

# SAINT JOSEPH EAST OFFICE PARK BUILDING

160 N. Eagle Creek Drive, Lexington, KY 40509



**FOR LEASE: OUTPATIENT MEDICAL SPACE**  
1,929 - 5,116 RSF AVAILABLE



Peter Barr, CCIM, SIOR  
C: 859.351.7924  
O: 859.309.0099  
Peter@BALRealEstate.com

Colleen Barr, MBA, CCIM  
C: 859.489.6133  
O: 859.309.0099  
Colleen@BALRealEstate.com





**Available Square Feet:** Suite 305: 1,929 - 5,116 RSF  
**Shell Condition:** Custom Design Your Own Suite  
**Contact Agent**  
**Total Square Feet:** +/- 74,000 RSF  
**Zoning:** P-1 (Professional Office)

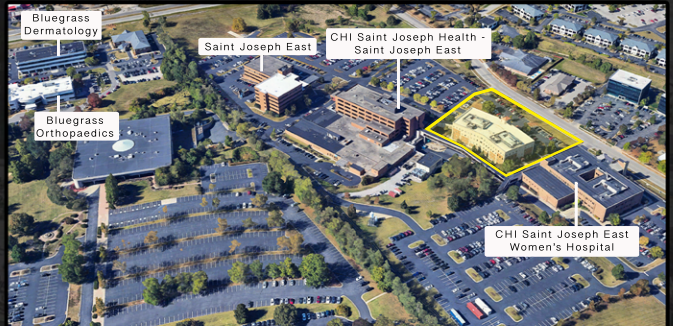
**Property Description:**

Block+Lot is pleased to bring to market available medical space at the Saint Joseph Health East Office Park Building. The property is proudly professionally managed by the owner, Healthpeak. The building is approximately 74,000 RSF on four floors, and was originally constructed in 2003.

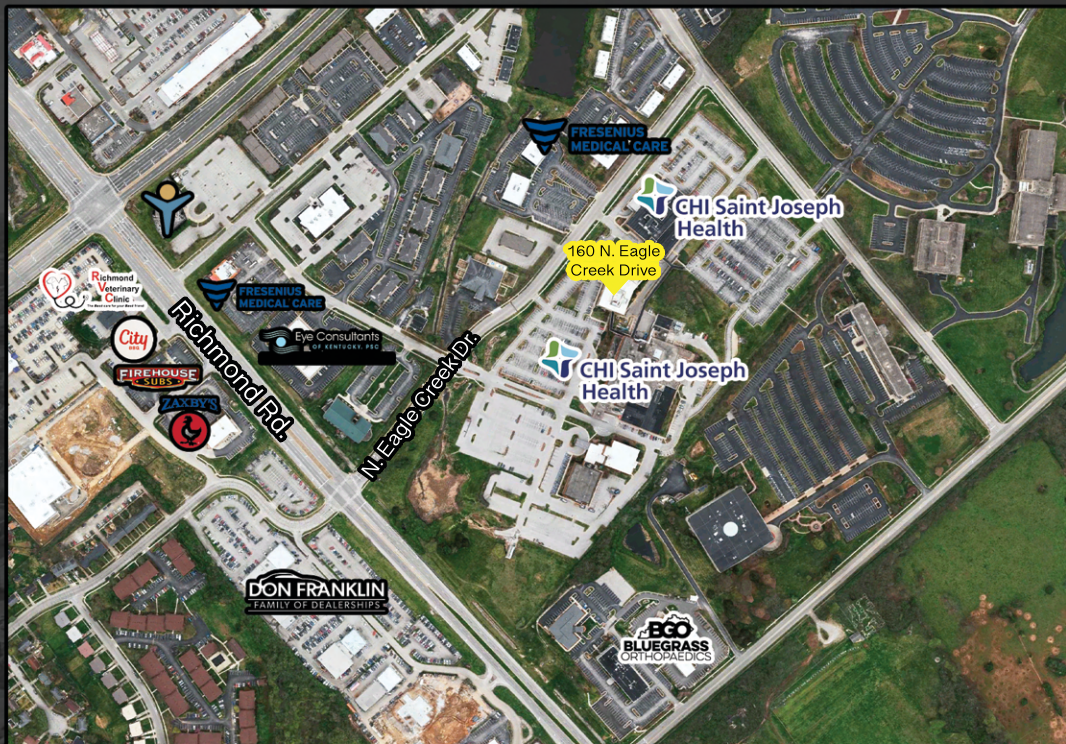
This Class-A medical building features efficient medical layouts and load factors, two elevator banks, ample parking, a covered drop-off area for patients, digital lobby directory signage for tenants, and convenient enclosed access directly to the CHI Saint Joseph East Hospital.

