



LISTING ID: 30820839

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

Lease Rate:	<b>\$7 - 10 PSF (Annual)</b>	Available Space:	<b>4,000 - 7,626 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>NNN</b>	Space Type:	<b>Relet</b>	Also:	<b>Industrial</b>
Office Class:	<b>Class B</b>	Modified:	<b>5/8/2023</b>	Subtype:	<b>Business Park, Flex Space</b>
				Zoning:	<b>B-3 &amp; B-4</b>

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 ...

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



LISTING ID: 30816751

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

Lease Rate:	<b>\$15.75 PSF (Annual)</b>	Available Space:	<b>1,165 - 4,577 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>NN, Modified Gross</b>	Gross Bldg Area:	<b>15,138 SF</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class B</b>	Space Type:	<b>New,Relet</b>	Zoning:	<b>P-1: PROFESSIONAL OFFICE</b>
		Modified:	<b>5/8/2023</b>		

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.

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



LISTING ID: 30703759

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

Lease Rate:	<b>\$22 PSF (Annual)</b> <b>\$8,682 (Monthly)</b>	Available Space:	<b>4,736 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>NNN</b>	Space Type:	<b>New</b>	Subtype:	<b>Executive Suites, Office Building</b>
Office Class:	<b>Class A</b>	Modified:	<b>11/3/2022</b>	Zoning:	<b>P-1</b>

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

Lease Rate:	<b>\$19.25 PSF (Annual)</b>	Available Space:	<b>1,134 - 10,589 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Full Service</b>	Gross Bldg Area:	<b>120,866 SF</b>	Subtype:	<b>Business Park, Executive Suites</b>
Office Class:	<b>Class A</b>	Space Type:	<b>Relet</b>	Zoning:	<b>P-1, PROFESSIONAL OFFICE</b>
		Modified:	<b>5/2/2023</b>		

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 ...

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



**Prime Beaumont Centre Office Suites Available For Lease - 3141 Beaumont Centre Cir**  
Lexington, KY 40513

Lease Rate: <b>\$18 PSF (Annual)</b>	Available Space: <b>1,258 - 3,267 SF</b>	Type: <b>Office For Lease</b>
Lease Type: <b>NNN</b>	Gross Bldg Area: <b>35,640 SF</b>	Subtype: <b>Executive Suites, Medical</b>
Office Class: <b>Class A</b>	Space Type: <b>Relet</b>	Zoning: <b>P-1</b>
	Modified: <b>5/2/2023</b>	

LISTING ID: 30716741

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, Hayflch 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



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

Lease Rate: <b>\$16.50 PSF (Annual)</b> <b>\$5,247 (Monthly)</b>	Available Space: <b>3,816 SF</b>	Type: <b>Office For Lease</b>
Lease Type: <b>Modified Gross</b>	Gross Bldg Area: <b>22,896 SF</b>	Subtype: <b>Office Building</b>
Office Class: <b>Class B</b>	Space Type: <b>Sublet</b>	Zoning: <b>PROFESSIONAL OFFICE</b>
	Modified: <b>8/12/2021</b>	<b>P-1</b>

LISTING ID: 30754361

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



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

Lease Rate: <b>\$19 PSF (Annual)</b> <b>\$7,132 (Monthly)</b>	Available Space: <b>4,505 SF</b>	Type: <b>Office For Lease</b>
Lease Type: <b>Modified Gross</b>	Space Type: <b>Relet</b>	Subtype: <b>Business Park, Governmental</b>
Office Class: <b>Class A</b>	Modified: <b>9/18/2022</b>	Zoning: <b>P-1</b>

LISTING ID: 30703265

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: 30827065

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

Lease Rate:	<b>\$11.44 PSF (Annual)</b> <b>\$3,300 (Monthly)</b>	Available Space:	<b>3,462 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross</b>	Space Type:	<b>Relet</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class C</b>	Modified:	<b>4/11/2023</b>	Zoning:	<b>B-1, NEIGHBORHOOD BUSINESS</b>

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

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. ...

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LISTING ID: 30278870

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

Lease Rate:	<b>\$14.50 - 16.50 PSF (Annual)</b>	Available Space:	<b>1,342 - 11,253 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross</b>	Space Type:	<b>Relet</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class B</b>	Modified:	<b>4/28/2023</b>	Zoning:	<b>B-2B, DOWNTOWN CENTER BUSINESS</b>

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:	<b>\$14 PSF (Annual)</b>	Available Space:	<b>2,748 - 4,088 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>NNN</b>	Gross Bldg Area:	<b>86,700 SF</b>	Also:	<b>Office</b>
		Space Type:	<b>Relet</b>	Subtype:	<b>Flex Space, Industrial-Business Park</b>
		Modified:	<b>4/28/2023</b>	Zoning:	<b>B-1 &amp; B-4</b>

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 | One Plaza East | Lexington, KY - 101 Prosperous Pl Lexington, KY 40509

