


**4 MONTHS FREE RENT!**

## Millpond Center

 3650 Boston Road  
 Lexington, Kentucky 40514

### Property Highlights

- +/-124,966 SF Kroger-anchored neighborhood center
- Suite 188: +/-2,640 SF for sublease; Existing lease expires 10/31/2028
- Additional term available direct from Landlord
- Right-in right-out access on Man O' War Boulevard
- Tenants include Kroger, Workout Anytime, Subway, Feeders Supply, Boston Road Animal Clinic, Banners, Jimmy Johns and more
- Recently renovated Kroger (interior & exterior) that includes a Kroger Wine & Spirits and ClickList
- Prominently located on the southside of Lexington one mile west of Summit at Fritz Farm and Fayette Mall, the new +/-300,000 SF mixed-use development, and Fayette Mall, a 1.2M SF regional mall
- Competitive rental rates and ample parking

Spaces	Rate	Size
<b>Suite 188</b>	\$19.00 SF/yr	2,640 SF

### For More Information



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## Lease Information

<b>Lease Type:</b>	NNN; est to be \$4.50 PSF	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,640 SF	<b>Rate:</b>	\$19.00 SF/yr

## Available Spaces

Suite	Size (SF)	Lease Type	Rate	Description
Suite 188	2,640 SF	NNN	\$19.00 SF/yr	Sublease; Existing lease expires 10/31/2028