

For Lease

609 - 6,728 SF | \$12.00 - 22.00 SF/yr

Office Space



## North Eagle Creek Office

151 N Eagle Creek Drive  
Lexington, Kentucky 40509

### Property Highlights

- +/-35,144 SF four-story office building
- +/-609 - 6,728 SF for lease
- Full glass panes and efficient building design offers scenic views
- Immediate access to major Lexington roadways including Man O' War Boulevard, New Circle Road, and Richmond Road, making it an ideal hub for medical, professional, or corporate office users
- Landlord provides responsive local property management services

### Available

Lease Rate:	\$12.00 - 22.00 SF/yr (MG)
Building Size:	35,144 SF
Available SF:	609 - 6,728 SF

### For More Information

**Al Isaac**

President  
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alisaac@naiisaac.com

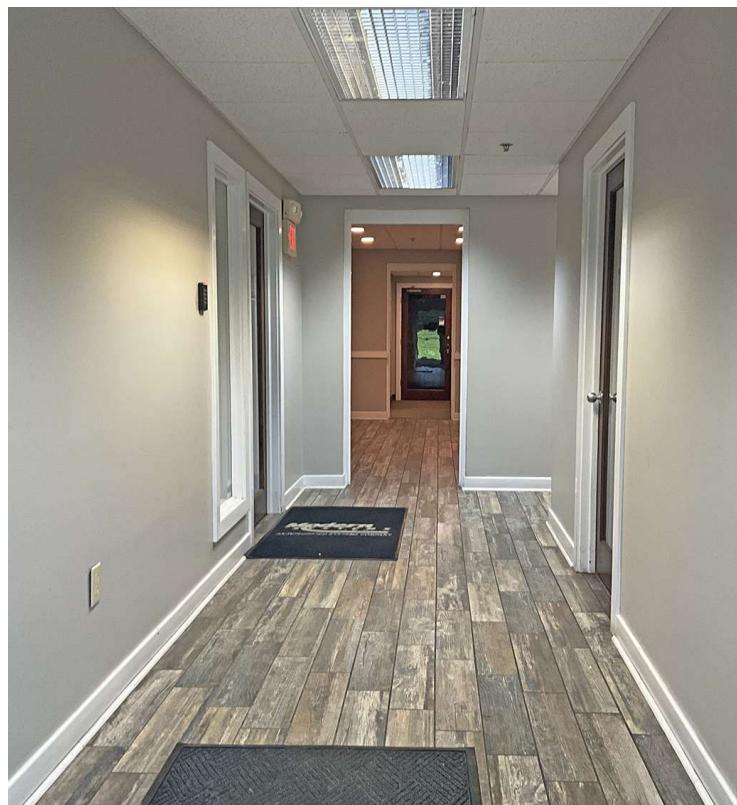


