



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 14 | \$12.00 SF/yr | 1,350 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 32 | \$1,032 per month | 1,297 - 2,640 SF | MG |
| Suite 33 | \$1,069 per month | 1,343 - 2,640 SF | MG |

For More Information

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Lease Information

| | | | |
|---------------------|------------------|--------------------|-----------------------------------|
| Lease Type: | NNN; MG | NNN: | \$2.60 PSF |
| Total Space: | 1,297 - 5,957 SF | Lease Rate: | \$1,032.20 - \$2,851.47 per month |

Available Spaces

| Suite | Size (SF) | Lease Type | Lease Rate | Description |
|----------|------------------|----------------|-------------------|---|
| Suite 14 | 1,350 SF | NNN | \$12.00 SF/yr | Available 2/1/26; Clear ceiling height: 11' with 8'x10' overhead door |
| 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 32 | 1,297 - 2,640 SF | Modified Gross | \$1,032 per month | Can be combined with Suites 33 |
| Suite 33 | 1,343 - 2,640 SF | Modified Gross | \$1,069 per month | Can be combined with Suites 32 |

2nd Floor Office Suites

