

MEDICAL OFFICE SUITES FOR LEASE

EAGLE CREEK MEDICAL PLAZA

120 N EAGLE CREEK DRIVE, LEXINGTON, KY 40509



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WHITE OAK
COMMERCIAL REAL ESTATE

120 N Eagle Creek Drive, Lexington, KY 40509

For Lease



PROPERTY DESCRIPTION

The 6-story Eagle Creek Medical Plaza is located on the campus of CHI Saint Joseph East. At the intersection of Man O' War Boulevard and Route 25, with easy access to New Circle Road and I-75, the building features abundant parking and a covered patient drop-off.

Diverse tenant base offers robust referral opportunities within the building and on campus. Generous Tenant Improvement allowance with flexible terms available.

PROPERTY HIGHLIGHTS

- Direct hospital access via underground walkway
- Free parking for physicians, employees and visitors
- Covered pick-up/drop-off area
- Close proximity to notable retail and restaurants

OFFERING SUMMARY

Lease Rate:	\$22.50 SF/yr (MG)
Number of Units Available:	5
Available SF:	1,837 - 5,251 SF
Building Size:	50,470 SF

AVAILABLE SPACES

SIZE

Suite 104	1,837 SF
Suite 211	3,414 SF
Suite 231	1,837 SF
Suite 321	3,278 SF
Suite 460	2,780 SF

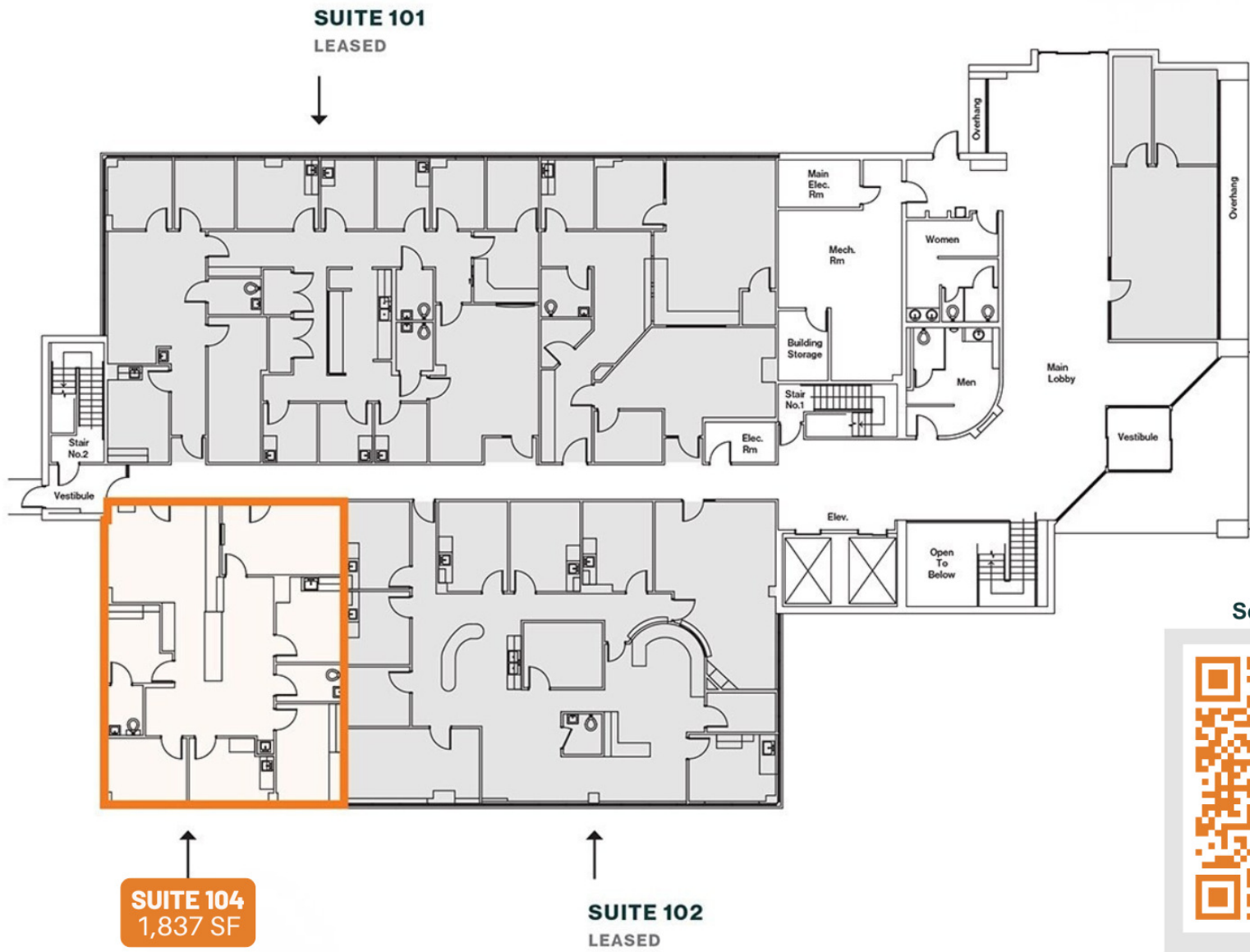
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First Floor: Suite 104