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### Lease Information

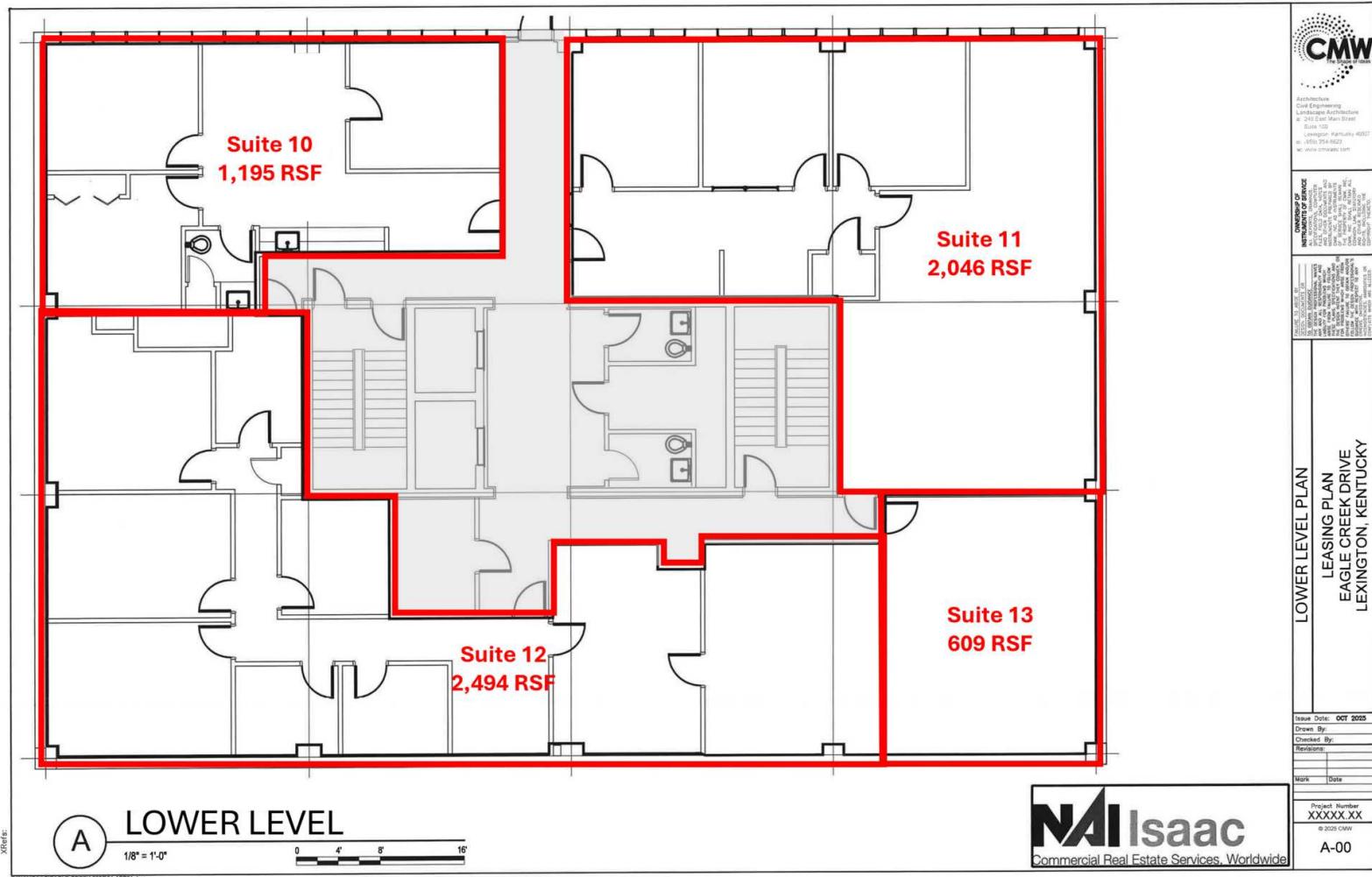
<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	609 - 6,728 SF	<b>Lease Rate:</b>	\$12.00 - \$22.00 SF/yr

### Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 10	1,195 - 6,344 SF	Modified Gross	\$14.00 SF/yr	-
Suite 11	2,046 - 6,344 SF	Modified Gross	\$13.00 SF/yr	-
Suite 12	2,493 - 6,344 SF	Modified Gross	\$12.00 SF/yr	-
Suite 13-Storage	609 - 6,344 SF	Modified Gross	\$12.00 SF/yr	Storage
Suite 200	1,963 - 6,728 SF	Modified Gross	\$19.50 SF/yr	Former Medical
Suite 201/220	1,959 - 6,728 SF	Modified Gross	\$19.50 SF/yr	Former Medical
Suite 240	749 - 6,728 SF	Modified Gross	\$22.00 SF/yr	For lease "as-is"
Suite 320	1,849 SF	Modified Gross	\$19.50 SF/yr	Former Medical
Suite 420	3,357 SF	Modified Gross	\$19.50 SF/yr	-

