



Keithshire Place Office Suites

3330 Partner Place & 570 Delzan Place
Lexington, Kentucky 40503

Property Highlights

- +/-104,974 SF retail/office center
- +/-1,297 - 5,957 SF available for lease
- Heavily populated trade area with +/-200,000 population within a 5 mile radius
- Keithshire Way is the southern boundary road connecting Reynolds Road to Clays Mill Road and carries traffic to Meijer, Target and Lexington's regional mall, Fayette Mall
- Keithshire Place also has convenient access to the Blue Grass Airport, downtown Lexington, upscale residential communities, office, hotel accommodations, financial institutions and other amenities
- Rental Rates: \$9.50- \$15.00 PSF
- NNN's estimated to be \$2.60 PSF

Spaces	Rate	Size	Type
Suite 12/13	\$10.00 SF/yr	1,680 - 3,552 SF	NNN
Suite 26	\$2,851 per month	3,583 - 5,957 SF	MG
Suite 27	\$1,889 per month	2,374 - 5,957 SF	MG
Suite 31	\$1,495 per month	1,879 - 4,519 SF	MG
Suite 32	\$1,032 per month	1,297 - 4,519 SF	MG
Suite 33	\$1,069 per month	1,343 - 4,519 SF	MG
Suite 35	\$1,495 per month	1,613 SF	MG

For More Information

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For illustration purposes only

