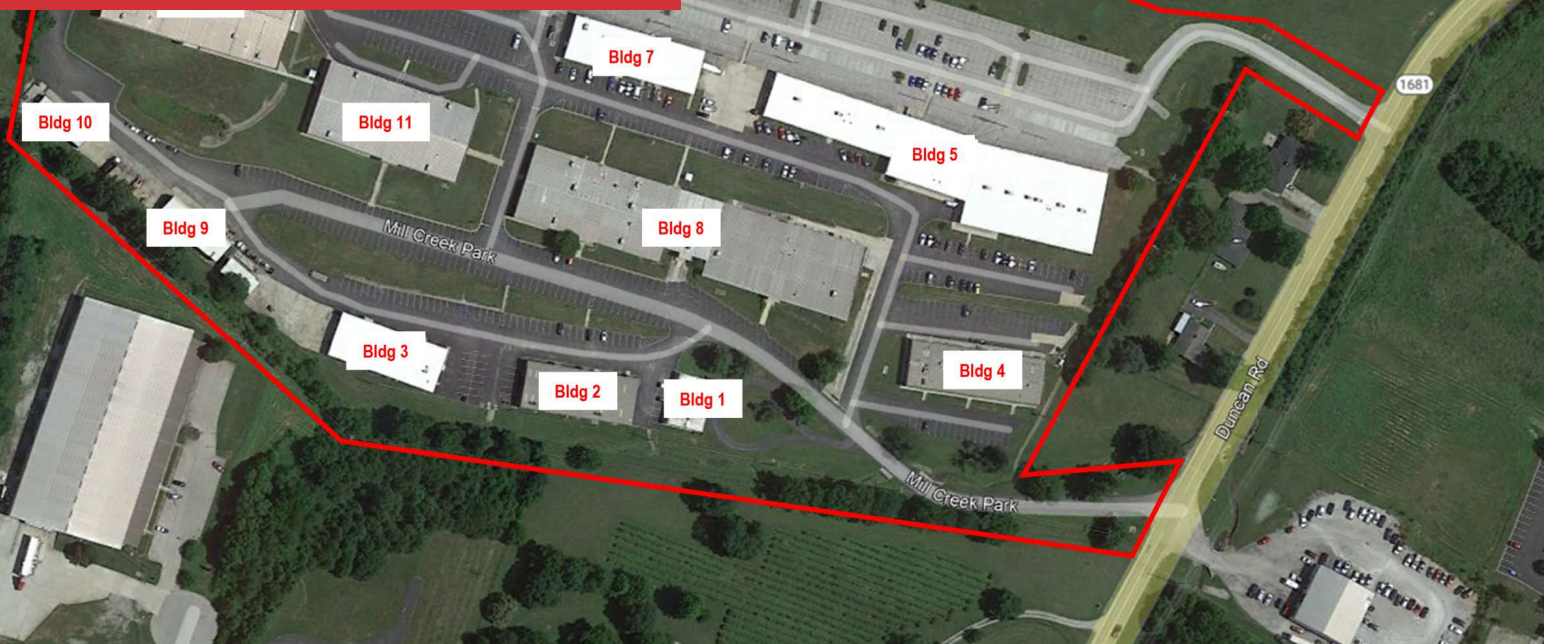


For Lease

Office Building

1,768 - 43,640 SF | Contact Agent



Mill Creek Office Park

1 Mill Creek Park
Frankfort, Kentucky 40601

Property Highlights

- +/-181,300 SF office park
- +/-1,768 - 43,640 SF for lease
- Ideally located just off I-64 with immediate access via Exit 58
- Nearby various amenities including restaurants and shopping
- Ample on-site parking available
- Traffic counts: over 48,000 VPD on I-64 and 28,000 VPD on US 60
- Rental Rate: Contact Agent

| Spaces | Lease Rate | Space Size |
|------------------------|---------------|------------|
| Building 2, Unit 20/21 | Contact Agent | 3,620 SF |
| Building 2, Unit 23 | Contact Agent | 3,386 SF |
| Building 4, Unit 43 | Contact Agent | 1,768 SF |
| Building 8 | Contact Agent | 43,640 SF |
| Building 11 | Contact Agent | 21,000 SF |
| Building 12 | Contact Agent | 30,000 SF |

For More Information

Paul Ray Smith, Jr

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Zach Smith, CCIM

Senior Associate
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Office Building

