



## Townley Center Offices

1716-1720 Sharkey Way  
Lexington, Kentucky 40511

### Property Highlights

- Modern two-story building with superior quality construction and upgraded finishes
- +/-1,200-3,600 SF for lease
- Suites with high-end finishes; Furniture available upon request for 1718 Sharkey Way, Suite 200
- Well-located with quick access to New Circle Road and downtown Lexington
- Just 2 miles to Rupp Arena at Central Bank Center, 5.4 miles to Keeneland and 7.4 miles to Blue Grass Airport
- A traffic count of +/-22,994 VPD on Leestown Road directly in front of the site
- Within walking distance from amenities, such as Starbucks, Drakes, McDonalds, Kroger, Taco Bell, Wendy's, Zaxby's, hotels and many more
- Rental Rate: \$18.50 PSF NNN
- NNN's estimated to be \$3.74 PSF

Spaces	Rate	Size	Available
1716 Sharkey Way, Suite 100	\$18.50 SF/yr	1,200 SF	Immediate
1716 Sharkey Way, Suite 200	\$18.50 SF/yr	1,200 SF	7/1/26
1718 Sharkey Way, Suite 200	\$18.50 SF/yr	1,200 SF	11/1/26

### For More Information

**Zach Smith, CCIM**

Senior Associate

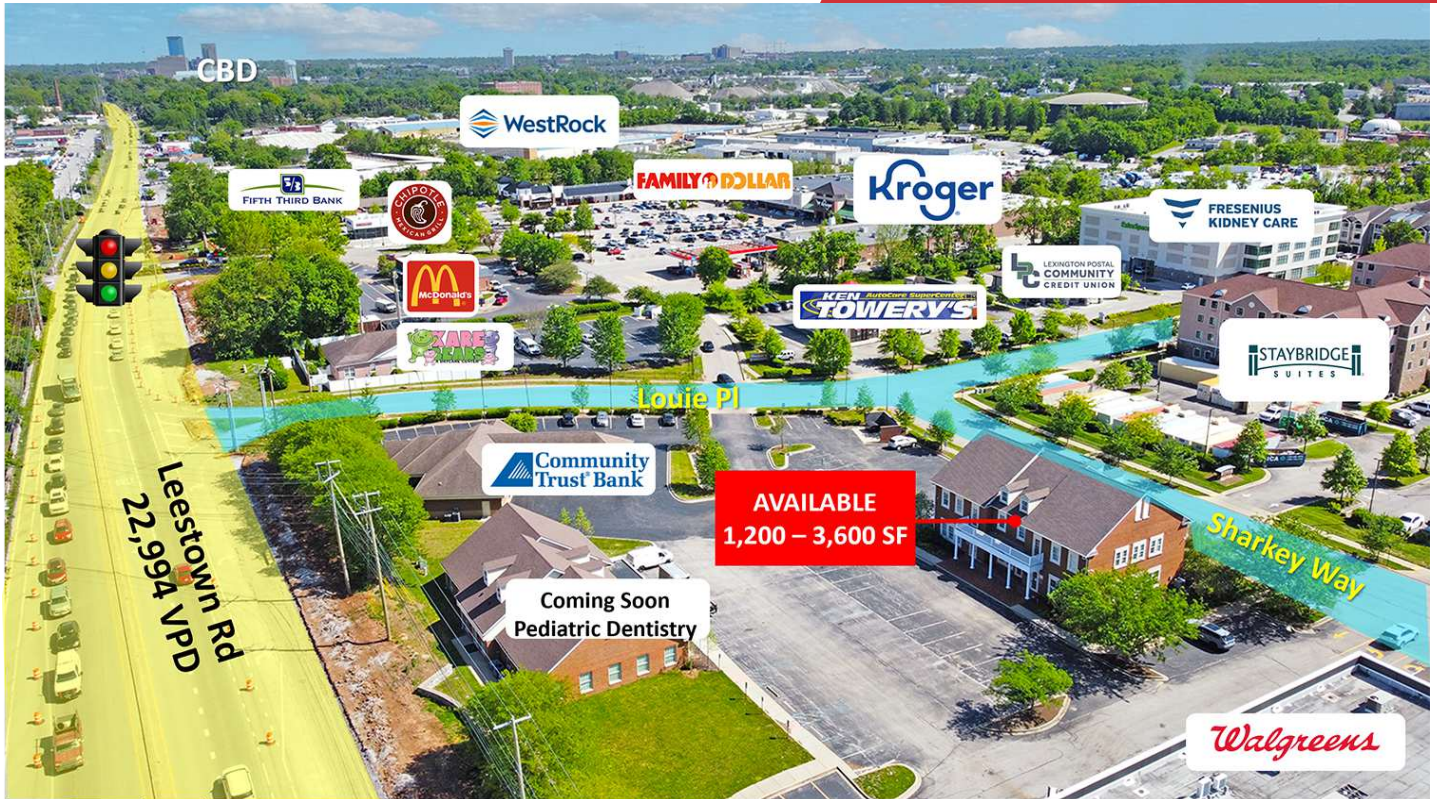
O: 859 224 2000

zachsmith@naiisaac.com



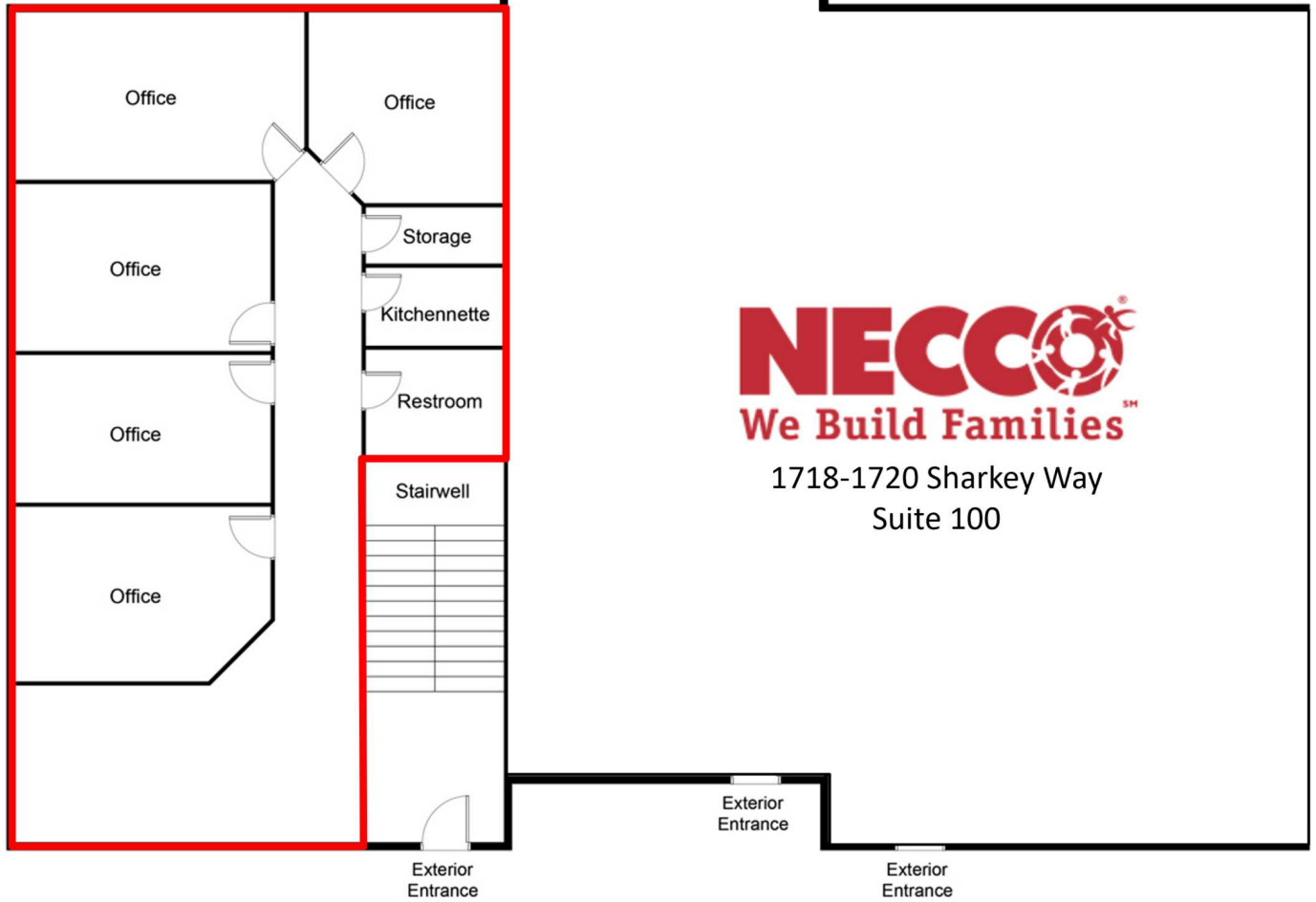
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



