 30,535 rentable square feet in three stories. Developed in 1989, the building was constructed with a combination of high quality steel, concrete, and glass. Professionally managed and maintained, the property sits on 2.19 acres nestled against ?Tates? Creek and featuring creek views and a walking bridge over water to a portion of the property parking. There are approximately 110 surface parking spaces on the property in addition to ample reciprocal parking with Tates Creek Centre. The building is visible ...

Peter Barr Block & Lot Real Estate 859-351-7924 peter@balrealestate.com

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**LISTING ID: 30834305** 

## **2560 Palumbo Drive, Lexington, KY 40509, Suite: 140** (Pending) - 2560 Palumbo Dr Lexington, KY 40509

Lease Rate: \$7.50 PSF (Annual) Available Space: 4,775 SF Status: Pending

\$2,984 (Monthly) Relet **Industrial For Lease** Space Type: Type: NNN Modified: 4/19/2023 Office

Also: Lease Type: Flex Space Subtype:

Zoning:

OFFICE

2560 Palumbo Drive is a 19,448 SF flex facility on 1.03 acres zoned I-1 (Light Industrial). This concrete block building was originally constructed in 1980. The building has 10? x 12? drive-in doors, fluorescent lighting, 15? clear height, 3 phase electric, suspended gas heat in the warehouse, dry sprinkler system, appx. 40 parking spaces, and building signage availability to tenants.

#### Property Highlights:

- -Endcap space
- -Building signage
- -High demand small flex units
- -Newly renovated office
- -Move in ready

Peter Barr Block & Lot Real Estate 859-351-7924 peter@balrealestate.com



**LISTING ID: 30839363** 

## One Hamburg - 1792 Alysheba Way Lexington, KY 40509

\$21 PSF (Annual) Lease Rate: Available Space: 1,343 - 7,669 SF Type: Office For Lease **Modified Gross** Lease Type: Gross Bldg Area: 75,420 SF Office Building Subtype: P-1 - PROFESSIONAL Office Class: Class A Space Type: New Zoning:

> 4/19/2023 Modified:

The property is a well built and attractive 75,000 square foot Class A Building of three stories in the best location in Hamburg. The building is professionally managed with ample on site parking.

This is the premier location in Hamburg as it is on the corner of Man of War and Alysheba with great access to Interstates 75 and 64 at a major signalized intersection. Located directly next to Hamburg Place, home to extensive dining and shopping venues.

The property is easy to find and with a corner location, excellent monument signage and quality construction, this building is the highest quality address for ...

James M Schrader Schrader Commercial Properties, LLC 859-288-5008 jschrader@schradercommercial.com



**LISTING ID: 30791050** 

## **Lexington Office Suite For Lease, Suite: 1** - 620 Perimeter Dr Lexington, KY 40517

Lease Rate: \$18.50 PSF (Annual) Available Space: 2,965 - 6,021 SF Office For Lease Type: \$9,282 (Monthly) Max. Contiguous: 6,021 SF Subtype: **Executive Suites, Office** 

**Gross Lease** Gross Bldg Area: 41,395 SF Lease Type: Building Office Class: Class B Relet P-1 Space Type: Zoning:

Modified:

3/1/2022

We are pleased to present first-floor availability in a well-maintained medical / professional office facility on the southeast side of Lexington. The available space, currently fit up for professional office, sits on a crawl space which makes a retrofit feasible for any medical or professional office user. The property, which received a common area renovation in 2019, offers the convenience of plenty of parking and additional storage in the lower level.

#### HIGHLIGHTS

Well-maintained, renovated common area On-site parking, security system, lower-level storage Convenient access to New Circle Rd and Man ...

