

For Lease

# Executive Place



**2285 Executive Drive**  
Lexington, Fayette, Kentucky, 40505

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# Executive Summary



## Property Details

<b>Suite 110</b>	1,865 RSF
<b>2nd Floor</b>	10,000 RSF
<b>4th Floor</b>	1,036 - 2,419 RSF
<b>Building Size</b>	38,962 SF
<b>Zoning</b>	P-1, Professional Office
<b>Cross Streets</b>	Winchester Road & Executive Drive

## Location Map



## Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	1,672	26,907	66,390
Total Population:	3,696	60,838	158,329
Average HH Income:	\$91,932	\$77,046	\$78,431
Median HH Income:	\$76,134	\$53,940	\$50,928



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## Complete Highlights

### PROPERTY HIGHLIGHTS

- Suite 110: 1,865 RSF for lease
- 2nd floor: +/-10,000 RSF for sublease; Existing lease expires 2/28/26
- 4th Floor: +/-1,036 - 2,419 RSF for lease
- +/-38,367 RSF, four-story office building located in Eastern Fayette County
- Two-story atrium located at entrance greeted by polished granite/marble in the lobby
- Two passenger elevators
- Common conference room available for tenant use
- Controlled building access system
- 126 surface parking spaces
- Easy access to I-75 and I-64 interchanges and only minutes from downtown Lexington
- Adjacent to Hamburg Place regional shopping center, offering abundant options for nearby shopping, dining and entertainment
- Zoned P-1, Professional Office