## 1<sup>st</sup> floor

**1716 Sharkey Way  
Suite 100**



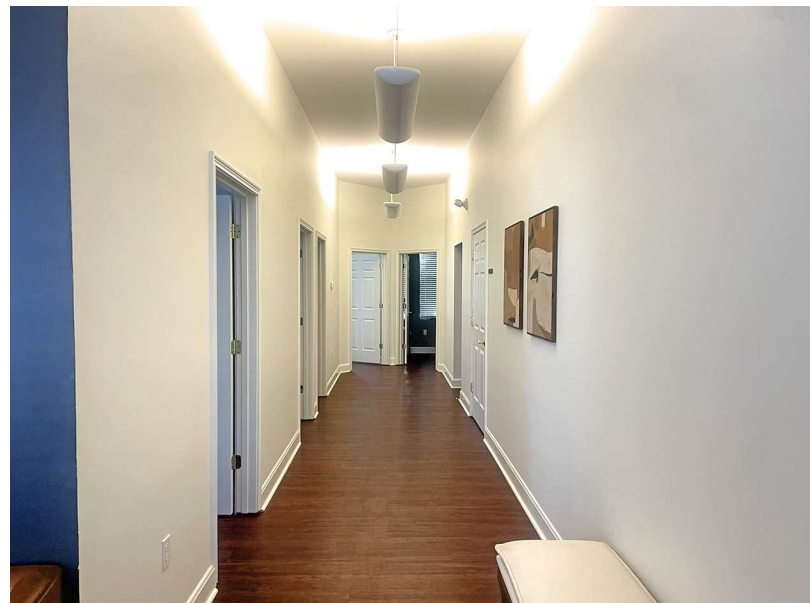
**NECCO**  
We Build Families<sup>SM</sup>