859-264-0888 Wade Haga SVN Stone Commercial Real Estate wade.haga@svn.com



**LISTING ID: 30839559** 

## Well-Located Rare I-1 Zoned Office For Sale, Suite: Whole Building - 790 Enterprise Dr

Lexington, KY 40510

Lease Rate: \$13.71 PSF (Annual) Available Space: 3,500 SF Type: Office For Lease \$3,998 (Monthly) Gross Bldg Area: 3,500 SF Subtype: Office Building

Lease Type: NNN Space Type: Relet Zoning: Office Class: Class B Modified: 4/11/2023

We are pleased to bring to market a scarce opportunity to lease or purchase a stand alone industrial property with outdoor storage in the highly sought after Enterprise Industrial Park.

790 Enterprise Drive is a 3,500 sf improvement on just under 1 acre. The property was constructed in 1993 and has been fully occupied since. The climate-controlled interior of the premise consists of office space with a breakdown of private offices, breakroom, conference room, kitchenette, men, and women?s restroom, as well as extra storage space.

The exterior yard is fenced and securitized and set up to accommodate a ...

Justin Ryder SVN Stone Commercial Real Estate 859-264-0888 justin.ryder@svn.com



**LISTING ID: 30458895** 

## Bank Space for Lease in Hamburg - 2452 Sir Barton Way Lexington, KY 40509

\$18 - 26 PSF (Annual) Lease Rate: Available Space: 2,260 - 4,520 SF Office For Lease Type: **Gross Lease** Space Type: Relet Office Building Lease Type: Subtype: Office Class: Class A Modified: 4/19/2023 Zoning: P-1

We are pleased to present office space for lease in Hamburg Pavilion, including a turn-key bank space that is the former home of WesBanco Bank. This premier office building on 2.396 acres offers excellent visibility and signage on both I-75 (73,690 VPD) and Sir Barton Way (18,604 VPD). The property includes 58 parking spaces plus reciprocal parking with the adjoining lot and easy access to I-75, I-64, New Circle Rd, Man O' War Blvd and Winchester Rd. The bank space comes with a two-lane drive thru and ATM. The landlord is an experienced developer who has the ability to efficiently fit up the vacant spaces according to a tenant's ...

Wade Haga SVN Stone Commercial Real Estate 859-264-0888 wade.haga@svn.com



**LISTING ID: 30839364** 

## **3101 Beaumont Centre Circle, Suite: 225** - 3101 Beaumont Centre Cir Lexington, KY 40513

\$20 PSF (Annual) Available Space: 5,833 SF Lease Rate: Office For Lease Type: \$9,721 (Monthly) Gross Bldg Area: 42,768 SF Office Building Subtype: P-1 - PROFESSIONAL Lease Type: **Modified Gross** Space Type: New Zoning: OFFICE 4/9/2023 Office Class: Class A Modified:

The property is located in an outstanding suburban location with easy access to Harrodsburg Road, outstanding visibility to New Circle Road and close proximity to Man O War Blvd. and the Bluegrass Airport.

Conveniently located off of Harrodsburg Road in Beaumont Centre, tenants can easily walk to any number of fast food, quick service or casual dining establishments and can also walk to a Super Kroger store, a high quality YMCA, public library, banks, hotel or any other type of commercial services.

The property is also in the middle of a fast growing residential area with upscale and executive housing in ...

James M Schrader Schrader Commercial Properties, LLC 859-288-5008 jschrader@schradercommercial.com



**LISTING ID: 30832953** 

## GOODWIN SQUARE ? 444 E MAIN ? LEXINGTON - 444 E Main St Lexington, KY 40507

Lease Rate: \$20 PSF (Annual) Available Space: 1,365 - 3,138 SF Office For Lease Type: **Modified Gross** Lease Type: Subtype: Office Building Space Type: New Modified: **B-2A, DOWNTOWN** Office Class: Class A 4/17/2023 Zoning:

High visibility location at the intersection of Main & Vine Streets & Midland Ave. Attractive architecture with high quality construction. Meticulously landscaped grounds and on-site professional property management. Free surface parking for tenants and visitors.

Gateway to downtown Lexington from attractive east end. Walk to downtown or Ashland Park from this prime location. Easy access in and out of property and all areas of Lexington.