1,768 - 43,640 SF | Contact Agent



Building 1



Building 2



Building 3



Building 4



Building 5



Building 7



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Building 8



Building 9



Building 10



Building 11



Building 12



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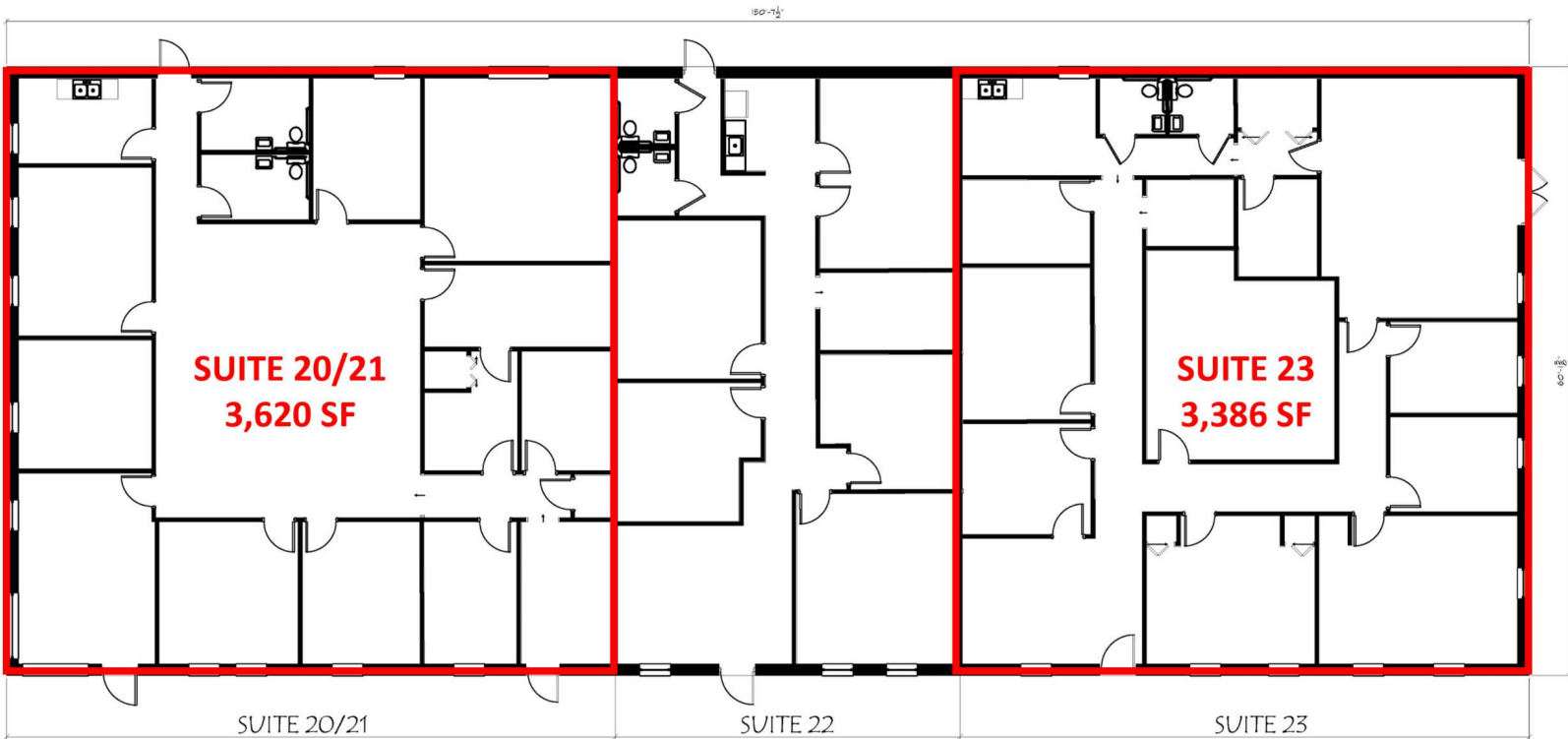
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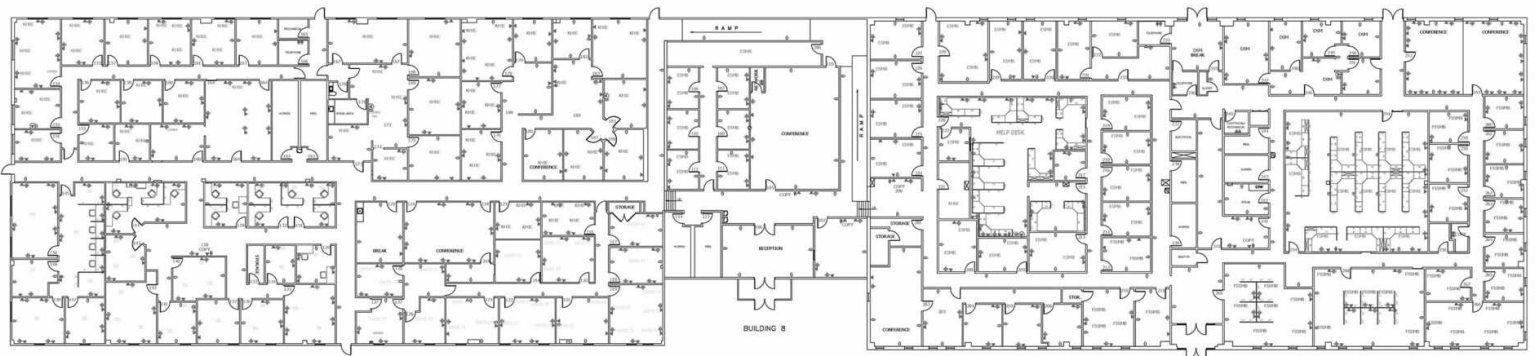