1718-1720 Sharkey Way  
Suite 100

For Lease

1,200 SF | \$18.50 SF/yr

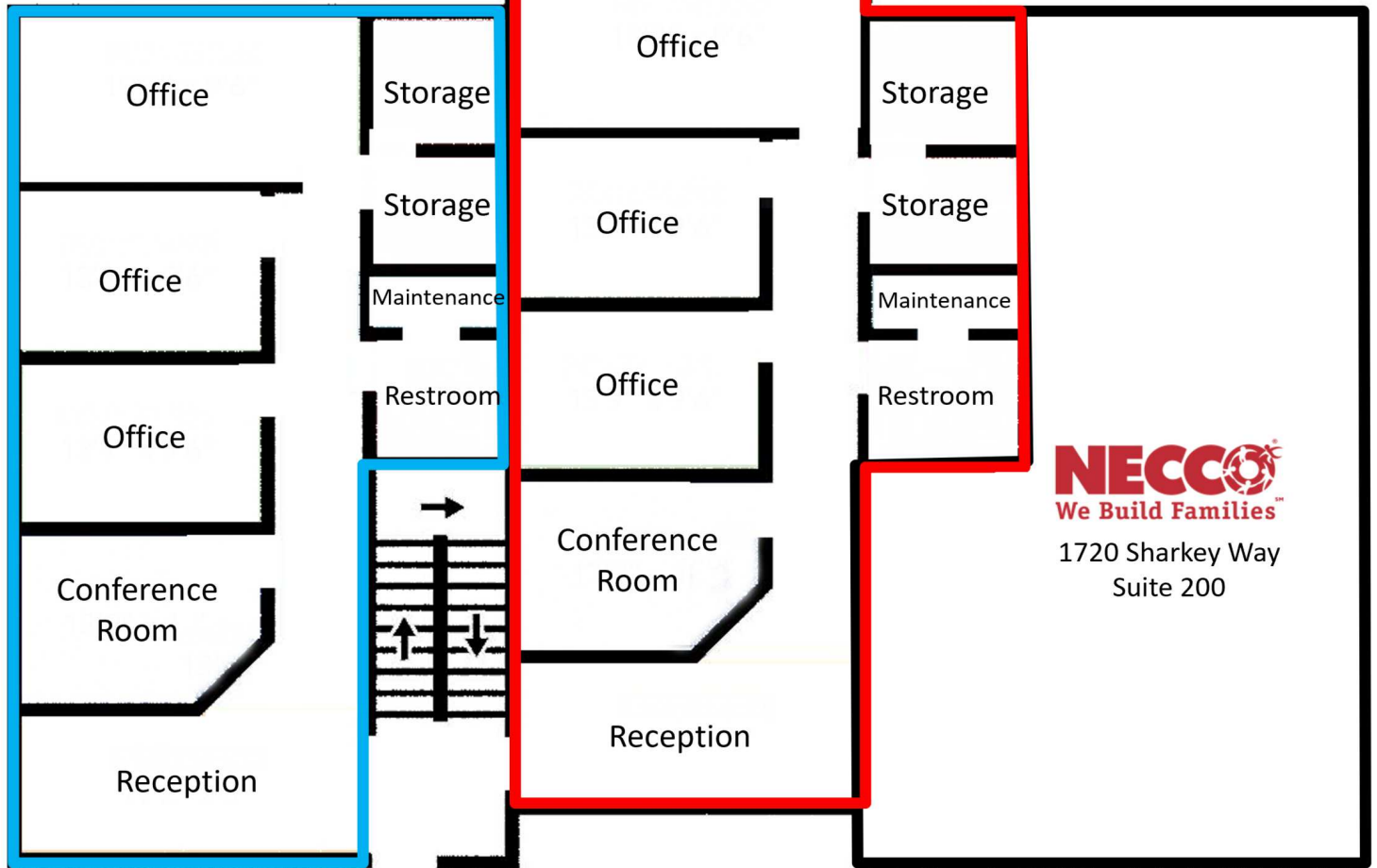
1716 Sharkey Way, Suite 100



## 2<sup>nd</sup> floor

1716 Sharkey Way  
Suite 200  
Available 7/1/26