Highlights:. Class?A? building with professional onsite property management. Free on-site parking. Prestigious tenant roster. Attractive grounds and landscaping

James M Schrader Commercial Properties, LLC 859-288-5008 jschrader@schradercommercial.com



**LISTING ID: 30298902** 

## 106 W VINE ST? 3rd, 4th, 5th Floor? LEXINGTON, Suite: 3rd, 4th, 5th Floors - 106 W Vine St

Lexington, KY 40507

Lease Rate: \$18 PSF (Annual) Available Space: 4,056 - 19,097 SF Type: Office For Lease \$28.645 (Monthly) Office Building Max. Contiguous: 19.097 SF Subtype: **Modified Gross B-2B - DOWNTOWN** Lease Type: Space Type: New Zoning: BUSINESS Office Class: Class A Modified: 4/6/2023

- Prime downtown location in the heart of the city.
- Directly across the street from City Center and at the front door of Jeff Ruby?s Steakhouse.
- On-site and responsive professional property management.
- Ample covered parking and surface parking for clients and staff.
- Building signage possible for large tenants.
- Easy access to county clerk?s office, judicial buildings, banks, and professional services.
- Space has a combination of open floor plans and nice large, private offices with views.

James M Schrader Commercial Properties, LLC 859-288-5008 jschrader@schradercommercial.com



**LISTING ID: 30291735** 

#### **161 NORTH EAGLE CREEK? LEXINGTON** - 161 N Eagle Creek Dr Lexington, KY 40509

Available Space: 1,190 - 6,953 SF \$19 PSF (Annual) Lease Rate: Type: Office For Lease **Modified Gross** Lease Type: Space Type: New Subtype: **Medical, Office Building** 4/17/2023 P1 - PROFESSIONAL Office Class: Modified: Class A Zoning: **OFFICE** 

North Eagle Creek Office Park consists of two ?Class A? glass office buildings in a suburban campus setting. The buildings are directly across the street from the St. Joseph Hospital complex. Immaculately landscaped and professionally managed office space is available for smaller professional suites up to as large as 14,000 square feet. Some available spaces are in move-in ready condition. Some shell space available ideal for medical professionals.

North Eagle Creek Office Park has convenient access to New Circle Road from Richmond Road and Interstates I-64/75 from Man O? War Blvd. Medical practices with patients coming ...

James M Schrader Commercial Properties, LLC 859-288-5008 jschrader@schradercommercial.com



**LISTING ID: 30810431** 

## 1401 Harrodsburg Rd - Suite 5A, Suite: 5A - 1401 Harrodsburg Rd, Unit: 5A Lexington, KY 40504

Lease Rate: \$20 PSF (Annual) Available Space: 3,082 SF Type: Office For Lease \$5.136 (Monthly) Subtype: **Business Park. Medical** Space Type: New 7/12/2022 **Modified Gross** P-1 - PROFESSIONAL Lease Type: Modified: Zoning: Class B OFFICE Office Class:

Unit 5A located at the top floor of St. Joseph Office Park - 1401 Building. This unit is directly off elevator which provided easy access. It is a corner office with abundant windows and natural light. It features 6 exam rooms with sink and built-in cabinetry, a physician office with private bathroom, a patient bathroom with pass-through to the lab, large waiting room, a private staff bathroom, 2 additional offices can be converted into exam rooms, and a private physician entrance. Abundant parking available.

The location is heavily developed with a variety of commercial, residential and professional properties. High ...

