

For Lease

Executive Place



2285 Executive Drive
Lexington, Fayette, Kentucky, 40505

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Executive Summary



Property Details

Suite 110	1,865 RSF
2nd Floor	10,000 RSF
Suite 330	1,315 RSF
Building Size	38,367 SF
Zoning	P-1, Professional Office
Cross Streets	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

- +/-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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3rd Floor - Standard Finishes



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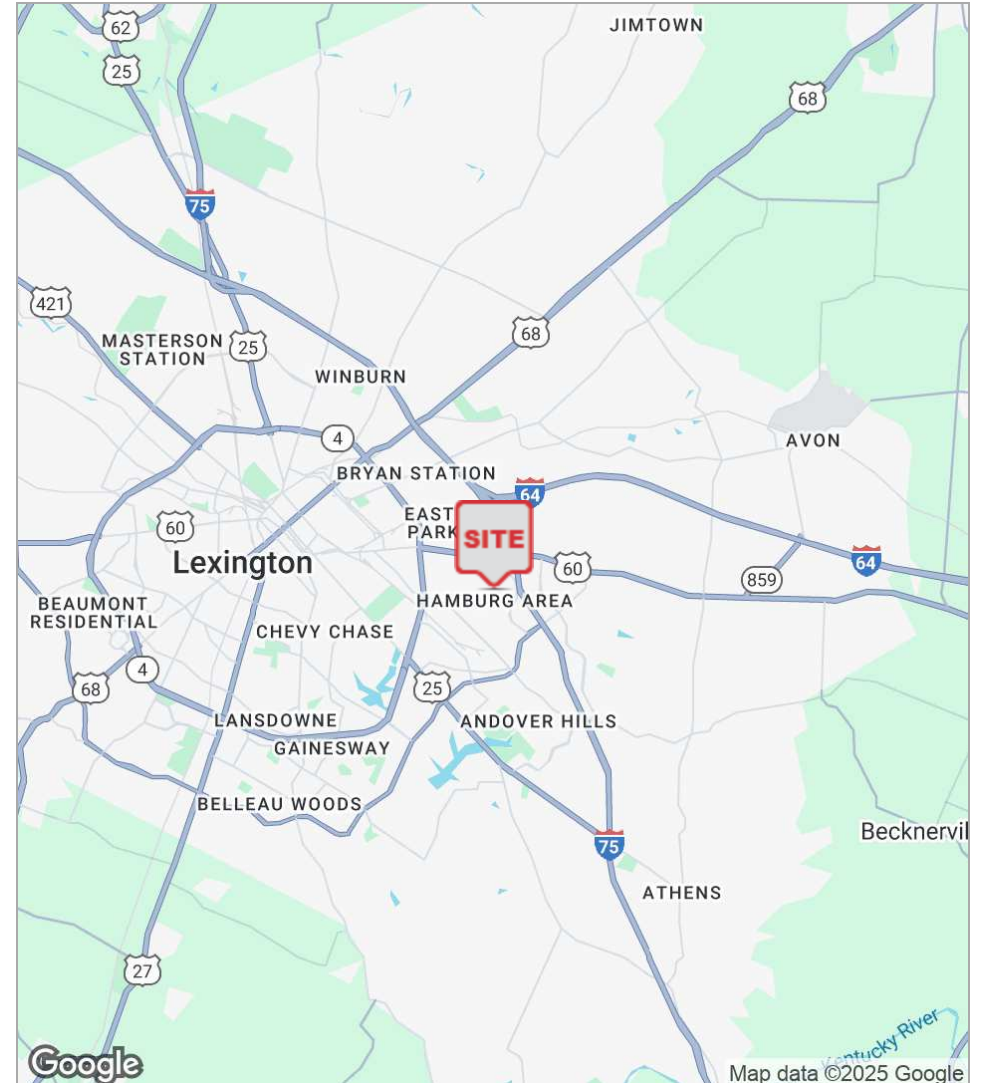
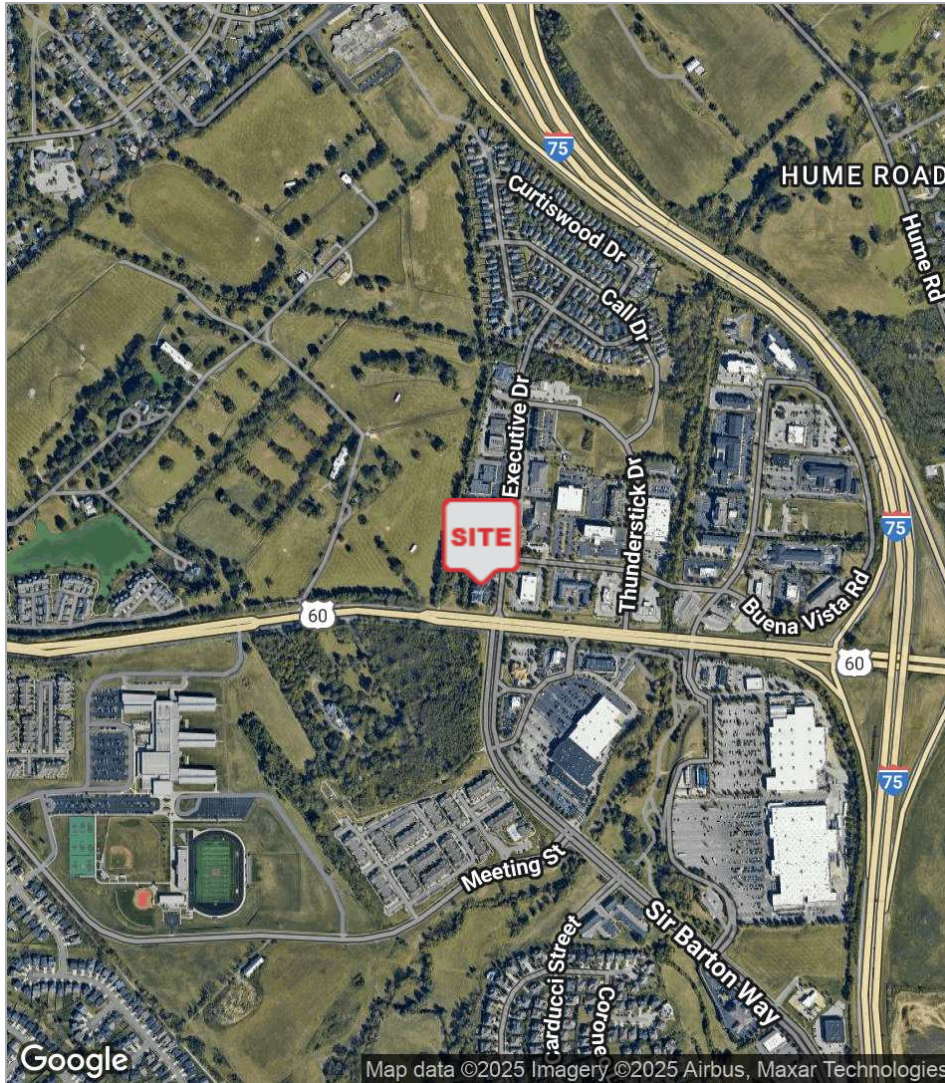
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Location Maps