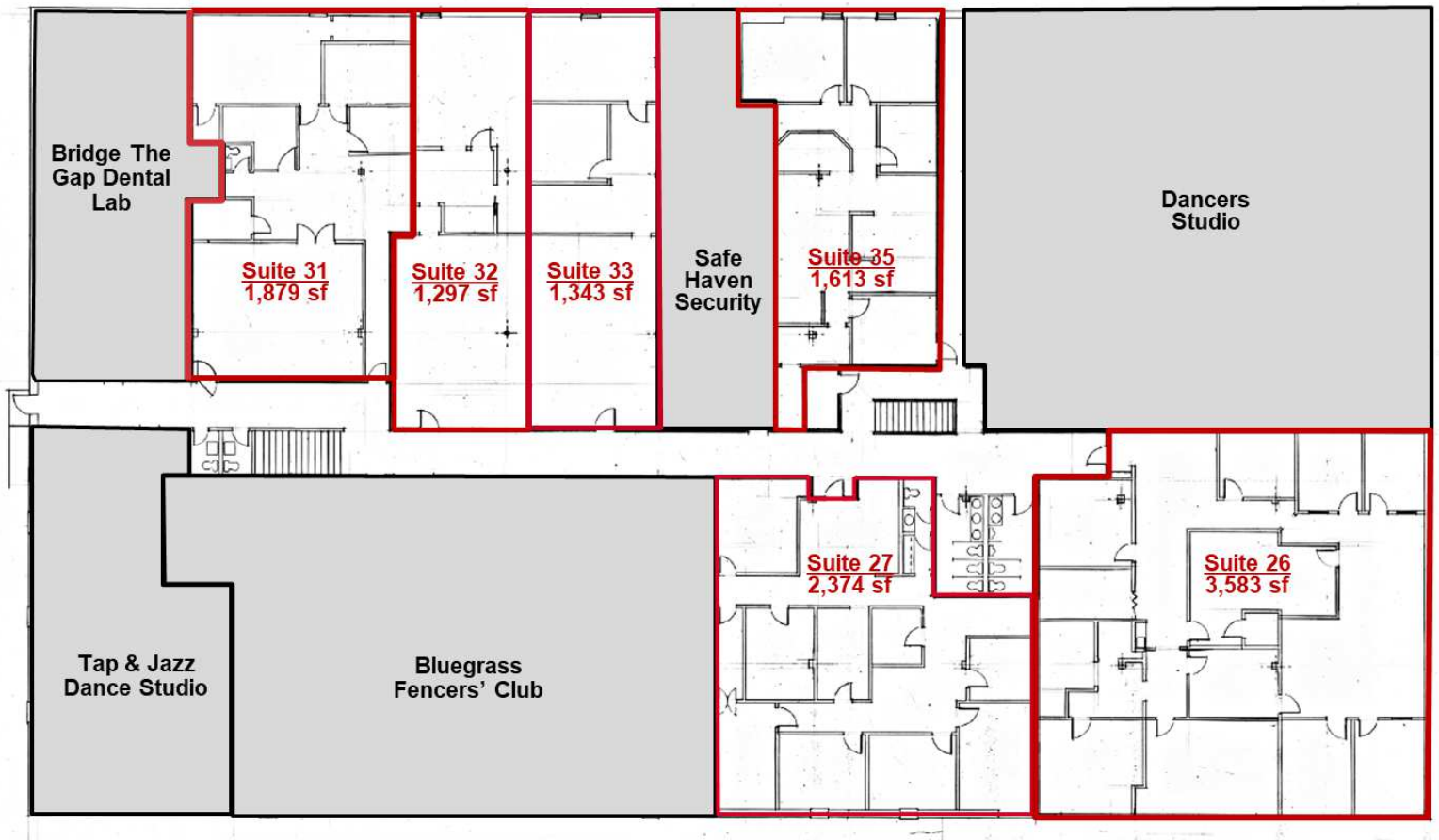
Lease Information

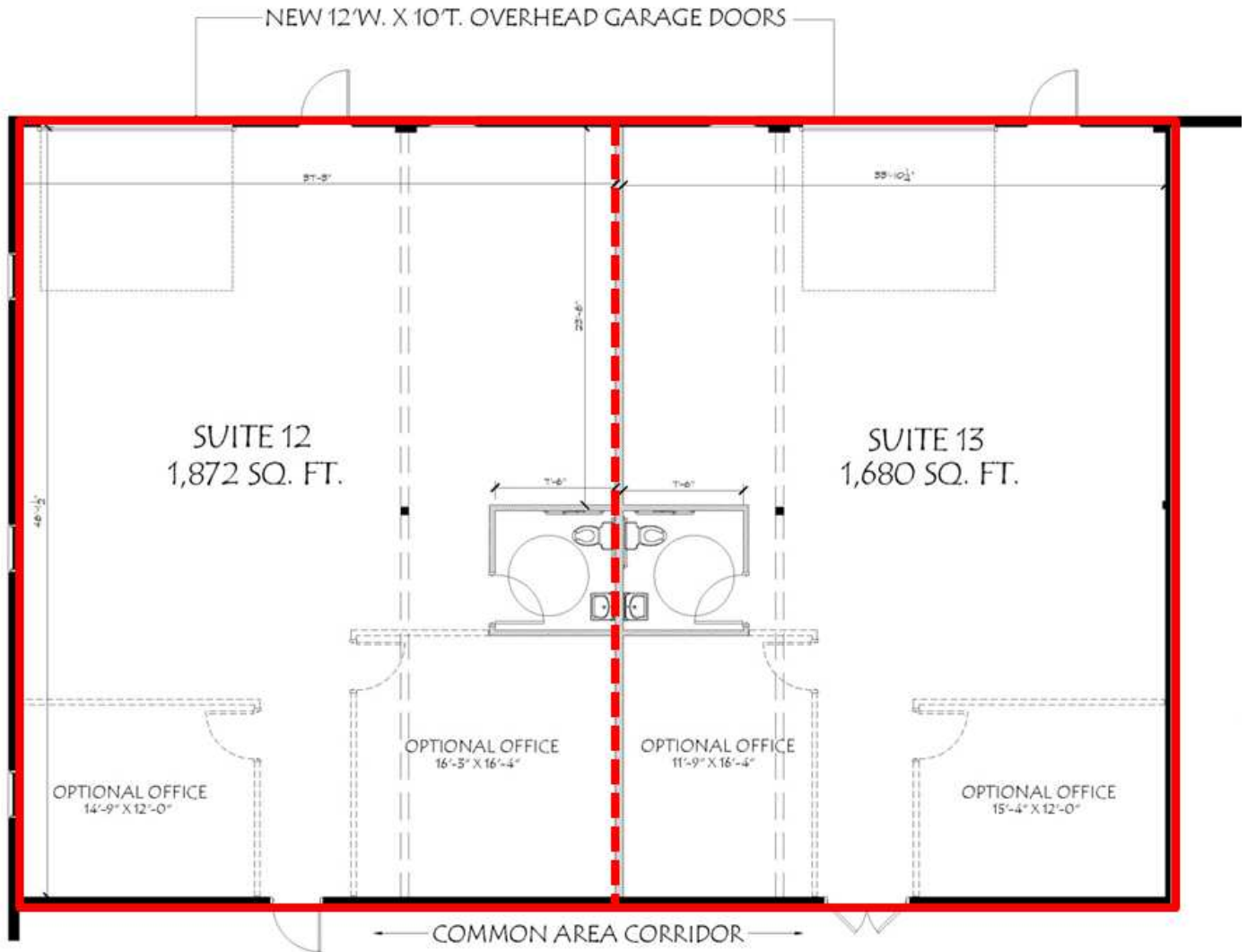
Lease Type:	NNN; MG	NNN:	\$2.60 PSF
Total Space:	1,297 - 5,957 SF	Lease Rate:	\$1,032.20 - \$2,960.00 per month