For Lease



Scan for 3-D Tour



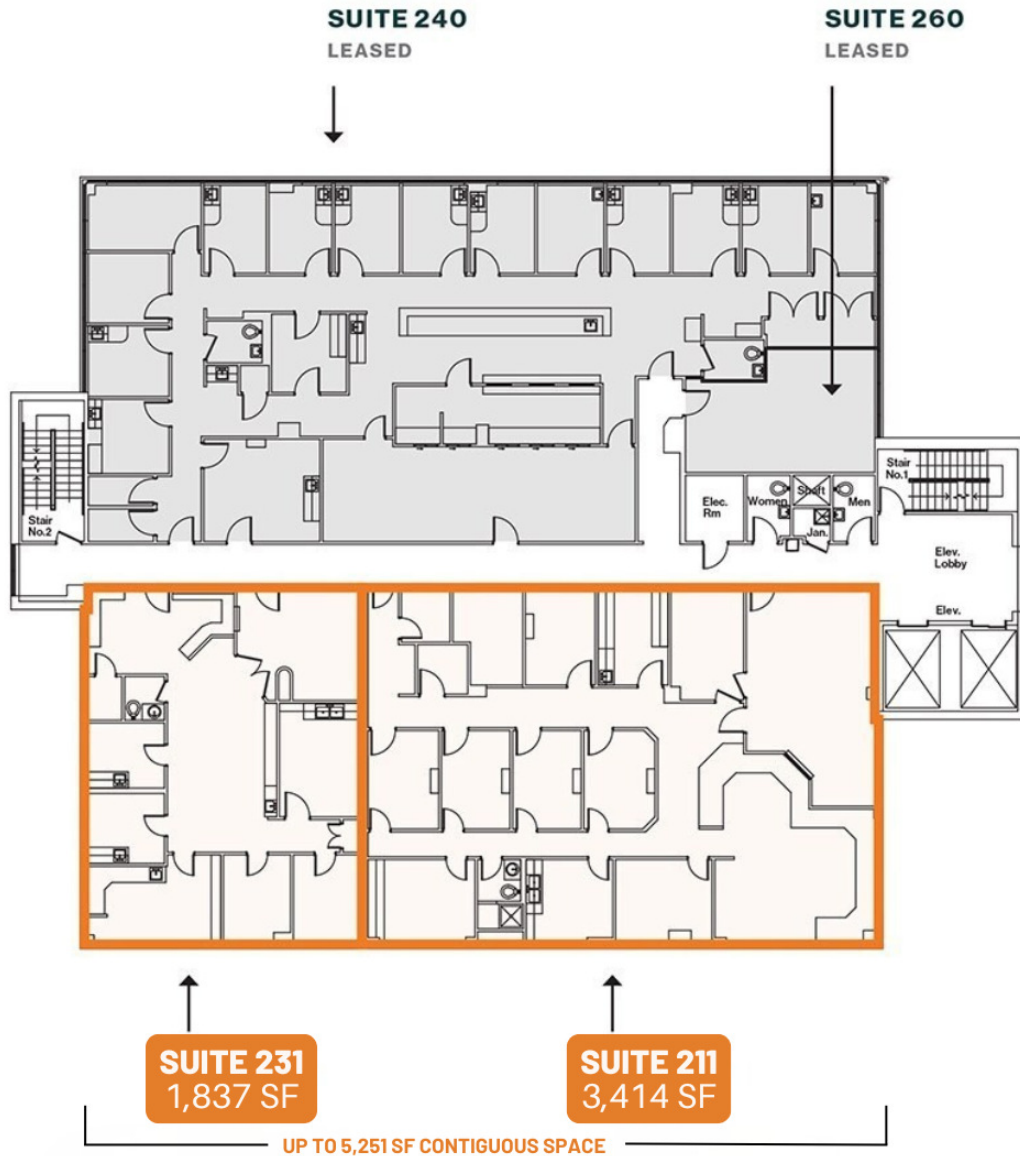
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Second Floor: Suites 211 & 231