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Retail Map



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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 330	1,315 SF	Negotiable	Full Service



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1st Floor



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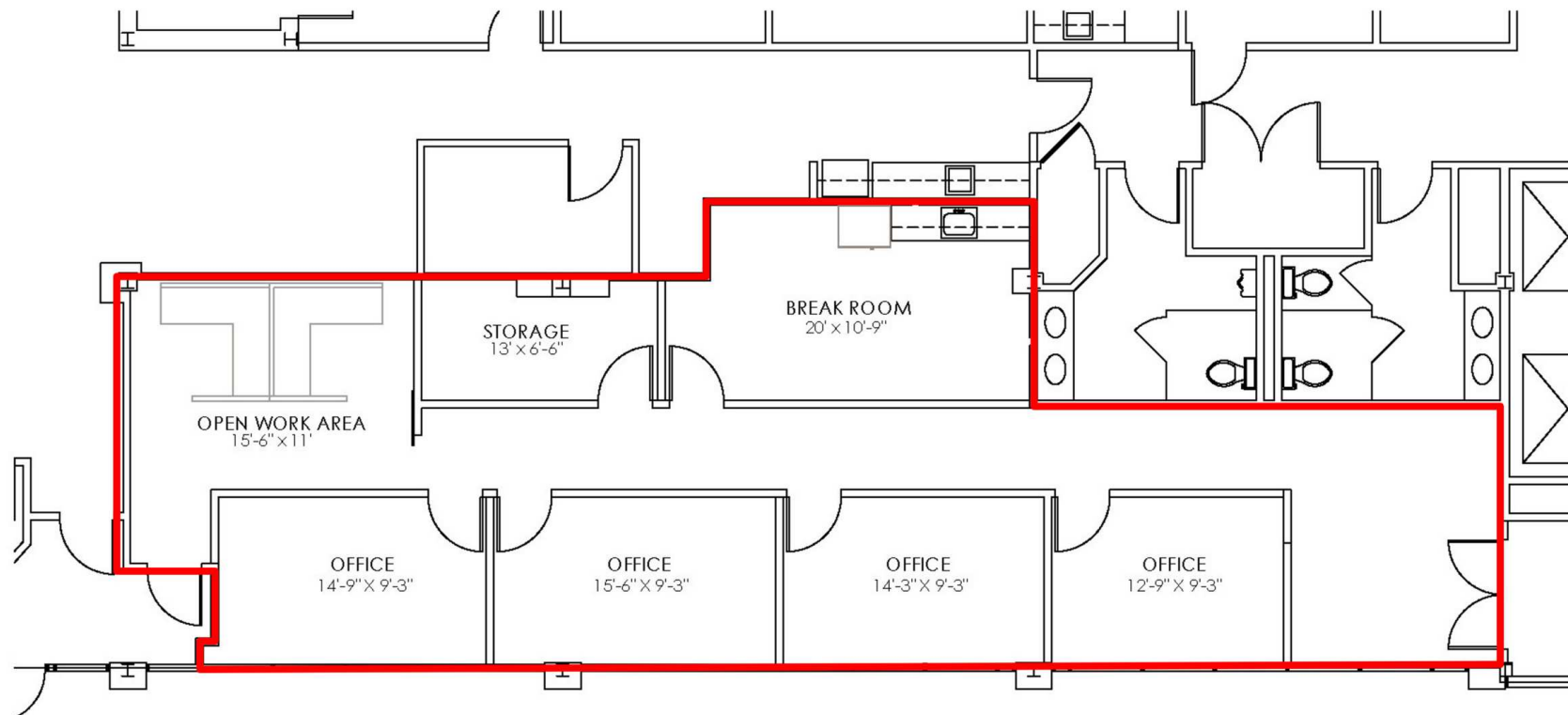
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Executive Place