1718 Sharkey Way  
Suite 200  
Available 11/1/26

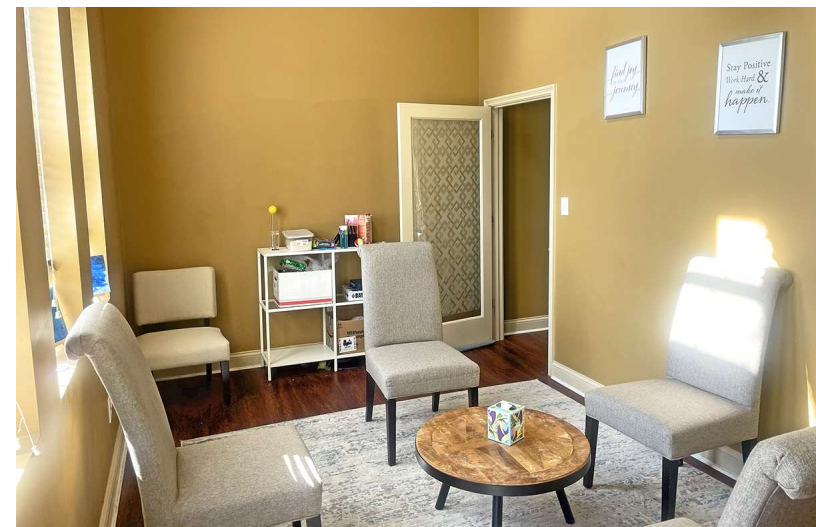
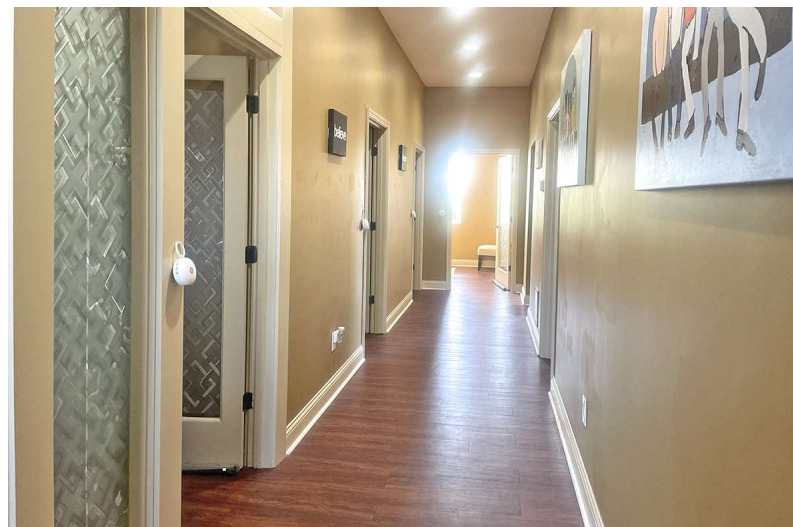
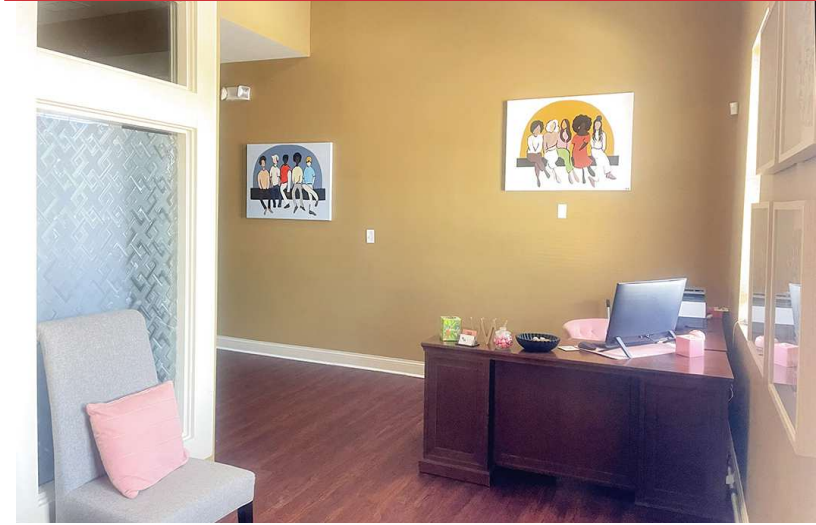
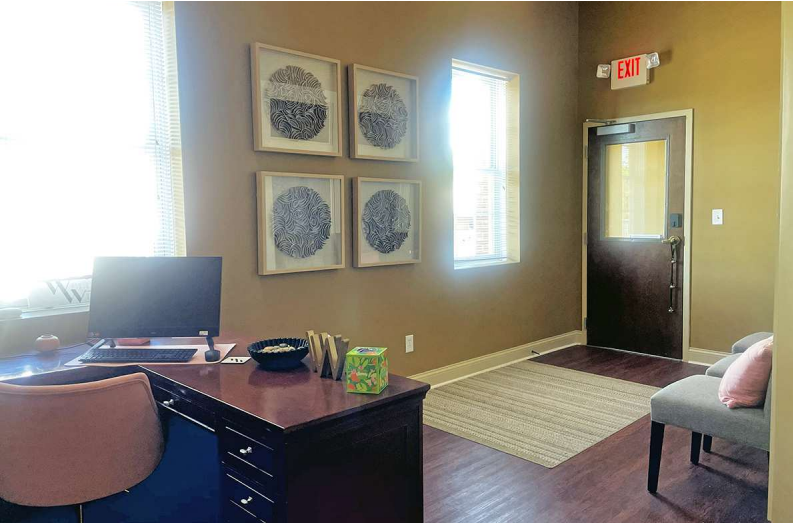