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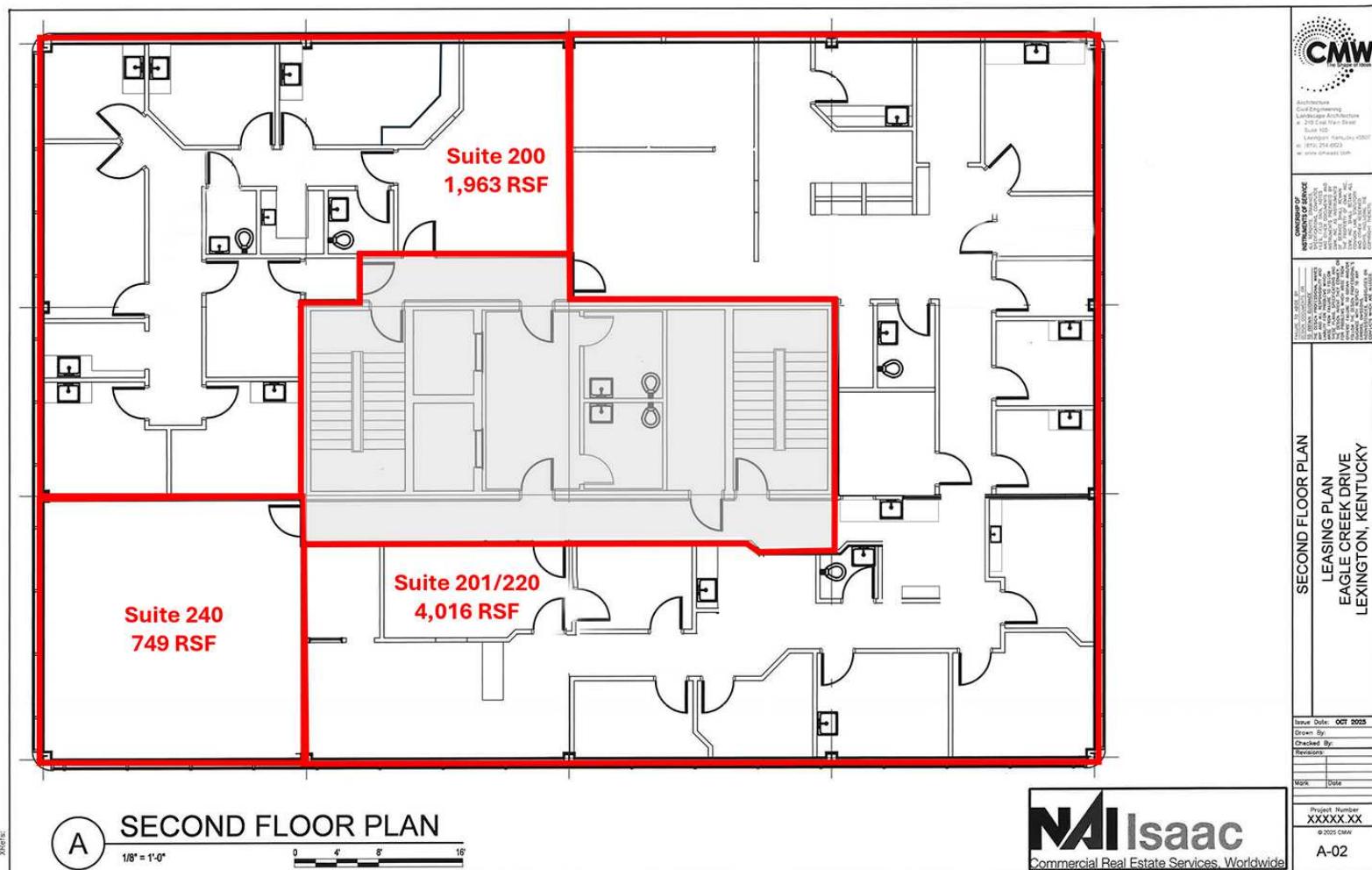
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For Lease  
749 - 6,728 RSF  
2nd Floor