Suite 110 - 1,865 RSF

Suite 110



OPTION A



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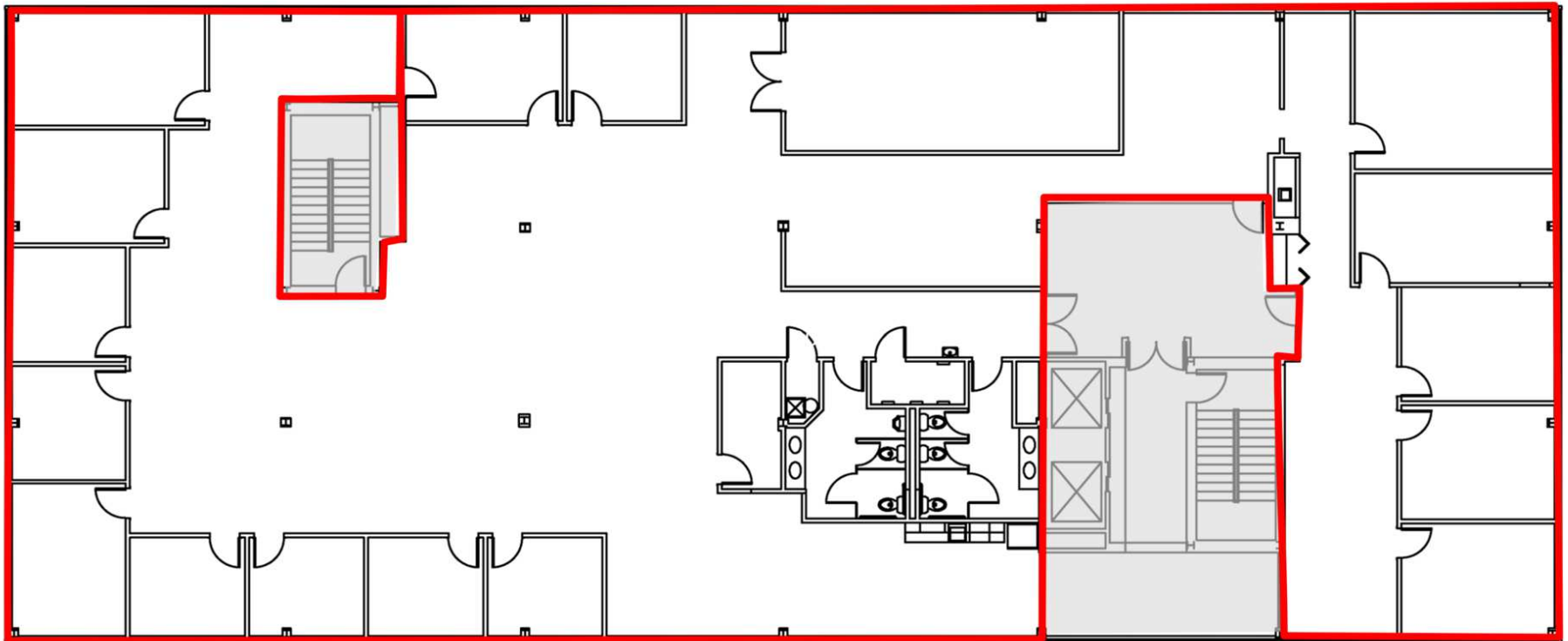
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2nd Floor - 10,000 SF

Second Floor



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3rd Floor - 1,315 RSF

Third Floor



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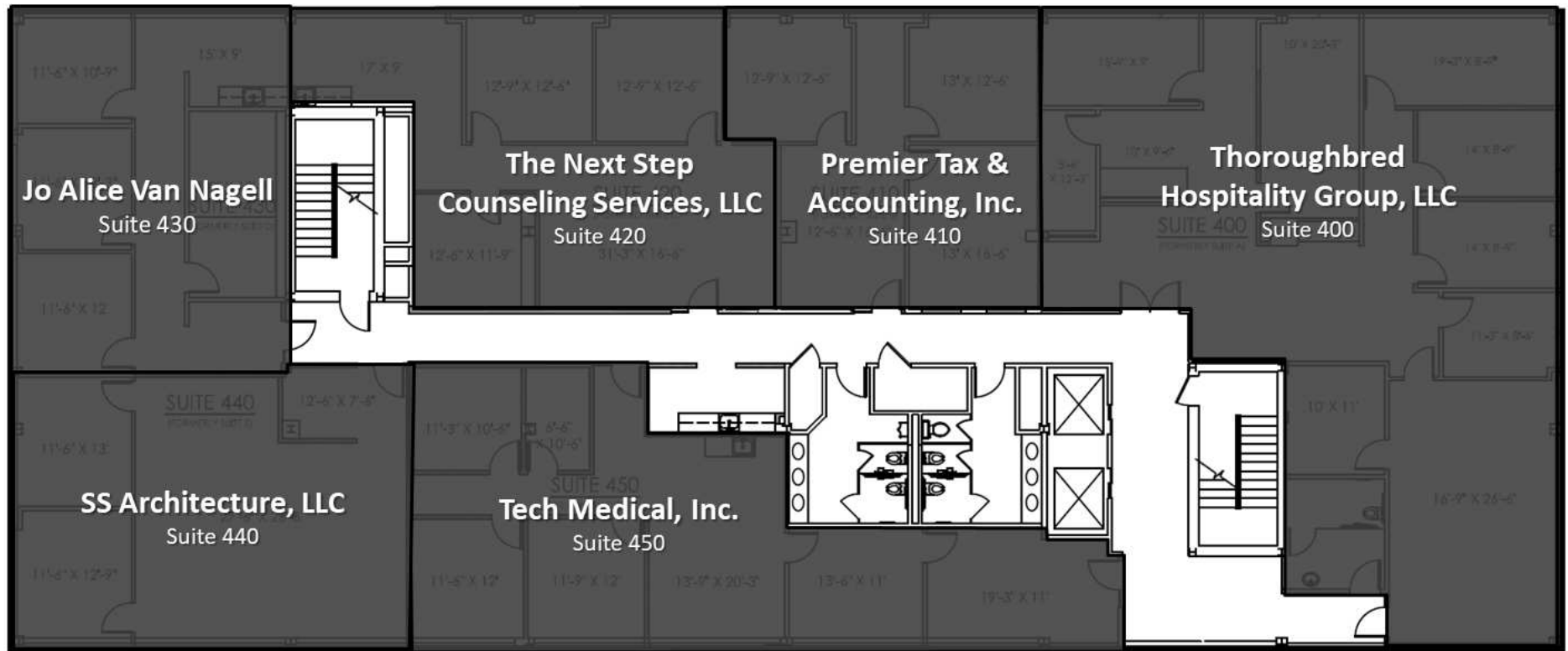


