

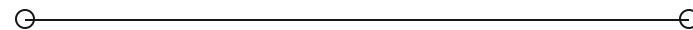


LEASE

**9,664 SF Contiguous Space
Available in Coldstream
Research Campus**

1648 MCGRATHIANA PARKWAY - SUITE 225

Lexington, KY 40511



PRESENTED BY:

JOHN BUNCH, SIOR
Senior Advisor
C: 859.433.8911
john.bunch@svn.com

GABE MEASNER
Associate Advisor
C: 859.630.7106
gabe.measner@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/yr (Full Service)
AVAILABLE SF:	9,664 SF
DATE AVAILABLE:	07/01/2024
LOT SIZE:	9.69 Acres
YEAR BUILT:	2007
ZONING:	P-2

PROPERTY HIGHLIGHTS

- Class "A" Office Building
- Close access to both I-75 and I-64
- Located in the University of Kentucky Coldstream Research Campus
- Redundant power - building is powered from two different electrical substations
- High end common area finishes
- Breathtaking views of the surrounding horse farms
- Ample on Site Parking

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to bring to market an unparalleled opportunity to lease 9,664 square feet located at 1648 McGrathiana Parkway. This Class A office building is strategically located in the University of Kentucky Cold Stream Research Campus and sits less than 2 miles from the I-64/I-75 interchange.

The uniquely designed five story office building is hard to miss and rarely has vacant and available space. Upon entering the building you're greeted by an expansive common area beaming with natural light from the floor to ceiling glass and contemporary finishes.

The available second floor suite was thoughtfully crafted to include a variety of spaces including private offices, breakout rooms, training areas, and fully equipped break room and kitchenette. Central to the suite's design are multiple conference rooms featuring large windows and varying in size allowing for both intimate discussions and larger gathering.

Located in a prime commercial area, this office suite promises convenience and accessibility, with excellent transport links and a host of nearby amenities including dining, banking, and retail options.

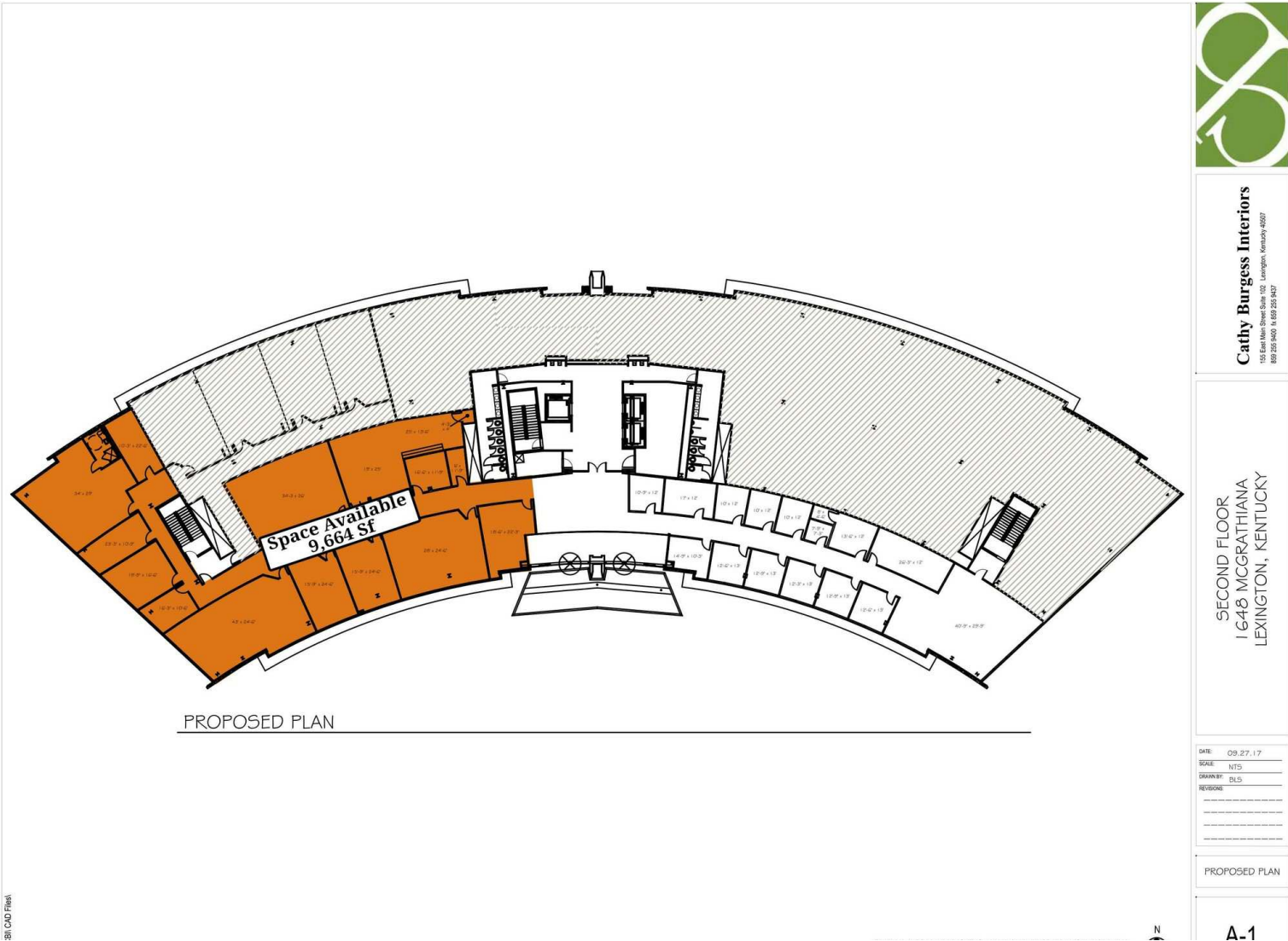
For further information or to schedule a private tour of the space please reach out to John Bunch at 859-433-8911 (john.bunch@svn.com) or Gabe Measner at 859 630-7106 (gabe.measner@svn.com)