James M Schrader Schrader Commercial Properties, LLC 859-288-5008 jschrader@schradercommercial.com



**LISTING ID: 30714914** 

## **300 W Vine St - Ste 600, Suite: 600** - 300 W Vine St Lexington, KY 40507

Lease Rate: \$19.86 PSF (Annual) Available Space: 4,810 SF Office For Lease Type: \$7,960 (Monthly) **Sublet** Subtype: Office Building Space Type: Modified: 3/12/2021 **B-2B - DOWNTOWN** Lease Type: **Other** Zoning:

**BUSINESS** 

859-288-5008 James M Schrader Schrader Commercial Properties, LLC ischrader@schradercommercial.com



**LISTING ID: 30291729** 

### **151 NORTH EAGLE CREEK? LEXINGTON** - 151 N Eagle Creek Dr Lexington, KY 40509

Lease Rate: \$18 PSF (Annual) Available Space: 2,109 - 6,509 SF Type: Office For Lease Lease Type: **Modified Gross, NNN** Subtype: **Medical, Office Building** Space Type: New Office Class: Modified: 4/17/2023 P1 - PROFESSIONAL Class A Zoning: **OFFICE** 

North Eagle Creek Office Park consists of two ?Class A? glass office buildings in a suburban campus setting. The buildings are directly

across the street from the St. Joseph Hospital complex. Immaculately landscaped and professionally managed office space is available for smaller professional suites up to as large as 14,000 square feet. Some available spaces are in move-in ready condition. Some shell space available ideal for medical professionals.

North Eagle Creek Office Park has convenient access to New Circle Road from Richmond Road and Interstates I-64/75 from Man 0? War Blvd. Medical practices with patients coming ...

James M Schrader Schrader Commercial Properties, LLC 859-288-5008 ischrader@schradercommercial.com



**LISTING ID: 30298849** 

## 2365 HARRODSBURG RD ? LEXINGTON - 2365 Harrodsburg Rd Lexington, KY 40504

\$18 PSF (Annual) Lease Rate: Available Space: 3,829 - 4,801 SF Type: Office For Lease Gross Bldg Area: 61,900 SF **Full Service Business Park, Office** Lease Type: Subtype: Office Class: Class A Space Type: New Building

P-1 - PROFESSIONAL Modified: 4/17/2023 Zoning:

Located in the highly-desirable Harrodsburg Road corridor, this Class A property offers easy access to New Circle Road, Man O War Boulevard, and Bluegrass Airport as well as many great restaurants and shopping areas. Set on ten beautifully landscaped acres, the property has several outdoor seating and picnic areas including a pond and a fountain. The parking lots feature ample free, well-lit parking. US mail and overnight mail receptacles are also available on site. Southcreek Park offers on-site storage garages and has a recycling program in place.

Southcreek Park is locally owned and managed with an on-site management ...

James M Schrader Schrader Commercial Properties, LLC 859-288-5008 jschrader@schradercommercial.com



**LISTING ID: 30836728** 

## **1020 Monarch, Suite: 175** - 1020 Monarch Street, Unit: 175 Lexington, KY 40513

Lease Rate: \$17 PSF (Annual) Available Space: 3,335 SF Office For Lease Type: \$4,724 (Monthly) Relet Subtype: Office Building Space Type:

**Net Lease** 3/16/2023 Lease Type: Modified: Zoning:

The building has one meter for the utilities, so the Tenant pays the prorated share which currently comes to \$1.50 per square foot payable to the Landlord.

Ernie B Arnold The Gibson Company 859-224-8833 earnold@thegibsoncompany.com



**LISTING ID: 30579140** 

## Eagle Creek Medical Plaza - 120 N Eagle Creek Dr Lexington, KY 40509

Lease Rate: See Agent Available Space: 1.837 - 5,129 SF Office For Lease Type: Gross Bldg Area: 51.000 SF Lease Type: See Agent Subtype: High-Tech. Medical

Relet Р1 Space Type: Zoning:

Modified: 4/17/2023

Eagle Creek Medical Plaza is a 51,000 SF, Class A medical office building located on the St. Joseph East Healthcare campus. Tenants include KentuckvOne Health, Lexington Clinic, Retina Associates of KY, and other local physician offices.