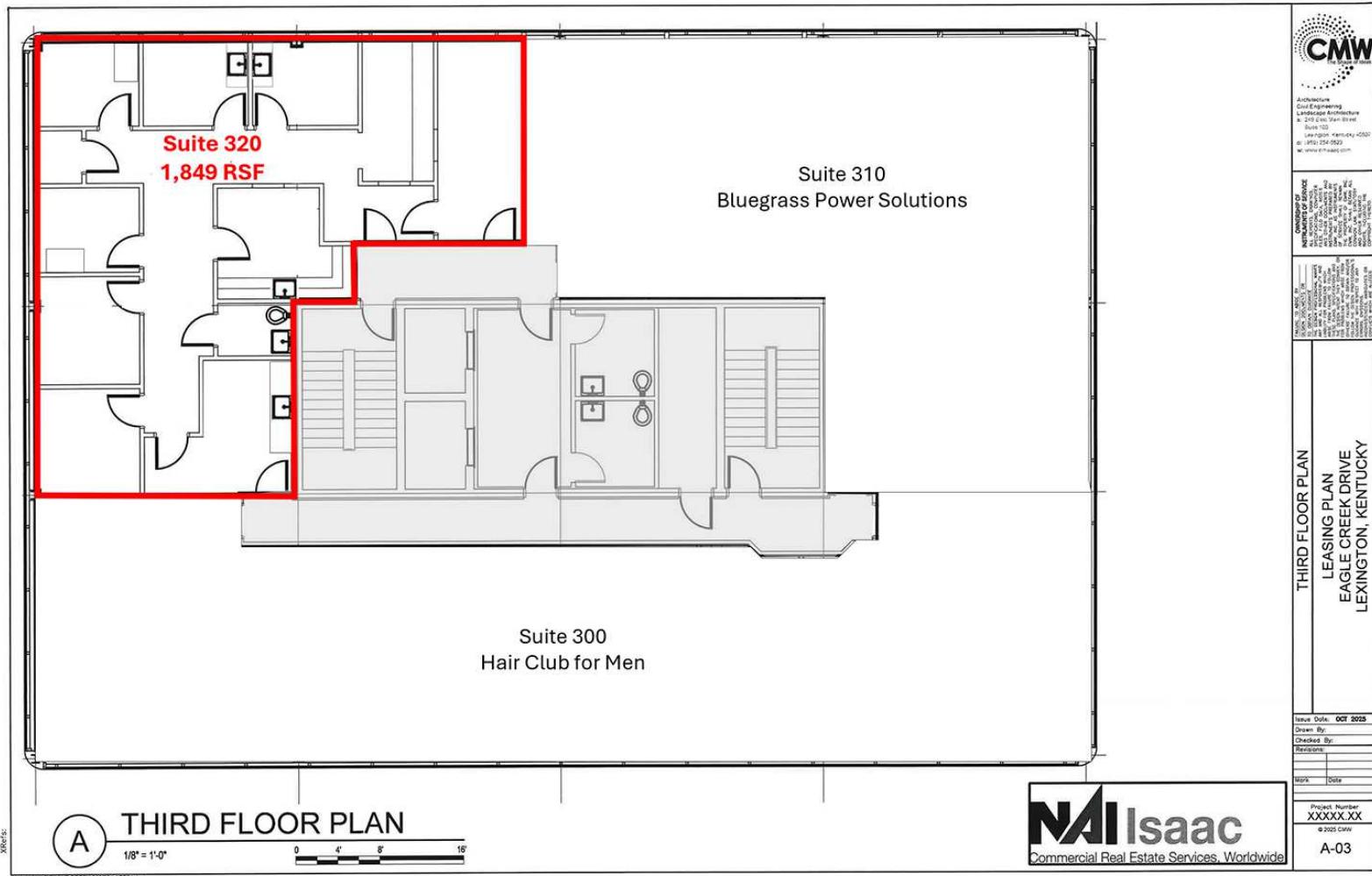
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For Lease  
1,849 RSF  
3rd Floor