For Lease



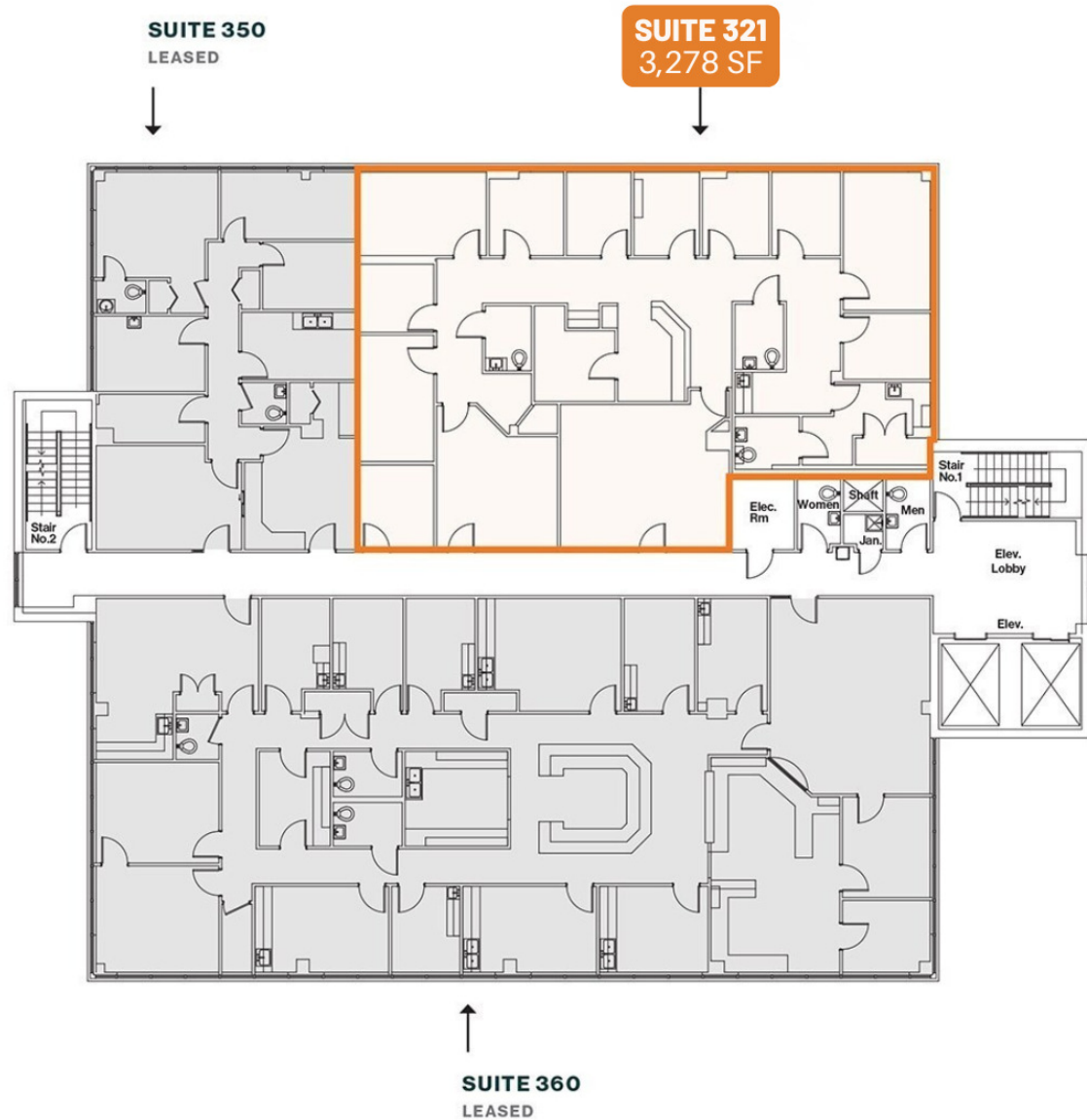
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Third Floor: Suite 321