Lease Rate:	<b>\$19.75 PSF (Annual)</b>	Available Space:	<b>1,085 - 8,798 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Full Service</b>	Space Type:	<b>Relet</b>	Subtype:	<b>Business Park, Office Building</b>
Office Class:	<b>Class A</b>	Modified:	<b>4/28/2023</b>	Zoning:	<b>P-1, PROFESSIONAL OFFICE</b>

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:	<b>\$17.50 - 19 PSF (Annual)</b>	Available Space:	<b>3,750 - 13,192 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross</b>	Space Type:	<b>Relet</b>	Subtype:	<b>Office Building, Research &amp; Development</b>
Office Class:	<b>Class B</b>	Modified:	<b>4/26/2023</b>	Zoning:	<b>P-2</b>

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: ...

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:	<b>\$12.75 - 13.50 PSF (Annual)</b>	Available Space:	<b>3,472 - 11,285 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Full Service</b>	Space Type:	<b>Sublet</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class A</b>	Modified:	<b>4/21/2023</b>	Zoning:	<b>B-2B</b>

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

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LISTING ID: 30768619

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

Lease Rate:	<b>\$20.50 - 24.97 PSF (Annual)</b>	Available Space:	<b>431 - 3,731 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Full Service</b>	Space Type:	<b>Relet</b>	Subtype:	<b>Medical, Office Building</b>
Office Class:	<b>Class A</b>	Modified:	<b>4/20/2023</b>	Zoning:	<b>P-1</b>

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 ...

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LISTING ID: 30834305

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

Lease Rate:	<b>\$7.50 PSF (Annual)</b> <b>\$2,984 (Monthly)</b>	Available Space:	<b>4,775 SF</b>	Status:	<b>Pending</b>
Lease Type:	<b>NNN</b>	Space Type:	<b>Relet</b>	Type:	<b>Industrial For Lease</b>
		Modified:	<b>4/19/2023</b>	Also:	<b>Office</b>
				Subtype:	<b>Flex Space</b>
				Zoning:	<b>I-1</b>

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

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LISTING ID: 30839363

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

Lease Rate:	<b>\$21 PSF (Annual)</b>	Available Space:	<b>1,343 - 7,669 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross</b>	Gross Bldg Area:	<b>75,420 SF</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class A</b>	Space Type:	<b>New</b>	Zoning:	<b>P-1 - PROFESSIONAL OFFICE</b>
		Modified:	<b>4/19/2023</b>		

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

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LISTING ID: 30791050

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

Lease Rate:	<b>\$18.50 PSF (Annual)</b> <b>\$9,282 (Monthly)</b>	Available Space:	<b>2,965 - 6,021 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Gross Lease</b>	Max. Contiguous:	<b>6,021 SF</b>	Subtype:	<b>Executive Suites, Office Building</b>
Office Class:	<b>Class B</b>	Gross Bldg Area:	<b>41,395 SF</b>	Zoning:	<b>P-1</b>
		Space Type:	<b>Relet</b>		
		Modified:	<b>3/1/2022</b>		

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 ...

Wade Haga SVN Stone Commercial Real Estate

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LISTING ID: 30839559

## Well-Located Rare I-1 Zoned Office For Sale, Suite: Whole Building - 790 Enterprise Dr Lexington, KY 40510

Lease Rate:	<b>\$13.71 PSF (Annual)</b> <b>\$3,998 (Monthly)</b>	Available Space:	<b>3,500 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>NNN</b>	Gross Bldg Area:	<b>3,500 SF</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class B</b>	Space Type:	<b>Relet</b>	Zoning:	<b>I-1</b>
		Modified:	<b>4/11/2023</b>		

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

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LISTING ID: 30458895

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

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

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

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LISTING ID: 30839364

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

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

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: 30604915

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

Lease Rate: <b>\$14.50 - 16.50 PSF (Annual)</b>	Available Space: <b>2,086 - 5,006 SF</b>	Type: <b>Office For Lease</b>
Lease Type: <b>Modified Gross</b>	Space Type: <b>Relet</b>	Subtype: <b>Office Building</b>
	Modified: <b>5/4/2023</b>	Zoning: <b>P-1</b>

Ben Hammack    Sewell Commercial Brokerage, LLC

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LISTING ID: 30810432

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

Lease Rate: <b>\$23 PSF (Annual)</b> <b>\$8,672 (Monthly)</b>	Available Space: <b>4,525 SF</b>	Type: <b>Office For Lease</b>
Lease Type: <b>Modified Gross</b>	Gross Bldg Area: <b>8,703 SF</b>	Subtype: <b>High-Tech, Office Building</b>
Office Class: <b>Class A</b>	Space Type: <b>Relet</b>	Zoning: <b>P-1</b>
	Modified: <b>7/18/2022</b>	

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 available.

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

Christa Collins    The Gibson Company

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