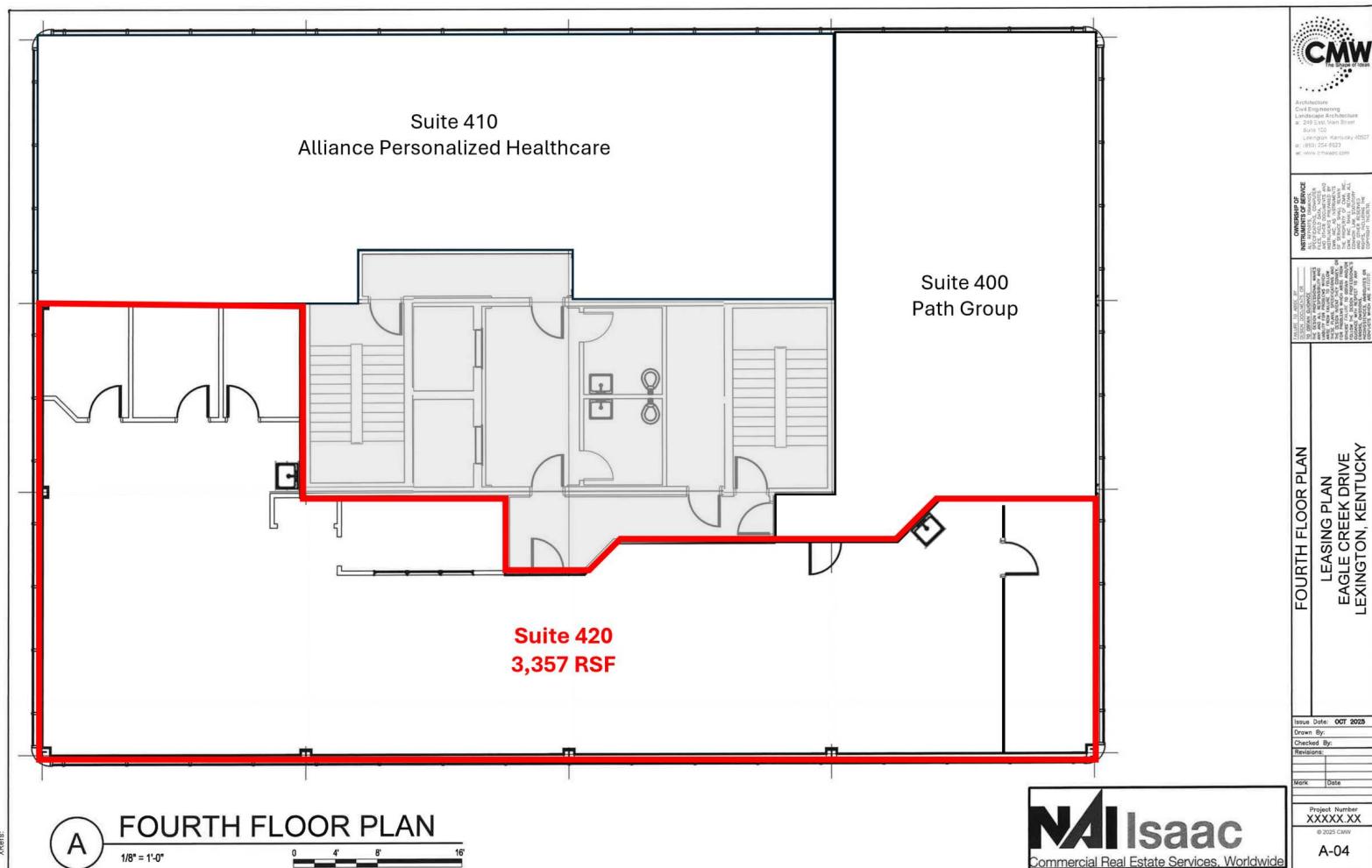
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For Lease  
3,357 RSF  
4th Floor