For Lease



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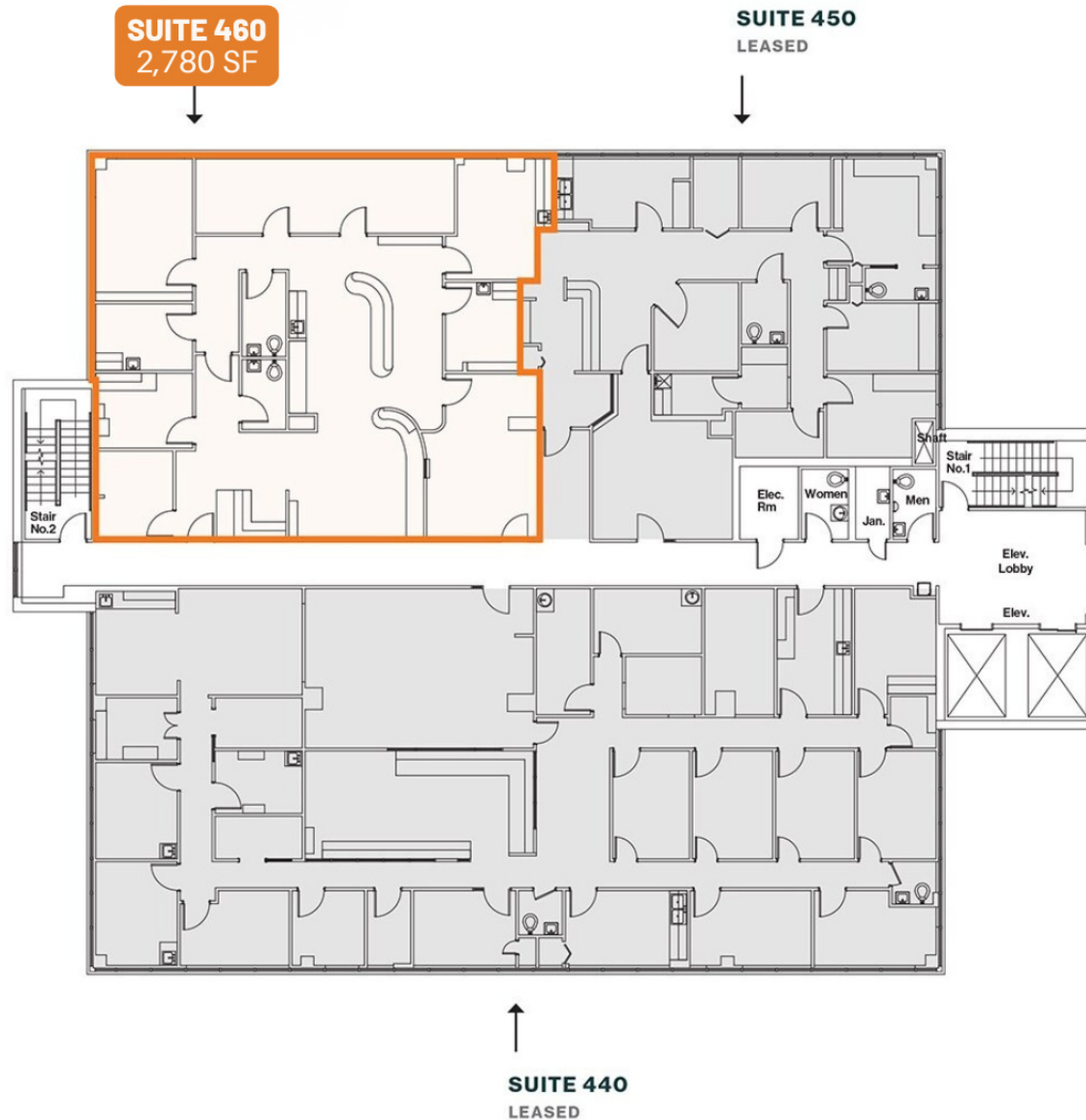
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Fourth Floor: Suite 460