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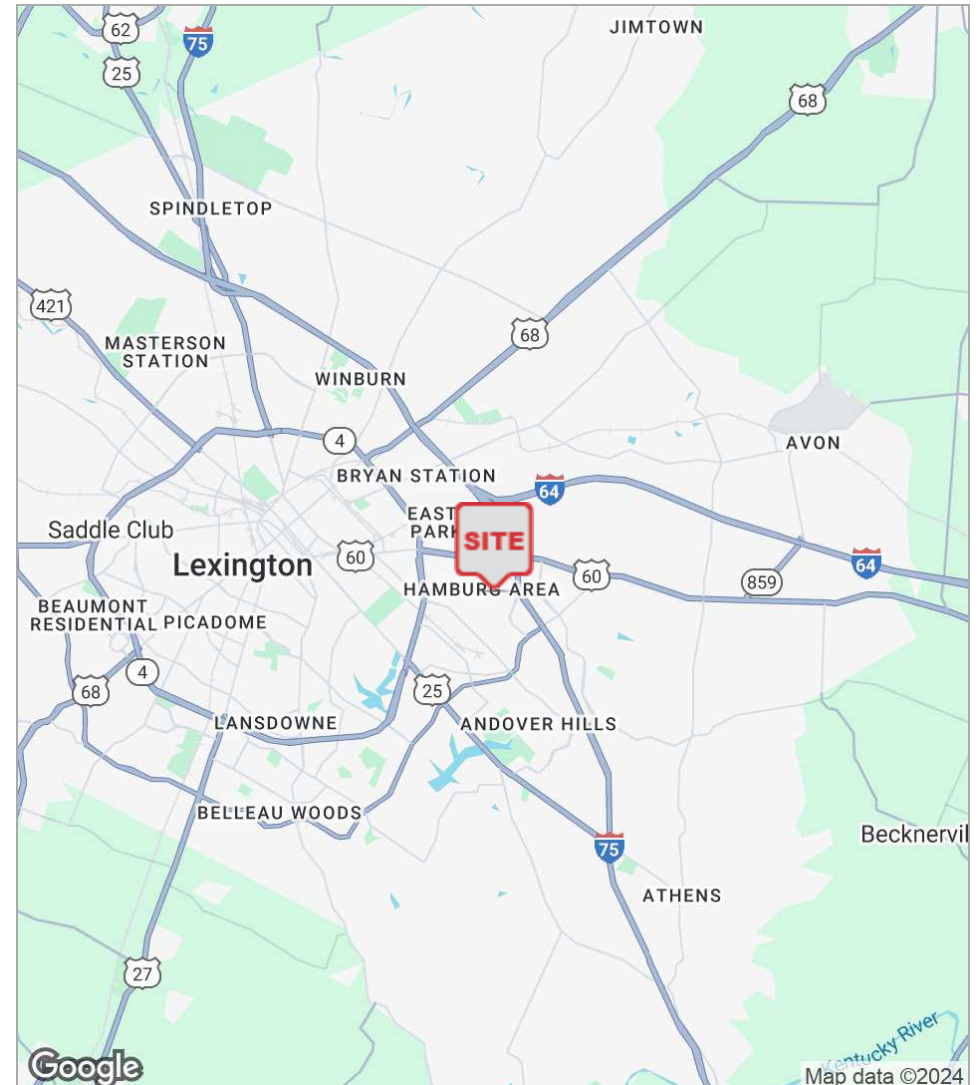
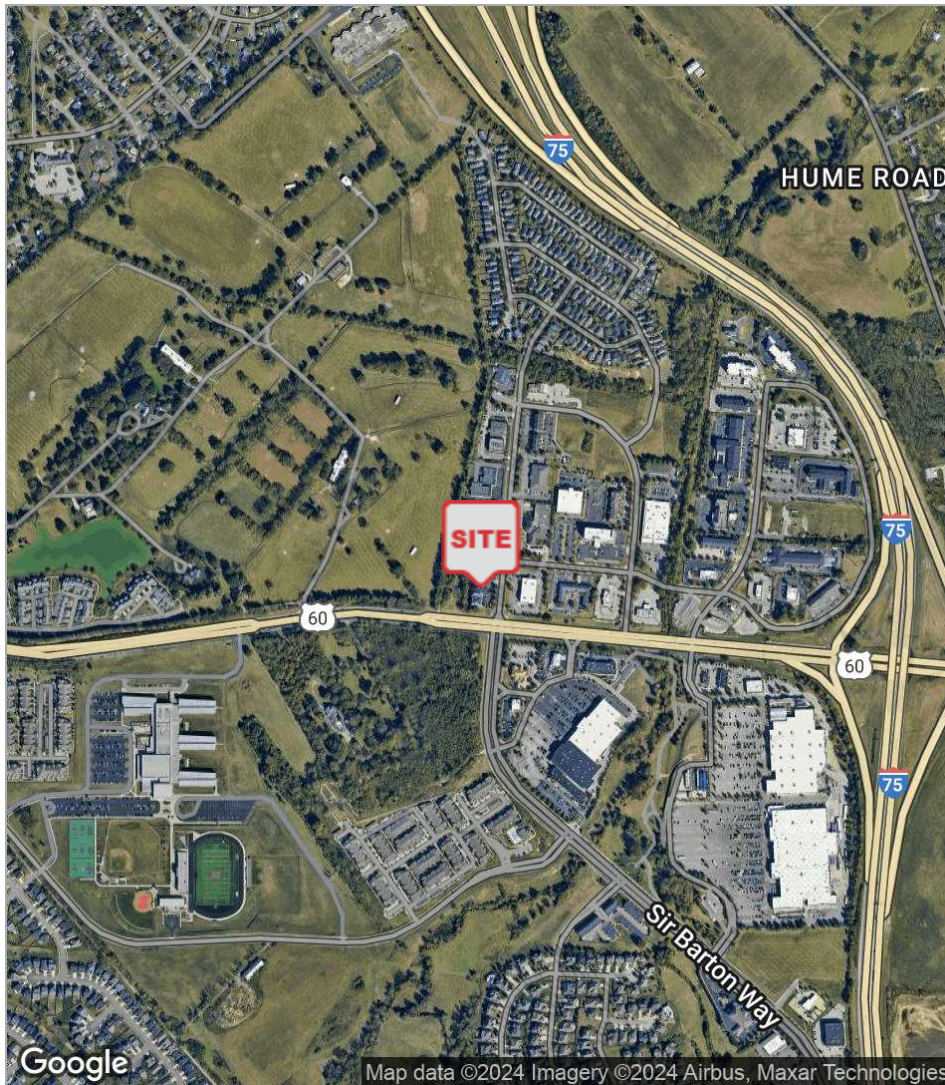


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## Location Maps



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# Retailer Map



Google

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# Retailer Map



Google

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## Available Spaces



SUITE	SIZE	LEASE RATE	LEASE TYPE
Suite 110	1,865 SF	\$3,100.00 per month	Full Service
2nd Floor	10,000 SF	\$18.25 psf	Full Service
Suite 410	1,036 - 2,419 SF	\$1,597.00 per month	Full Service
Suite 420	1,383 - 2,419 SF	\$2,132.00 per month	Full Service
Suite 440	1,335 SF	\$2,058.00 per month	Full Service