Building Amenities:. #- Direct access to the Hospital via underground walkway. #- Pick up and drop off area. #- Free Parking. #- Nearby retail and restaurants. #- Convenient access to other providers

Seth Edens TRIO Commercial Property Group 502-553-4180 sedens@triocpg.com



**LISTING ID: 30432613** 

## Court Square Building - 269 W Main St Lexington, KY 40507

\$16.50 PSF (Annual) Available Space: 1.700 - 3.358 SF Lease Rate: Type: Office For Lease Lease Type: **Modified Gross** Space Type: New,Relet Subtype: Mixed Use, Office Building Office Class: Class B Modified: 4/14/2023 **B-2B: DOWNTOWN CENTER** Zoning:

**BUSINESS** 

Only 2 suites available in the Historic Court Square Building located in the middle of downtown Lexington next to Cheapside Pavilion. This Beautiful and historic building houses a mix use of retail and office tenants. Each suite available is approximately 3,358 SF and consists of perimeter executive offices, kitchenette, restrooms, lobby/reception areas, and conference rooms. Each floor offers impressive views of downtown Lexington including 21C Museum Hotel, City Center, and the Cheapside Pavilion!

Clay Angelucci Block & Lot Real Estate 859-338-8800 clay@balrealestate.com



**LISTING ID: 30593112** 

## **160 North Eagle Creek Drive** - 160 N Eagle Creek Dr Lexington, KY 40509

Lease Rate: See Agent Available Space: 716 - 5,116 SF Office For Lease Type: See Agent Relet **Business Park. Medical** Lease Type: Space Type: Subtype:

4/14/2023 Zoning: Office Class: Class A Modified:

Built in 2003, Saint Joseph East features 4 floors with approximately 74,000 square feet of Class A Medical Office Space. Located in a prime location on Saint Joseph East Hospital Campus with immediate access to the Hospital via a pedway system.

The building offers free surface parking and also valet hospital parking for patients/visitors. Location affords abundant retail, restaurants and amenities in close proximity.

Tony Fluhr NTS Commercial Realty, Inc. 502-426-4800 tfluhr@ntsdevco.com



**LISTING ID: 30466238** 

## **3510 sf OFFICE - Lexington, Ky** - 2424 Harrodsburg Road Lexington, KY 40503

Lease Rate: \$17.50 - 20 PSF (Annual) Available Space: 1,789 - 10,368 SF Office For Lease Type: Lease Type: **Modified Gross** Relet Office Building Space Type: Subtype: P-1

Modified: 5/4/2023 Zoning:

859-312-1010 Ben Hammack Sewell Commercial Brokerage, LLC benky1010@gmail.com



**LISTING ID: 30604915** 

## 2265 Harrodsburg Road - 2265 Harrodsburg Rd Lexington, KY 40504

Modified:

\$14.50 - 16.50 PSF Lease Rate:

Lease Type:

Lease Type:

Office Class:

Ben Hammack

(Annual)

Sewell Commercial Brokerage, LLC

**Modified Gross** 

Available Space: 2,086 - 5,006 SF Space Type:

Relet 5/4/2023 Type: Subtype:

Office For Lease Office Building

Zoning: P-1

> 859-312-1010 benky1010@gmail.com



**LISTING ID: 30810432** 

## **3090 Harrodsburg Road, Suite: 201** - 3090 Harrodsburg Rd, Unit: 201 Lexington, KY 40503

Lease Rate: \$23 PSF (Annual)

Class A

Available Space: 4,525 SF Gross Bldg Area: 8,703 SF Type:

Office For Lease

\$8,672 (Monthly) **Modified Gross** 

Relet

Subtype: Zoning:

**High-Tech, Office Building** P-1

Space Type: 7/18/2022 Modified:

Beautiful, high end office space with excellent visibility, located at 3090 Harrodsburg Road. Current second floor plan features: reception area, 11 glass offices (4 executive corner offices), large conference room, open work areas, filing room, 4 private bathrooms, and, upgraded/enlarged kitchenette area. Elevator access with stairs in main entry.

Roadside marquis & door signage availablle.

\$23 SF/YR modified gross (Tenant pays electric, gas, & pro rata share of property taxes). 4525 SF rentable

Christa Collins The Gibson Company ccollins@thegibsoncompany.com