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4th Floor

Fourth Floor



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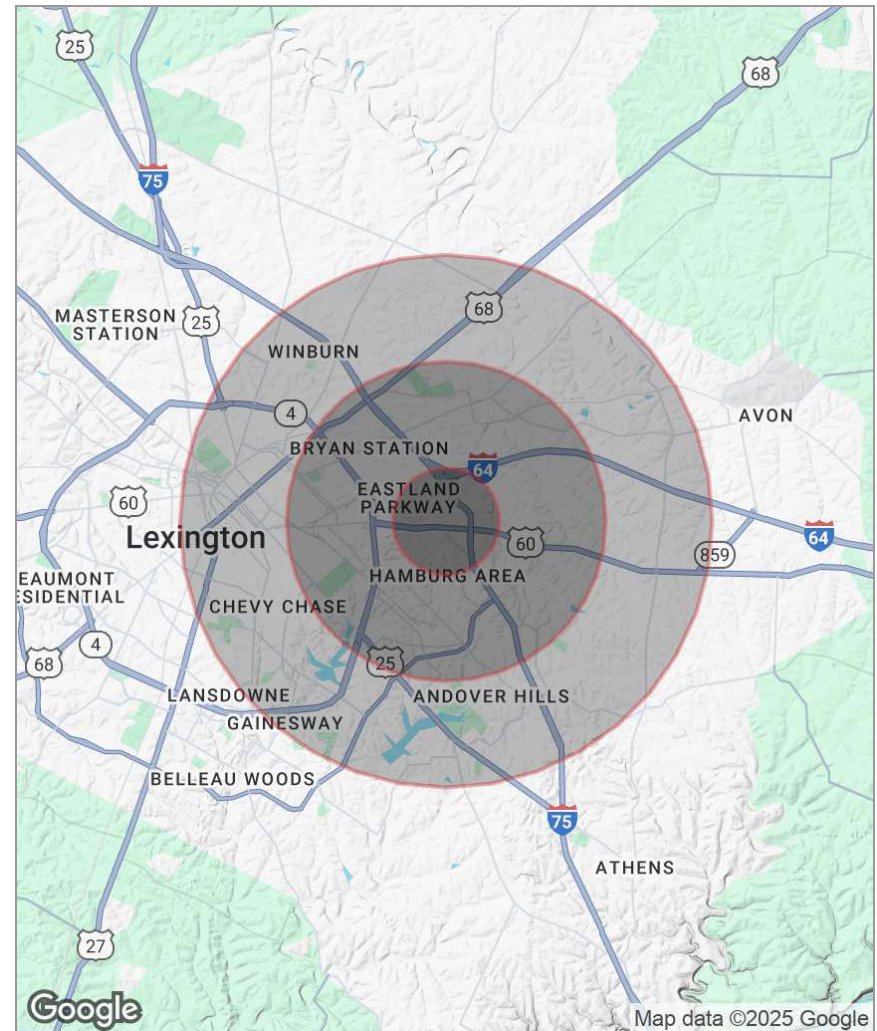
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Demographics Map

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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