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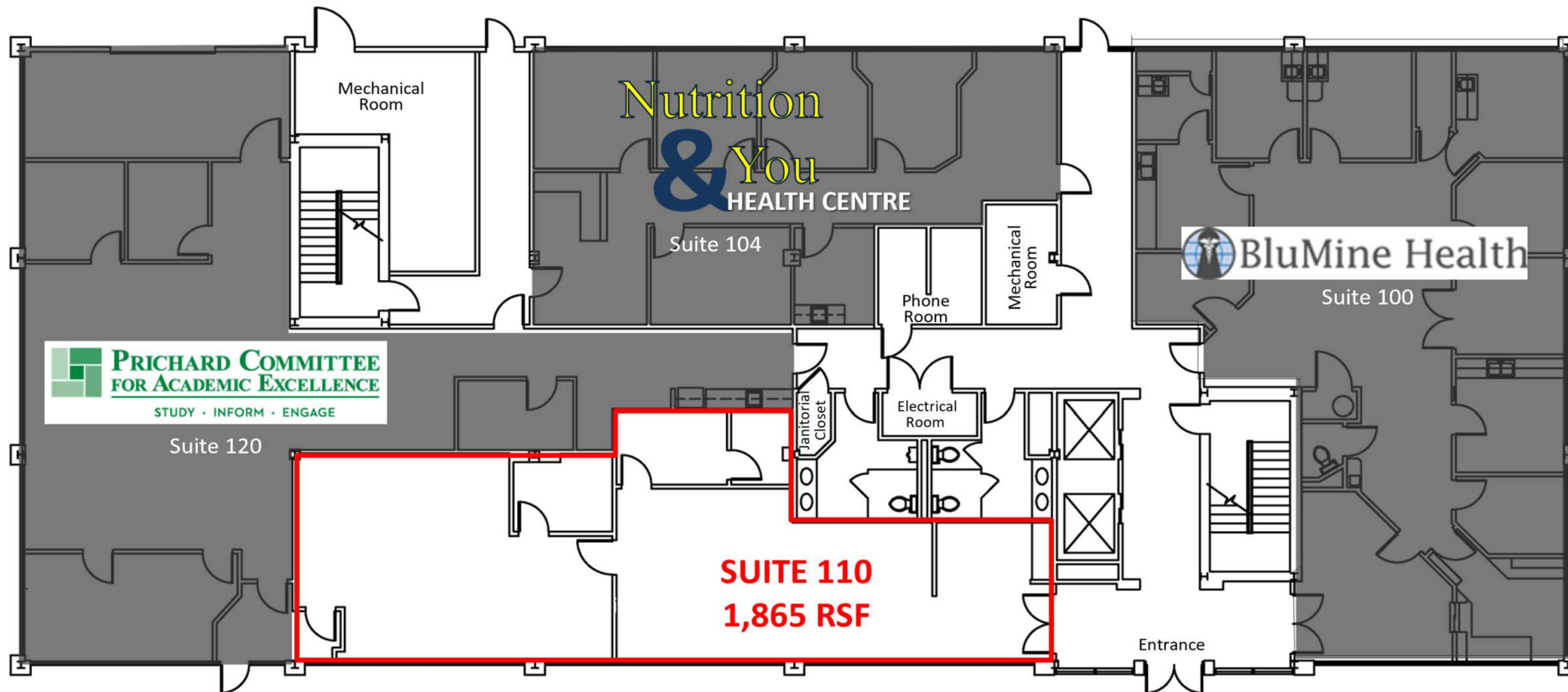
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# 1st Floor