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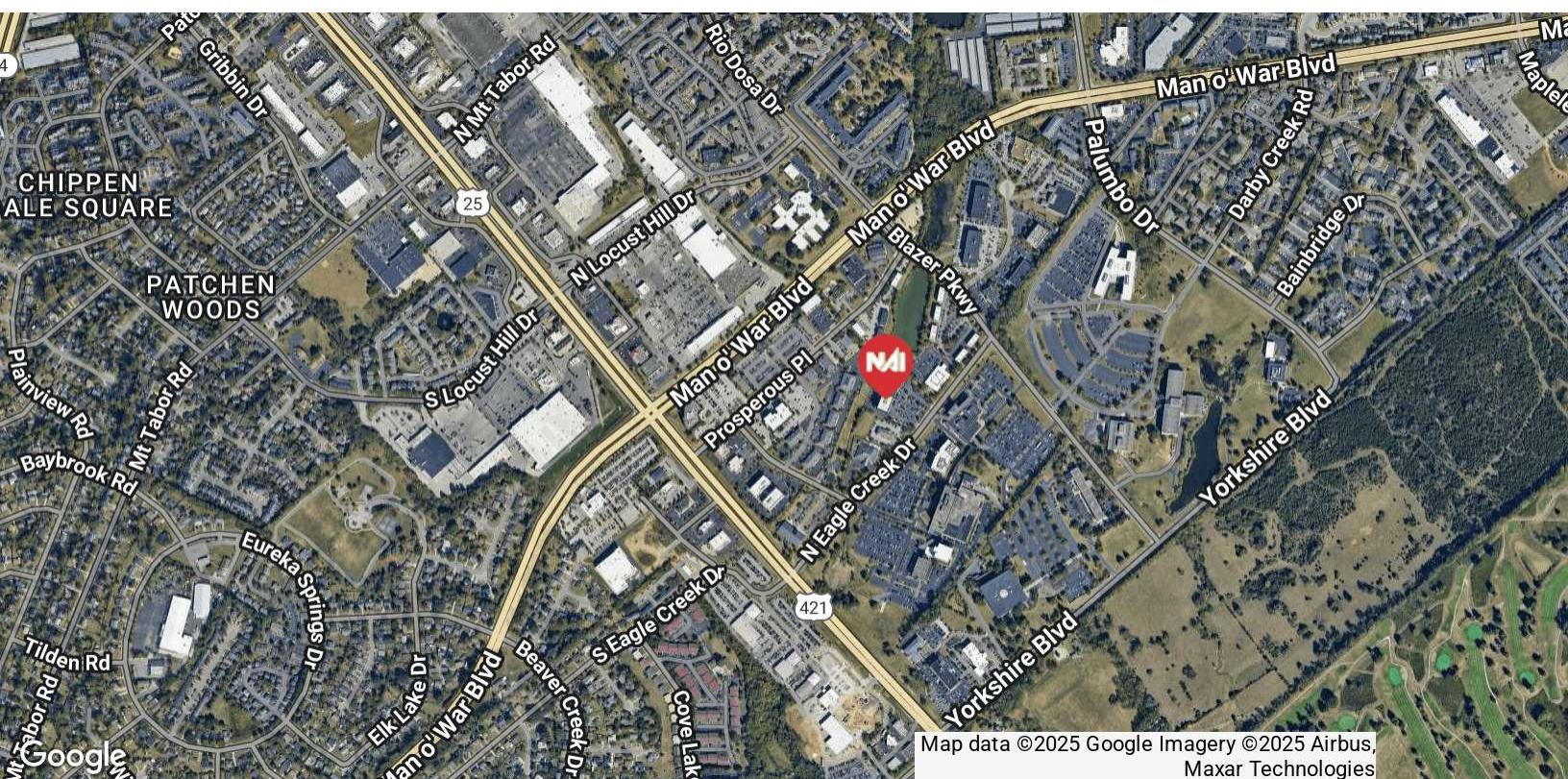
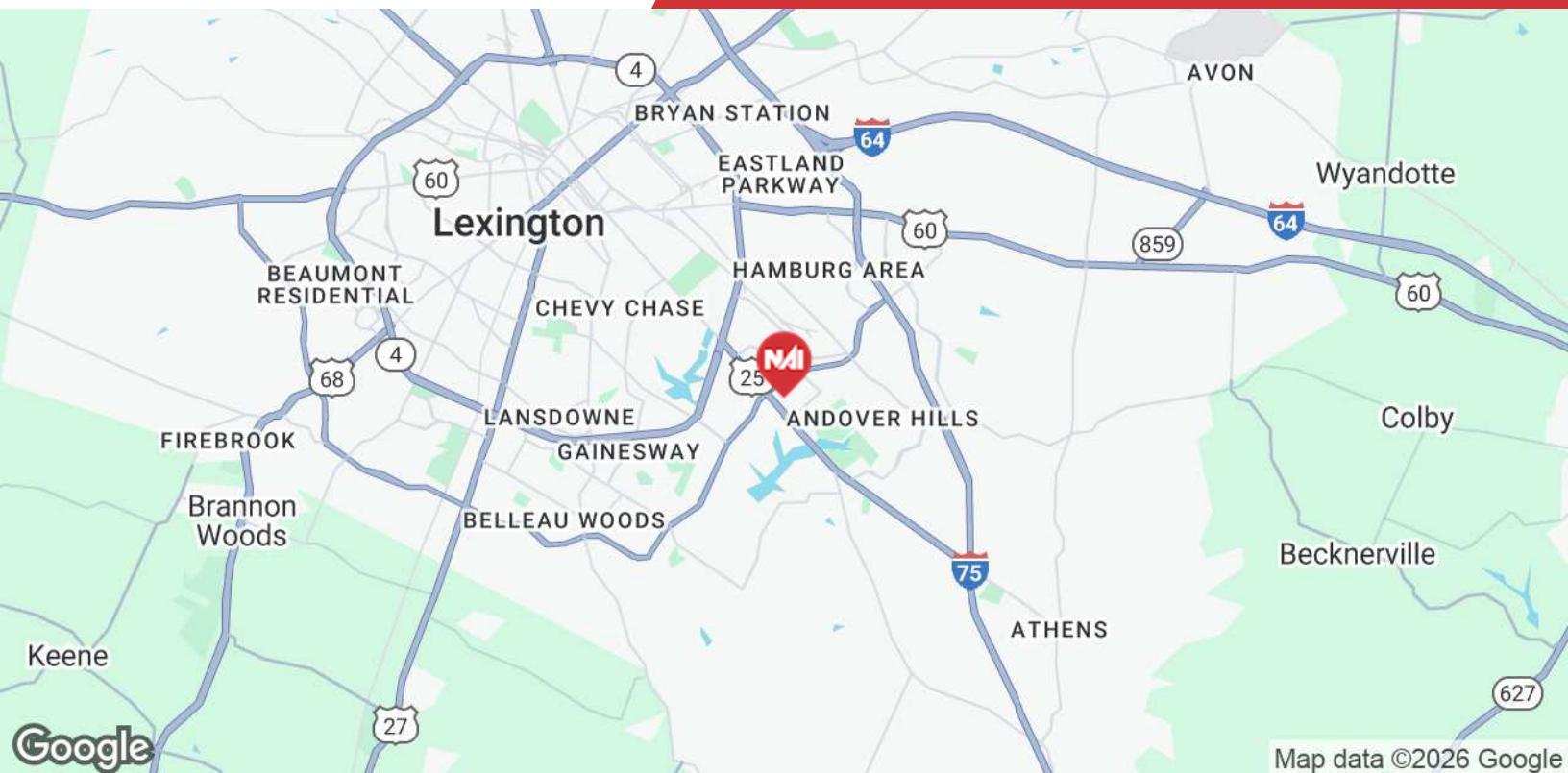