LOCATION DESCRIPTION

1648 McGrathiana Parkway is located in the University of Kentucky Coldstream Research Campus which is owned and operated by the University of Kentucky. Situated on 735 acres, the Coldstream Campus is currently home to 14 buildings with more than 50 companies employing over 1,000 people. Coldstream is only a short distance from downtown Lexington and the UK Campus, providing easy access to the hub of business and economic development community and to the university's intellectual capital and resources. The Campus includes a hotel, multi-tenant and single use office buildings, a technology center and Coldstream Park maintained by the City of Lexington with walk/bike paths and two dog parks.

Lexington, Kentucky has been rated as one of America's premier cities by some of the most noted and revered industry standard-bearers, such as Forbes magazine, the U.S. Census Bureau, Cognetics consulting group, Dun & Bradstreet, Ladies Home Journal, and Places Rated Almanac - just to name a few. Most people think of rolling countryside with stone fences, great basketball action, horse farms, Thoroughbred racing at Keeneland, a diverse economy, and outstanding schools, colleges and universities. Our community ranks high in quality of life factors, such as health care, public safety, educational attainment, and quality family living. The area also measures high among the best places for business location, creativity, entrepreneurial growth, and career relocation. Residents of competing cities view Lexington as a beautiful place, with great schools, an innovative health care system, a strong economy, and mountains of potential.

