

FOR SUBLEASE

MEDICAL OFFICE SUITE IN FRANKFORT, KY



624 CHAMBERLAIN AVE.

FRANKFORT, KY 40601



ALAINA STOKES

859.801.8038

alaina@balrealestate.com



01: EXECUTIVE SUMMARY

624 CHAMBERLAIN AVE.



PROPERTY DESCRIPTION

Block+Lot is pleased to present a 5,610 SF turn-key medical office space available for Sublease in Frankfort, Kentucky. 624 Chamberlain Avenue, built in 2005, is located less than one mile from Frankfort Regional Medical Center. The space was renovated in 2023 with new LVT flooring in the waiting area, new paint, and updated fixtures. The layout is ideal for a multitude of healthcare users with a blend of exam rooms, private offices, and a nurses' station.

Features of the space include:

- Waiting area
- Administrative station for check-in area
- Six exam rooms with sinks and casework
- Private offices, including two with private bathrooms, for healthcare providers or administrative staff
- Nurses' station
- Kitchenette and break room
- Lab and storage space



**5,610 SF
AVAILABLE**



**\$12.50 PSF
MODIFIED GROSS**



**ZONED
COMMERCIAL**

02: PROPERTY OVERVIEW

624 CHAMBERLAIN AVE.

PROPERTY HIGHLIGHTS

TURN-KEY

Suites A & B2 offer 5,610 SF of turn-key medical office space in Frankfort, KY.

LOCATION

624 Chamberlain Ave. is located less than one mile from the Frankfort Regional Medical Center.

RECENT UPDATES

The space was renovated in 2023 to include new flooring, paint, and fixtures, and was never occupied.

RENTAL RATES

Below market rental rate at \$12.50 PSF Modified Gross.

INTERSTATE 64

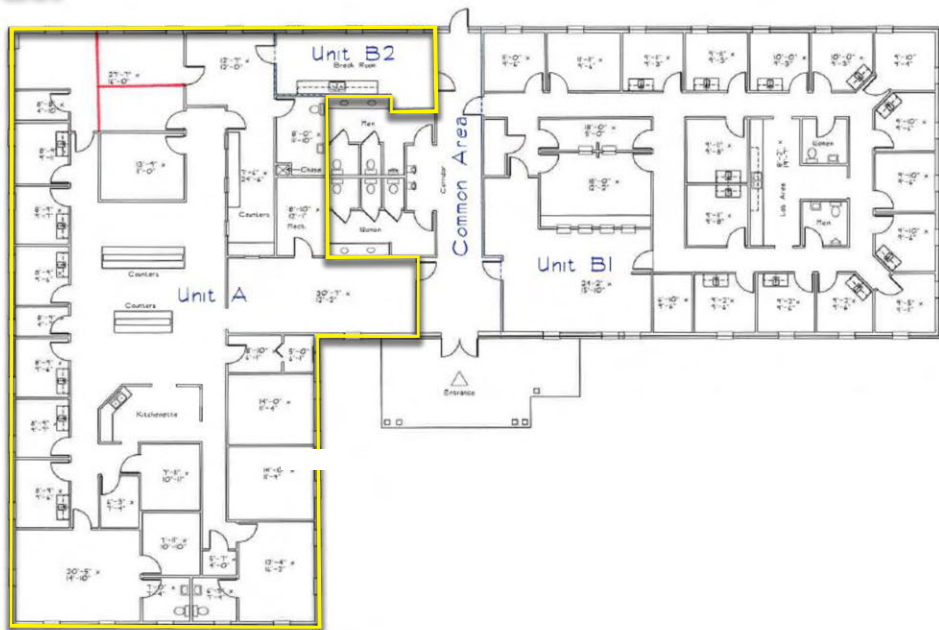
The site's proximity to Interstate 64 yields excellent accessibility to surrounding Central Kentucky communities and puts it within a 24-hour drive of 70% of the U.S. population.



02: PROPERTY OVERVIEW

624 CHAMBERLAIN AVE.

FLOOR PLAN



03: LOCATION INSIGHTS

SURROUNDING AMENITIES
624 CHAMBERLAIN AVE.