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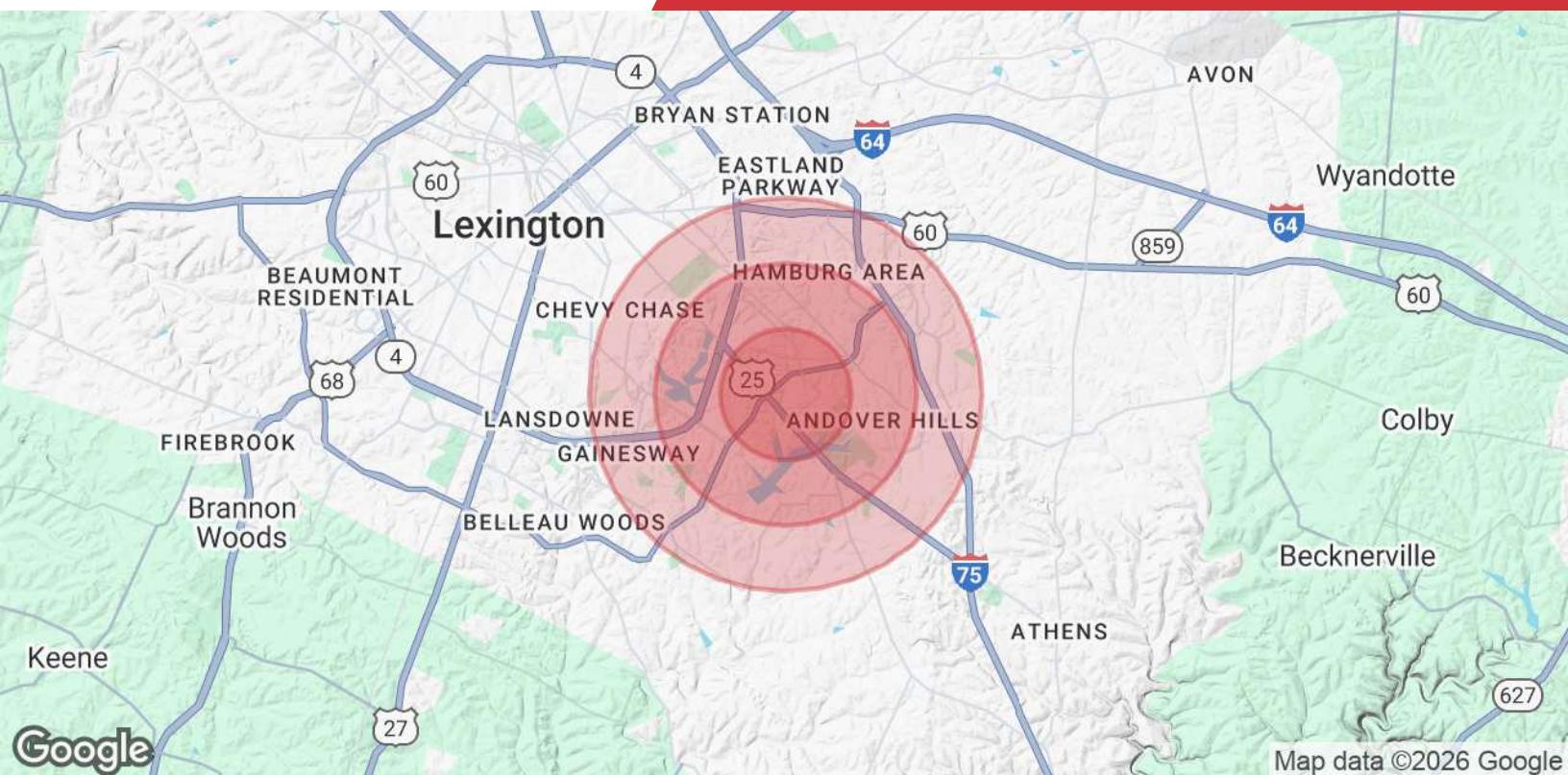
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#### Population

	1 Mile	2 Miles	3 Miles
Total Population	13,216	43,639	87,930
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	39	40	40

#### Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	6,269	19,206	37,817
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$70,604	\$94,283	\$102,614
Average House Value	\$250,259	\$321,275	\$347,869

Demographics data derived from AlphaMap