FLOOR PLAN - 2ND FLOOR



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ADDITIONAL PHOTOS



JOHN BUNCH, SIOR

Senior Advisor

C: 859.433.8911

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PROPERTY AERIAL



JOHN BUNCH, SIOR

Senior Advisor

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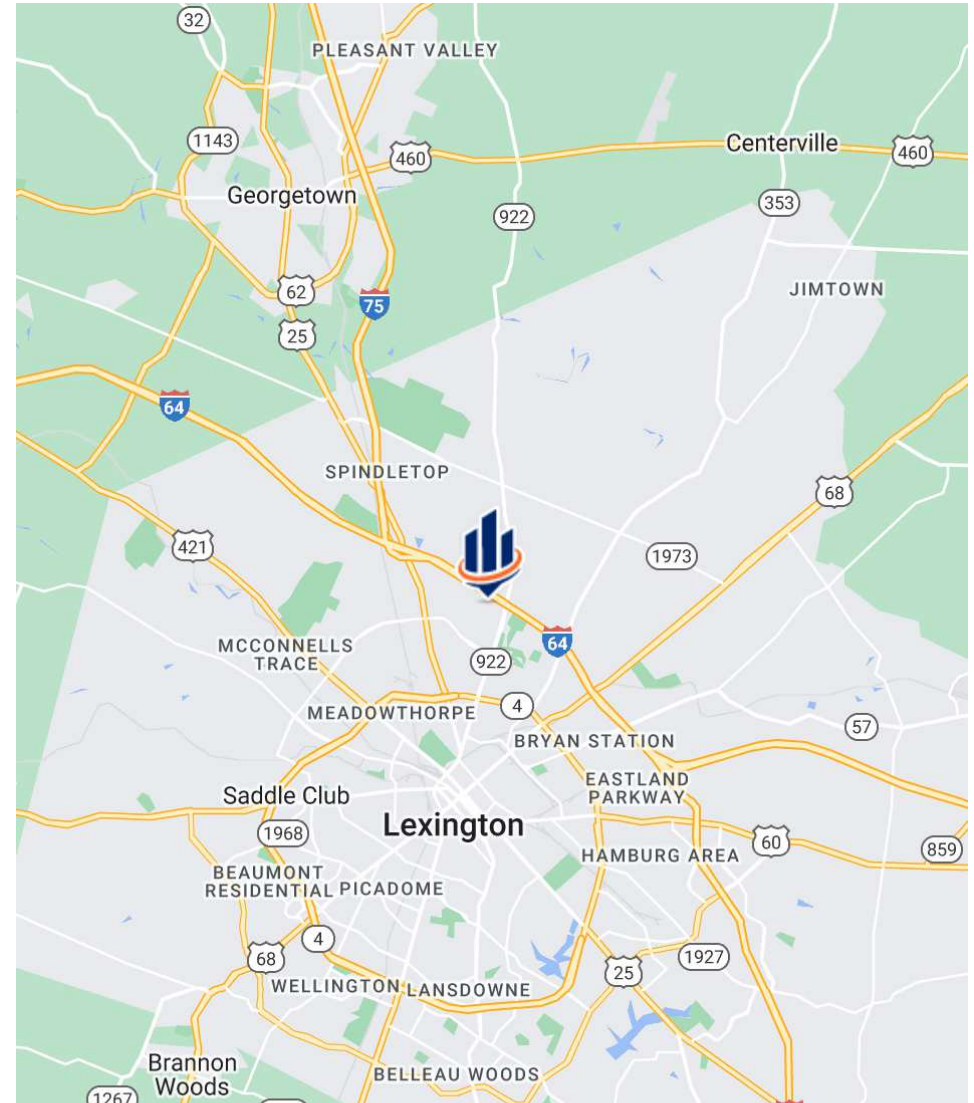
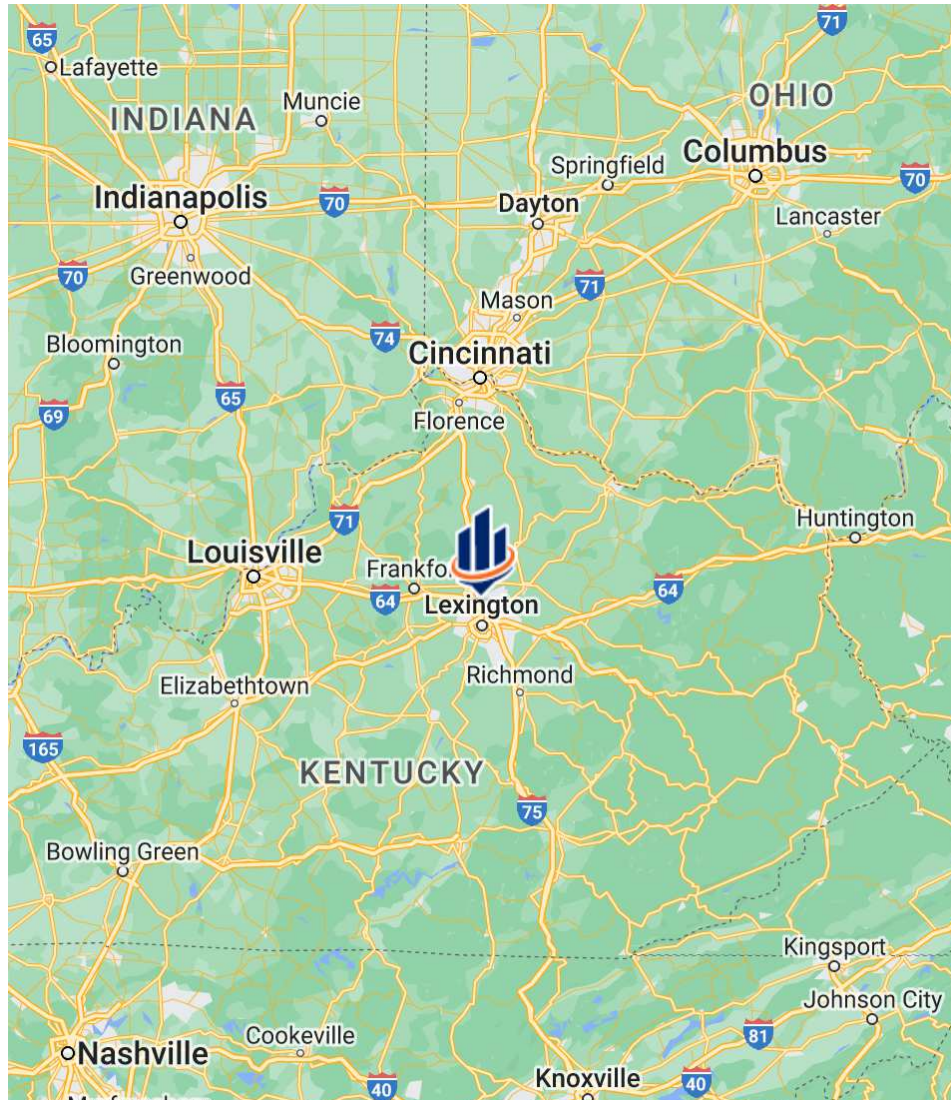
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LOCATION MAP