Available Spaces

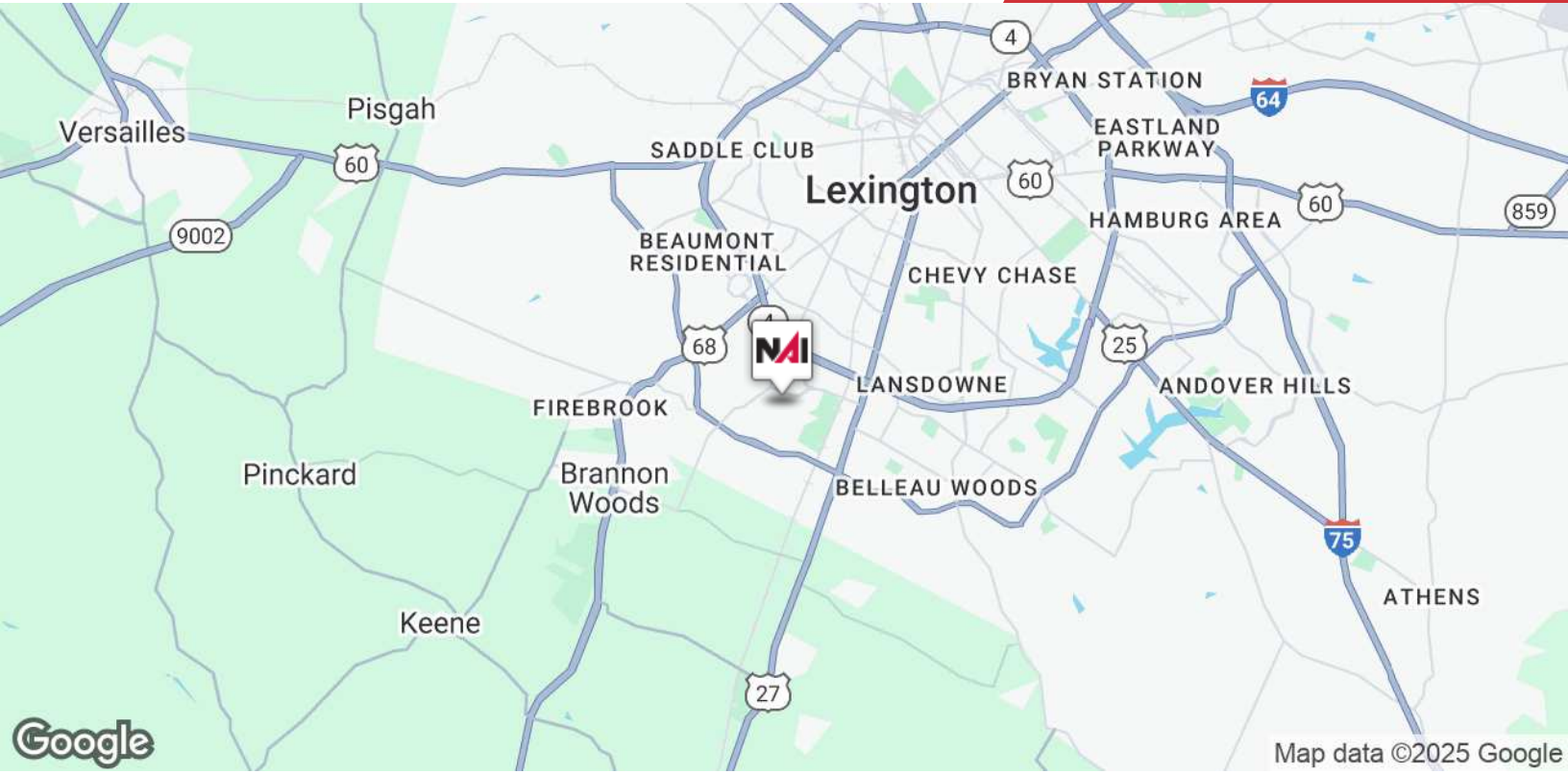
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 12/13	1,680 - 3,552 SF	NNN	\$10.00 SF/yr	2 - overhead garage doors ('12x10'); can be divided
Suite 26	3,583 - 5,957 SF	Modified Gross	\$2,851 per month	-
Suite 27	2,374 - 5,957 SF	Modified Gross	\$1,889 per month	-
Suite 31	1,879 - 4,519 SF	Modified Gross	\$1,495 per month	Can be combined with Suites 32 & 33
Suite 32	1,297 - 4,519 SF	Modified Gross	\$1,032 per month	Can be combined with Suites 31 & 33
Suite 33	1,343 - 4,519 SF	Modified Gross	\$1,069 per month	Can be combined with Suites 31 & 32
Suite 35	1,613 SF	Modified Gross	\$1,495 per month	Available 4/1/25