## First Floor



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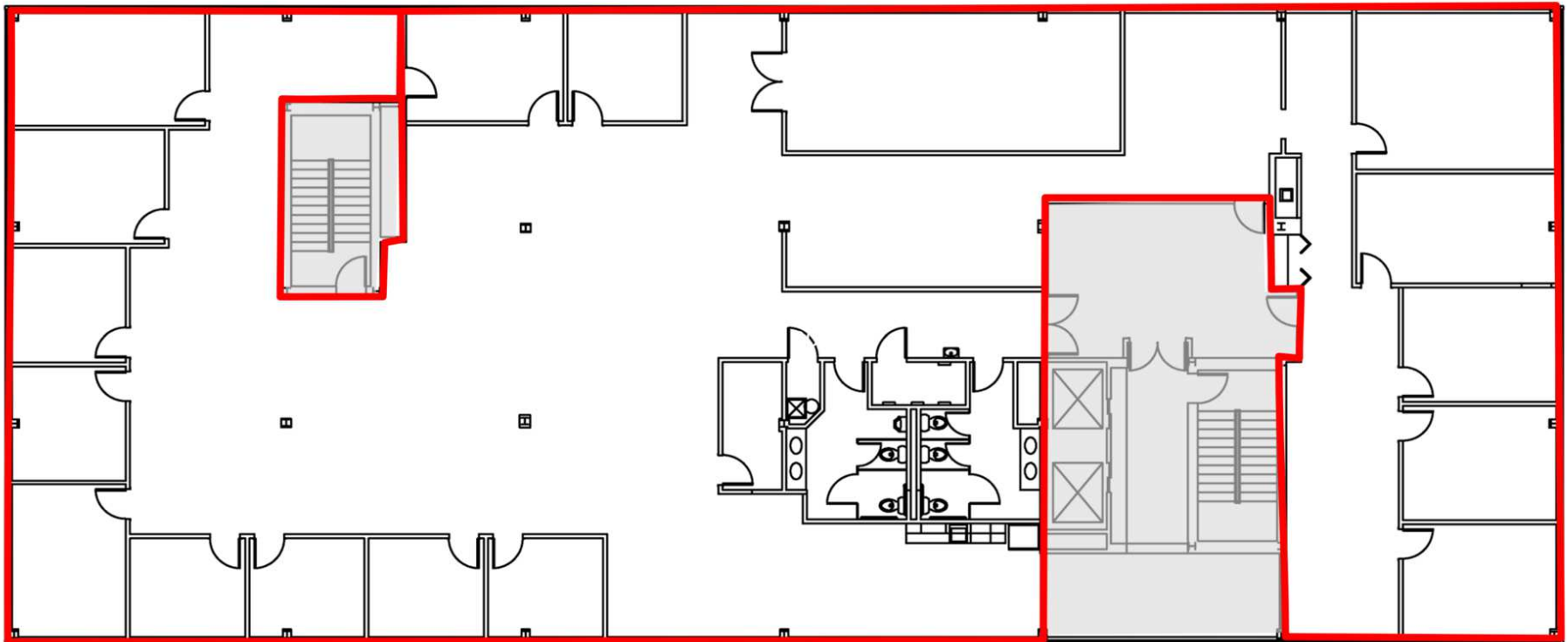
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2nd

# Floor - 10,000 SF Sublease

## Second Floor



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## 3rd Floor

### Third Floor



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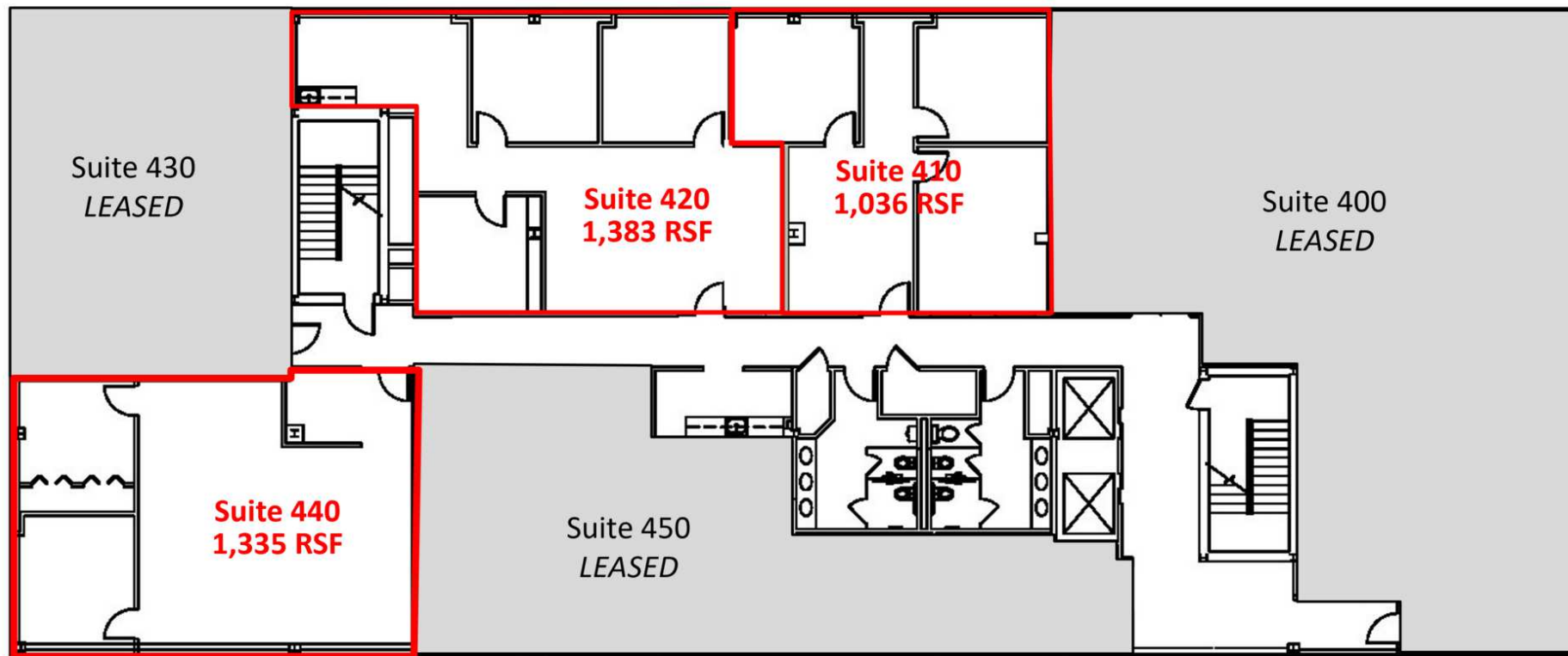
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## 4th Floor