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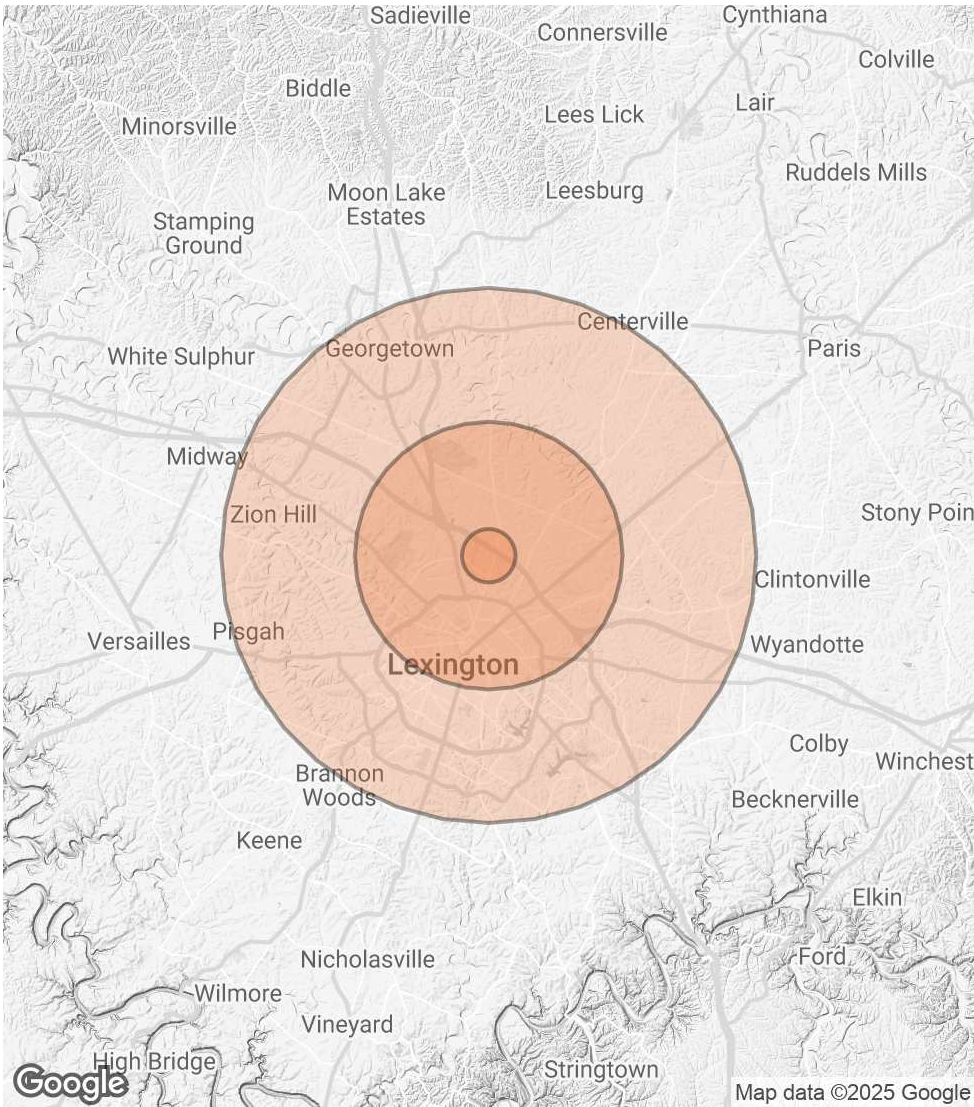
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,763	120,335	380,379
AVERAGE AGE	36.5	32.9	34.5
AVERAGE AGE (MALE)	32.9	32.2	33.6
AVERAGE AGE (FEMALE)	39.1	33.8	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,117	49,338	159,943
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$52,161	\$47,148	\$63,207
AVERAGE HOUSE VALUE	\$467,681	\$170,305	\$218,554

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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