2nd Floor Office Suites



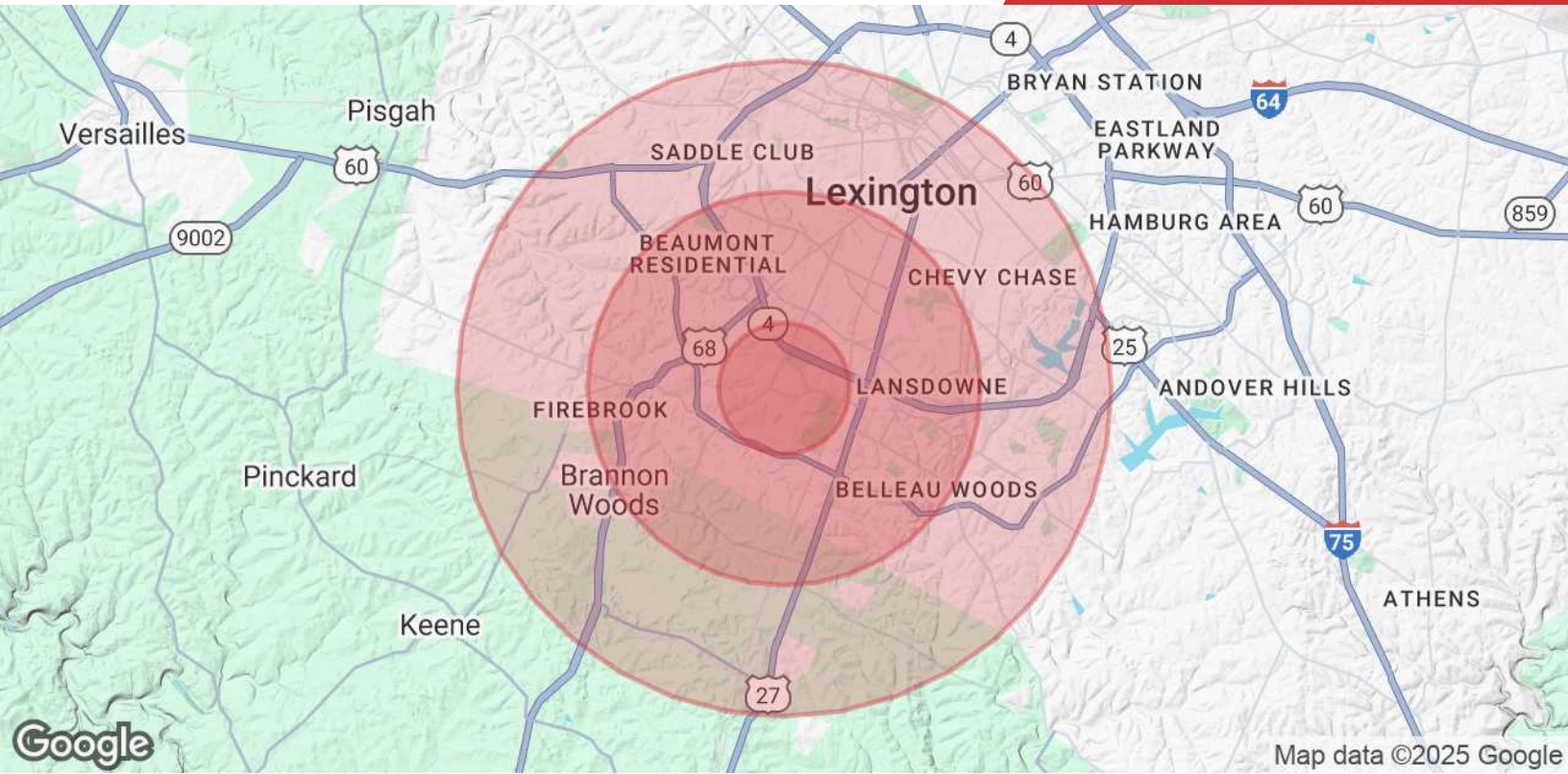


PROPOSED FLOOR PLAN



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Population	1 Mile	3 Miles	5 Miles
Total Population	9,103	92,761	198,998
Average Age	42.3	39.6	38.7
Average Age (Male)	39.3	37.8	36.8
Average Age (Female)	44.7	41.1	40.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,681	40,237	84,520
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$109,094	\$104,188	\$96,530
Average House Value	\$234,475	\$215,037	\$247,822

* Demographic data derived from 2024 STDB