1720 Sharkey Way  
Suite 200

For Lease

1,200 SF | \$18.50 SF/yr

1718 Sharkey Way, Suite 200



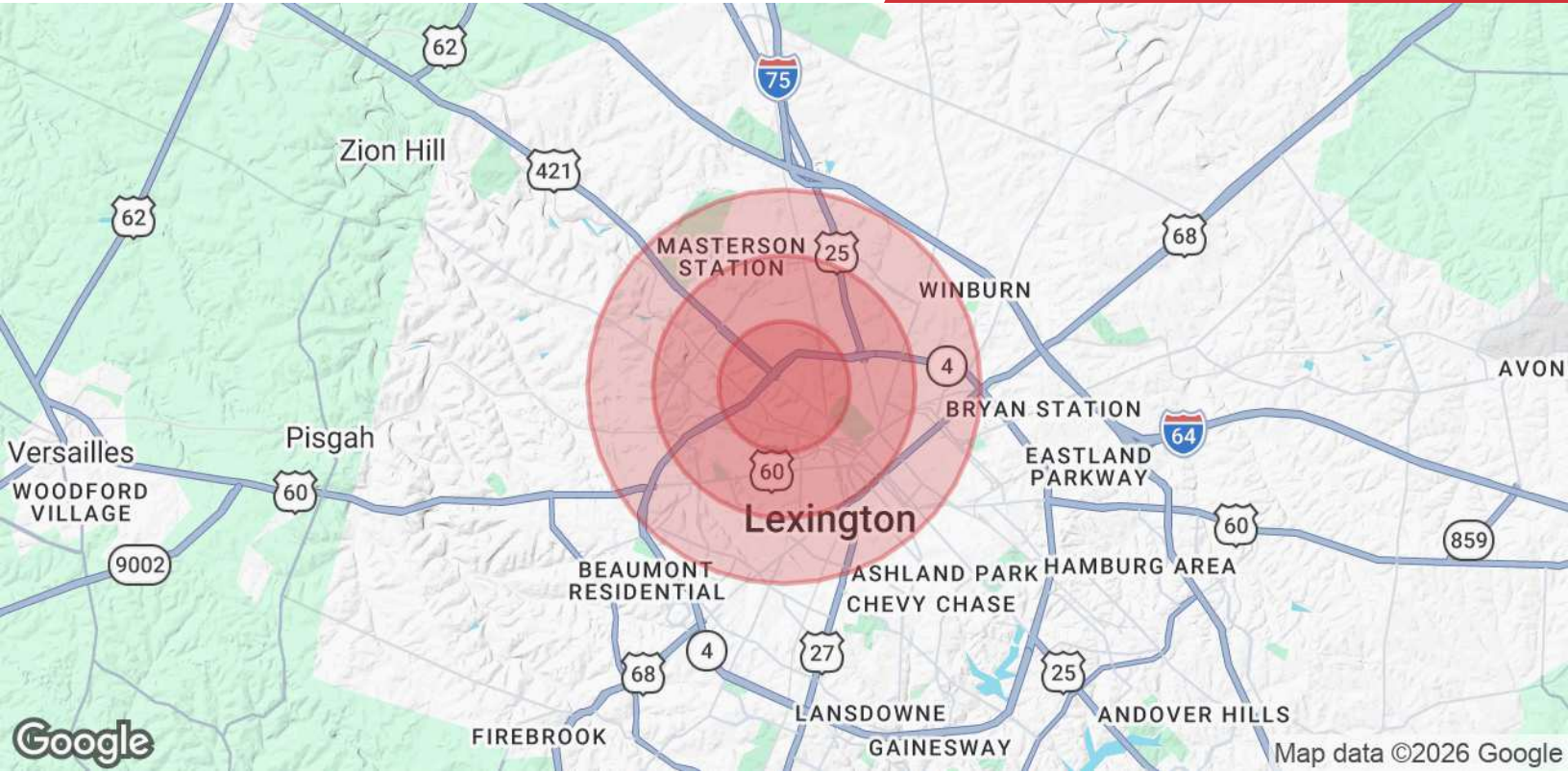
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
 Lexington, KY 40503  
 859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



### Population

	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	5,333	36,093	85,163
<b>Average Age</b>	36.7	33.4	33.4
<b>Average Age (Male)</b>	33.6	32	32
<b>Average Age (Female)</b>	39.6	34.8	34.6

### Households & Income

	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	2,263	15,455	35,796
<b># of Persons per HH</b>	2.4	2.3	2.4
<b>Average HH Income</b>	\$89,092	\$75,061	\$76,726
<b>Average House Value</b>	\$171,629	\$198,317	\$224,245

2025 American Community Survey (ACS)