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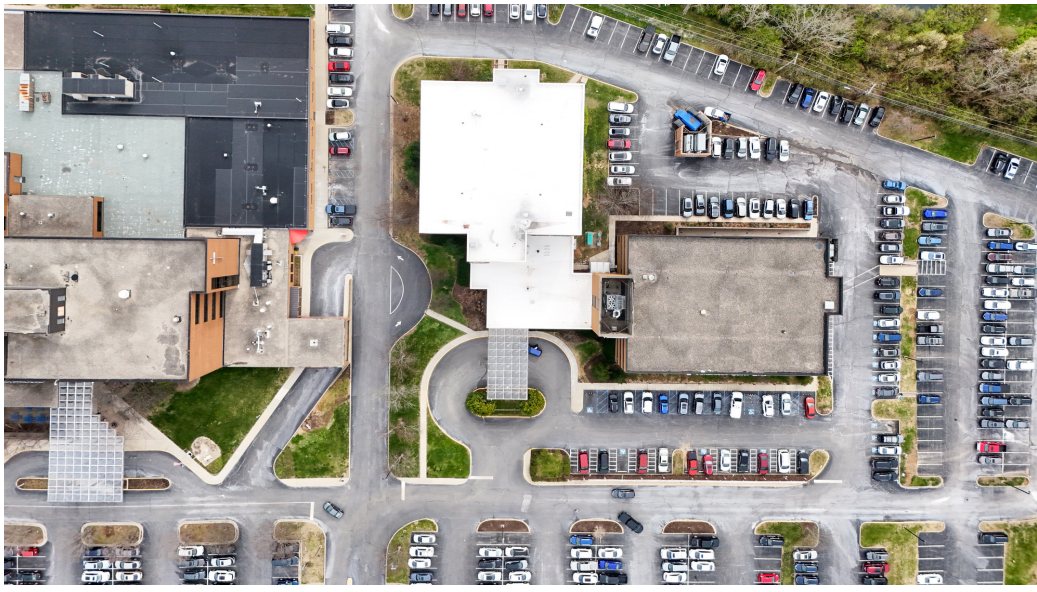
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Immediate Trade Area

