



## 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
<b>Suite 14</b>	\$12.00 SF/yr	1,350 SF	NNN
<b>Suite 26</b>	\$2,851 per month	3,583 - 5,957 SF	MG
<b>Suite 27</b>	\$1,889 per month	2,374 - 5,957 SF	MG
<b>Suite 32</b>	\$1,032 per month	1,297 - 2,640 SF	MG
<b>Suite 33</b>	\$1,069 per month	1,343 - 2,640 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 - \$2,851.47 per month

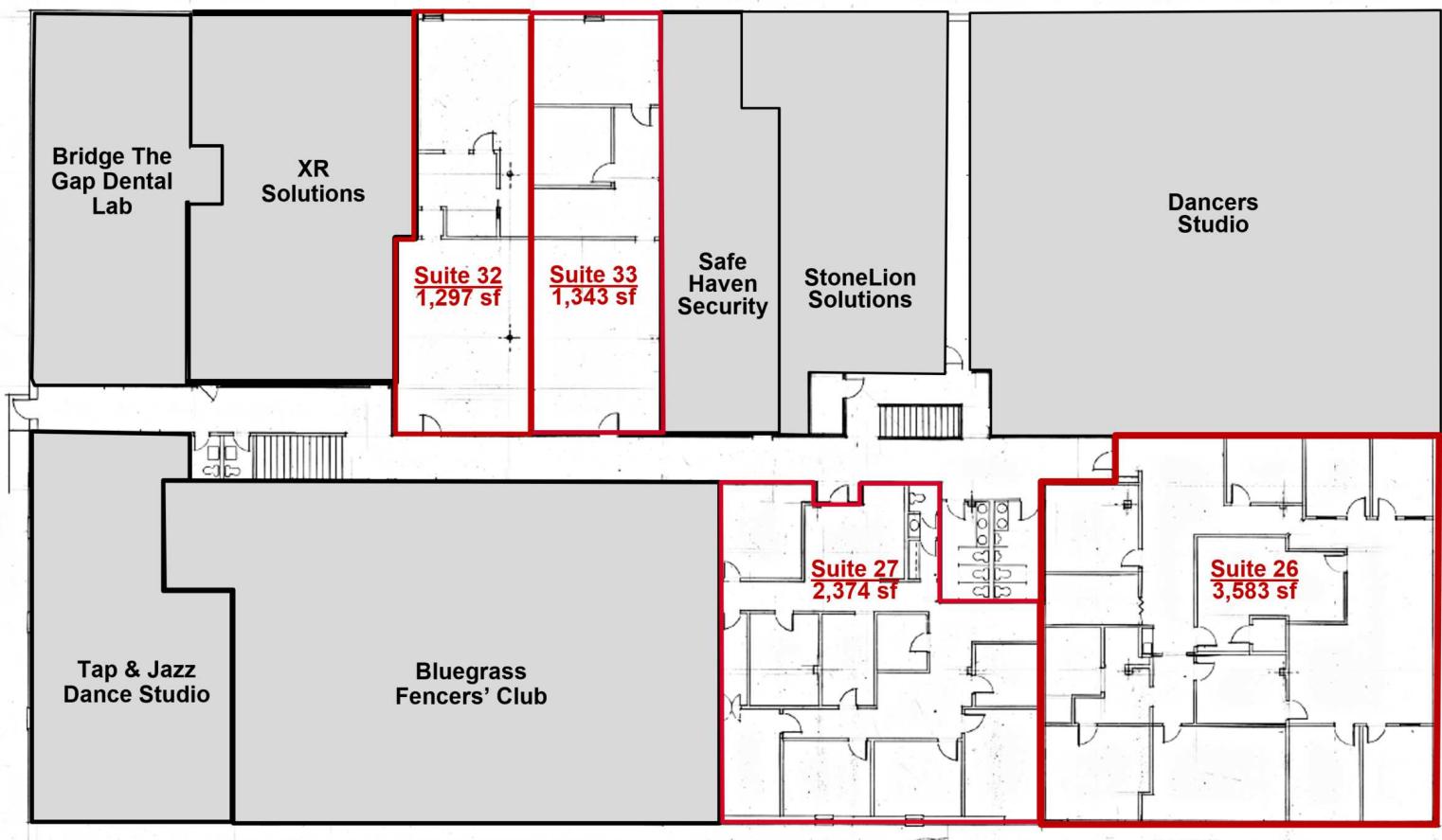
## Available Spaces

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

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**2<sup>nd</sup> Floor Office Suites**



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