**Affiliated Hospital:**

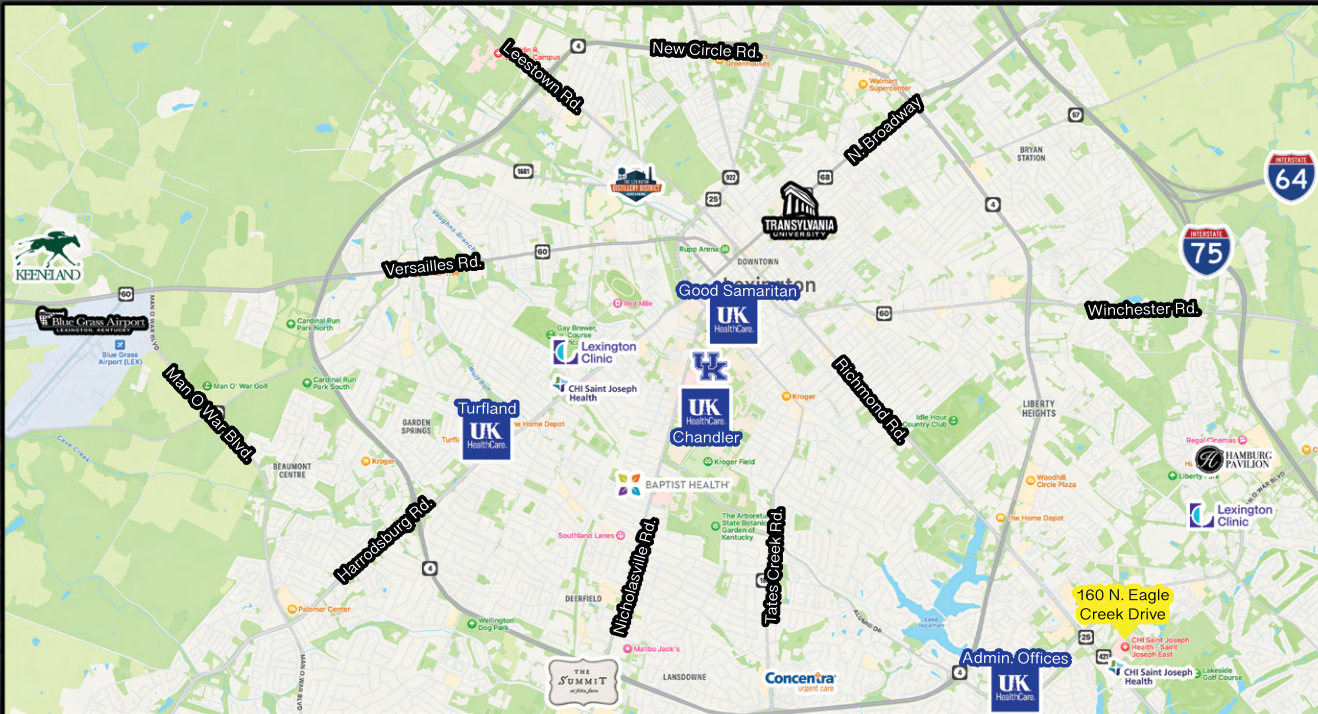
The affiliated Saint Joseph East Hospital, part of CHI Saint Joseph Health, is a 217-bed facility. This community hospital offers 24/7 emergency care, women's health services, inpatient, and outpatient services. Specialty services include heart, breast, and sleep care, along with weight loss surgery.



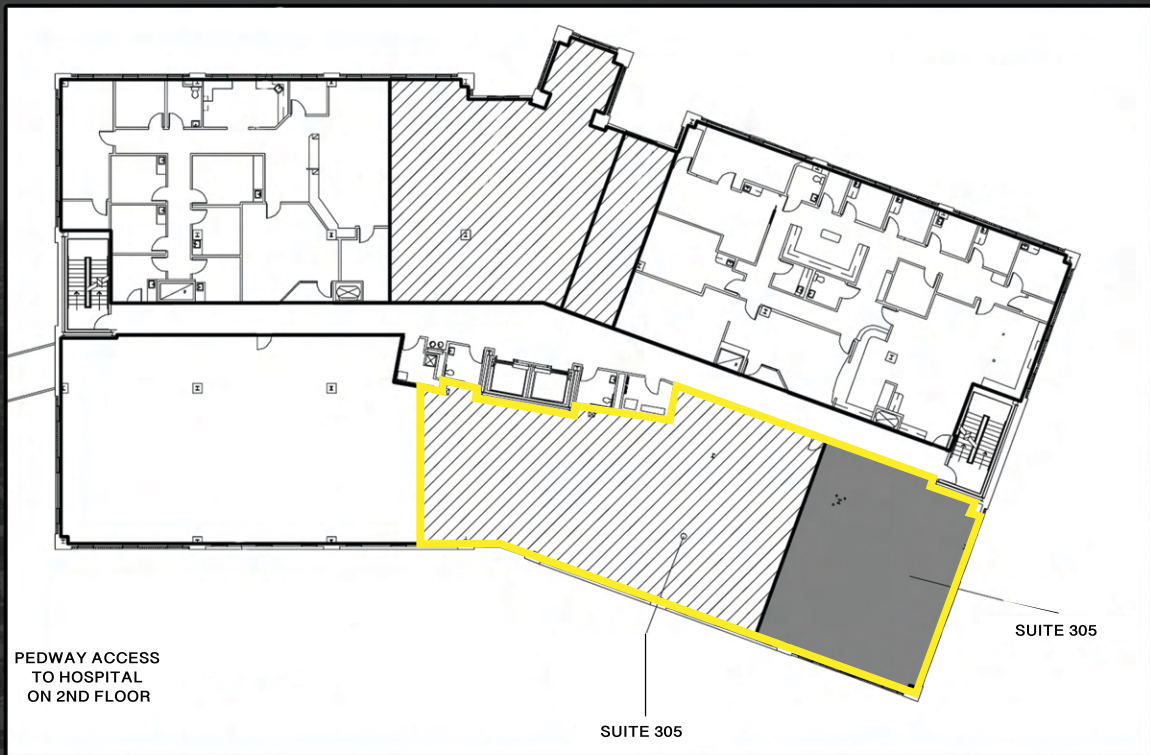
# AERIAL MAP



# AERIAL MAP



# FLOOR PLAN



PEDWAY ACCESS  
TO HOSPITAL  
ON 2ND FLOOR

SUITE 305

SUITE 305

# ADDITIONAL PHOTOS