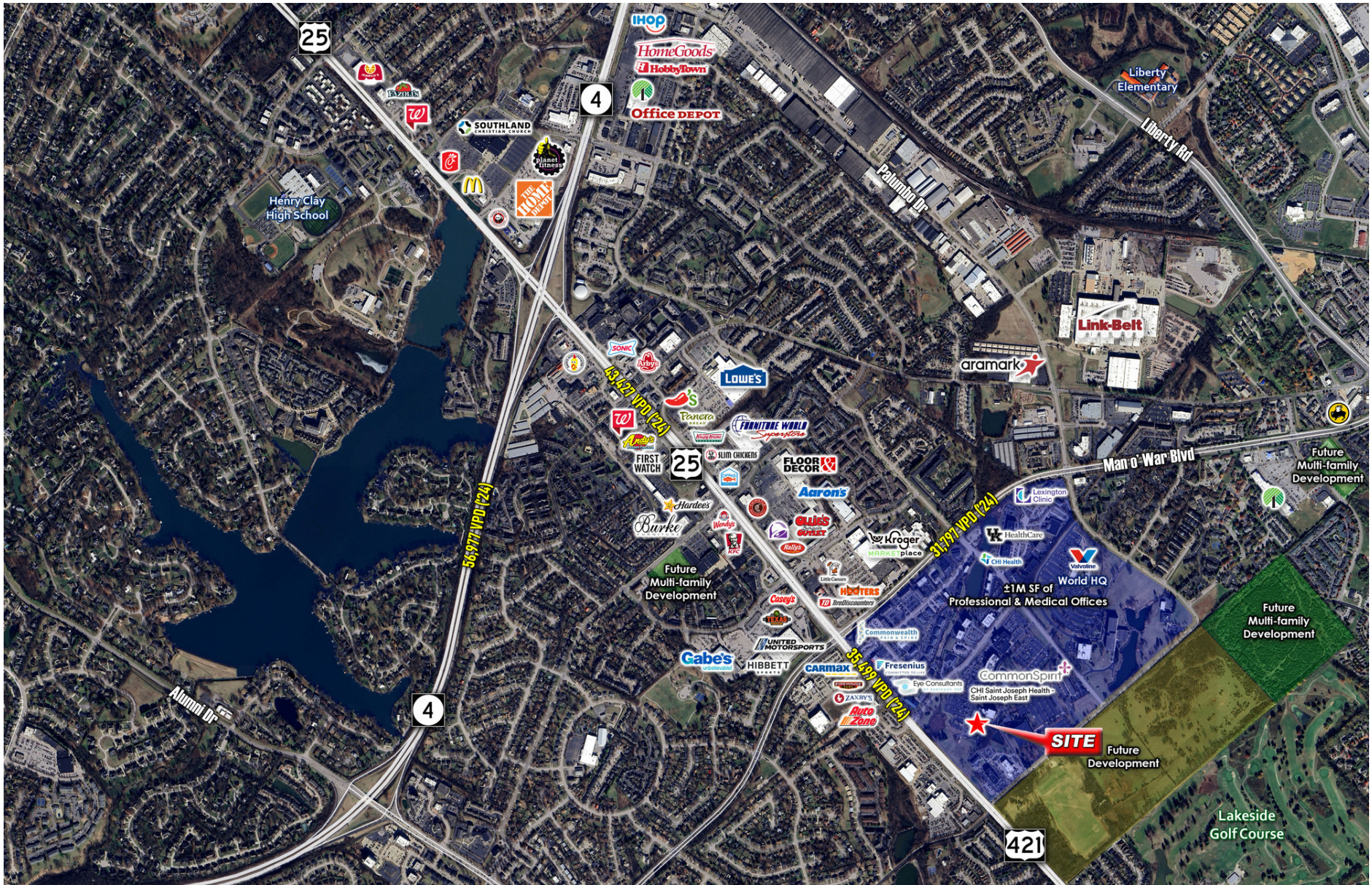
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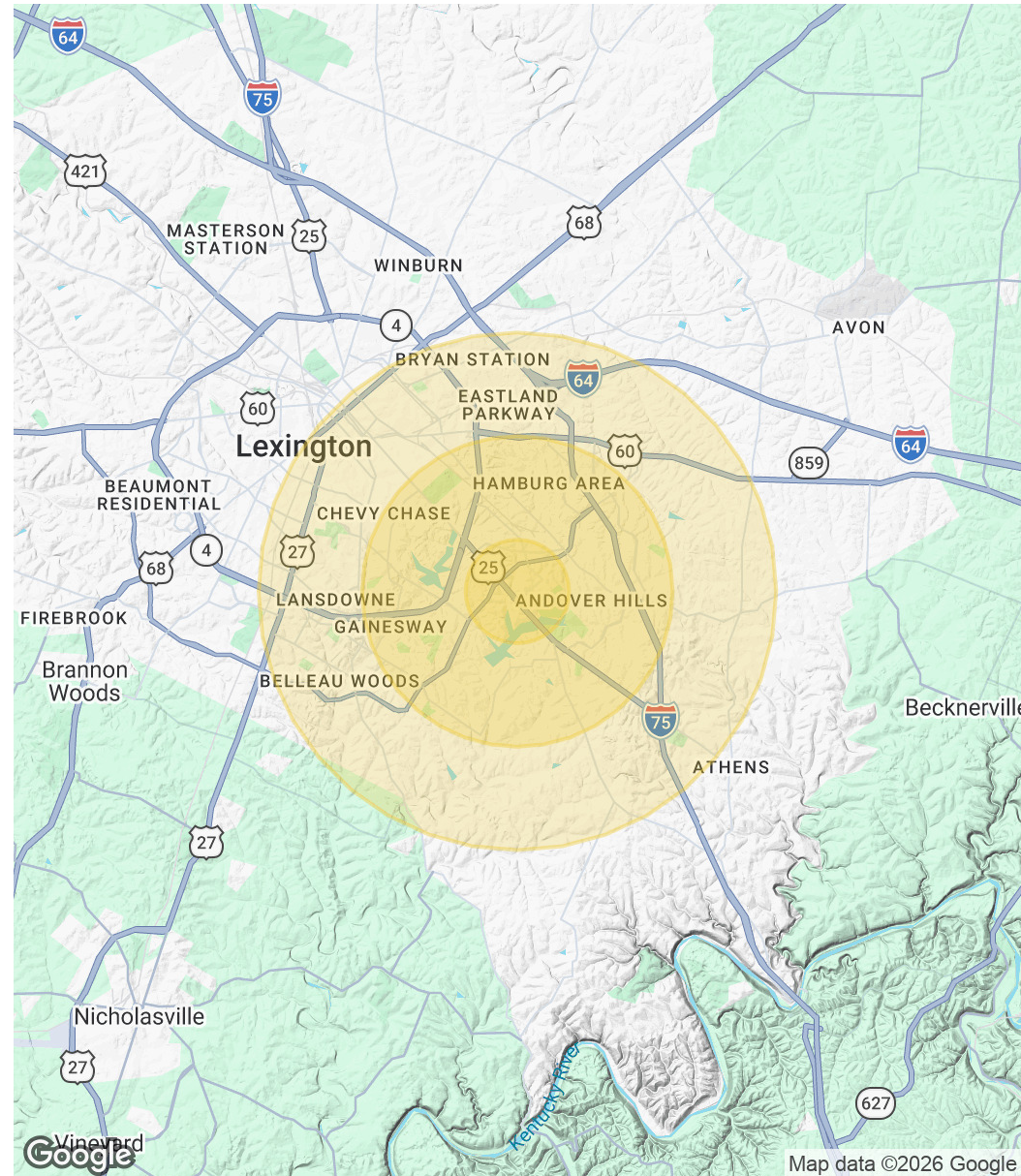
Demographics

For Lease

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,047	84,693	191,815
Average Age	33.2	37.7	36.2
Average Age (Male)	33.8	35.7	35.1
Average Age (Female)	33.3	39.4	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,624	37,525	84,188
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$77,475	\$103,882	\$96,967
Average House Value	\$263,836	\$352,155	\$334,158

2023 American Community Survey (ACS)



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