### Fourth Floor



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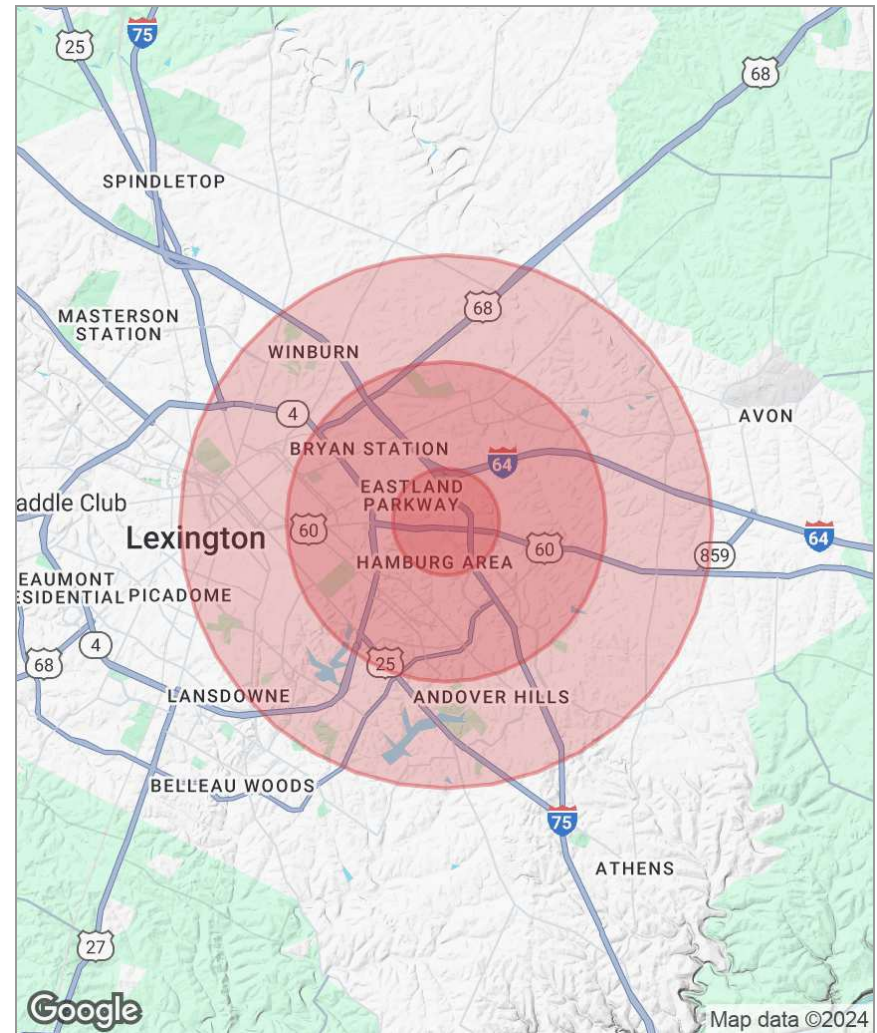
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# Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,696	60,838	158,329
MEDIAN AGE	34.6	34.6	34.0
MEDIAN AGE (MALE)	35.7	34.1	33.3
MEDIAN AGE (FEMALE)	34.0	35.7	35.2

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,672	26,907	66,390
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$91,932	\$77,046	\$78,431
AVERAGE HOUSE VALUE	\$224,840	\$175,595	\$225,969



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