Building 2

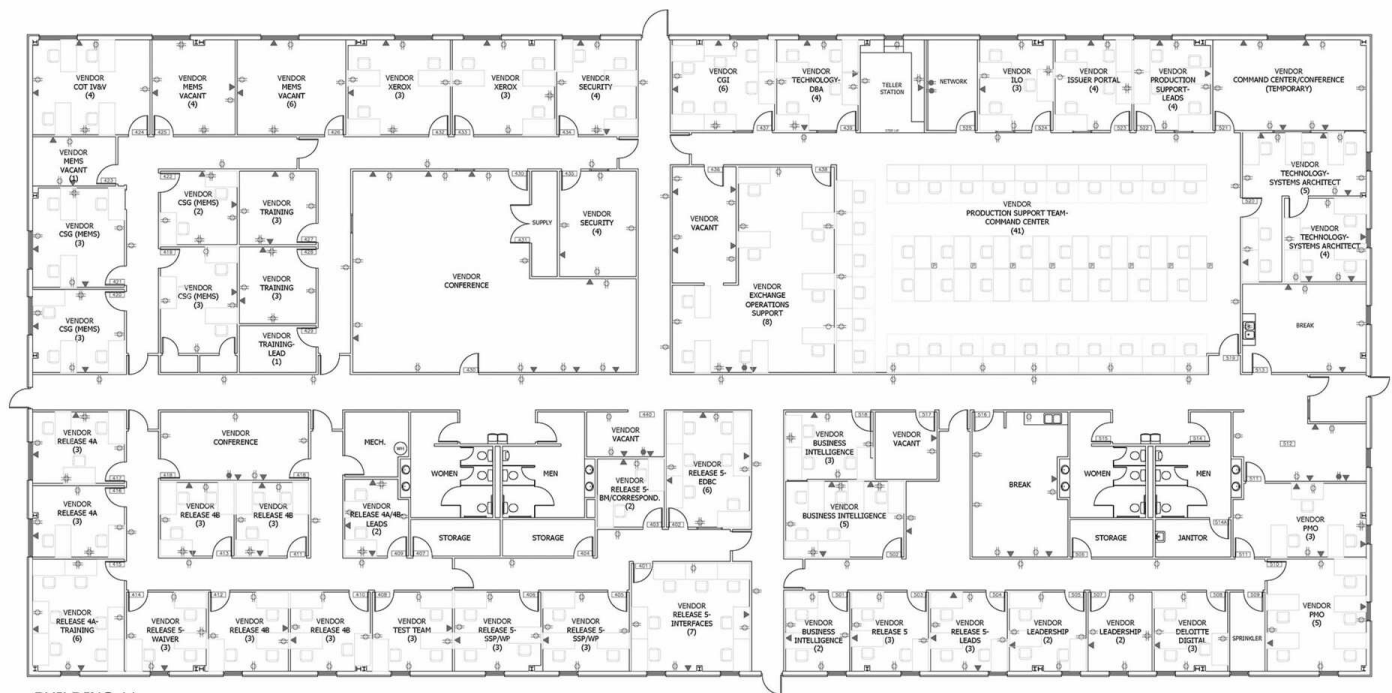
For Lease

Office Building

1,768 - 43,640 SF | Contact Agent



Building 8 - 43,640 SF Available



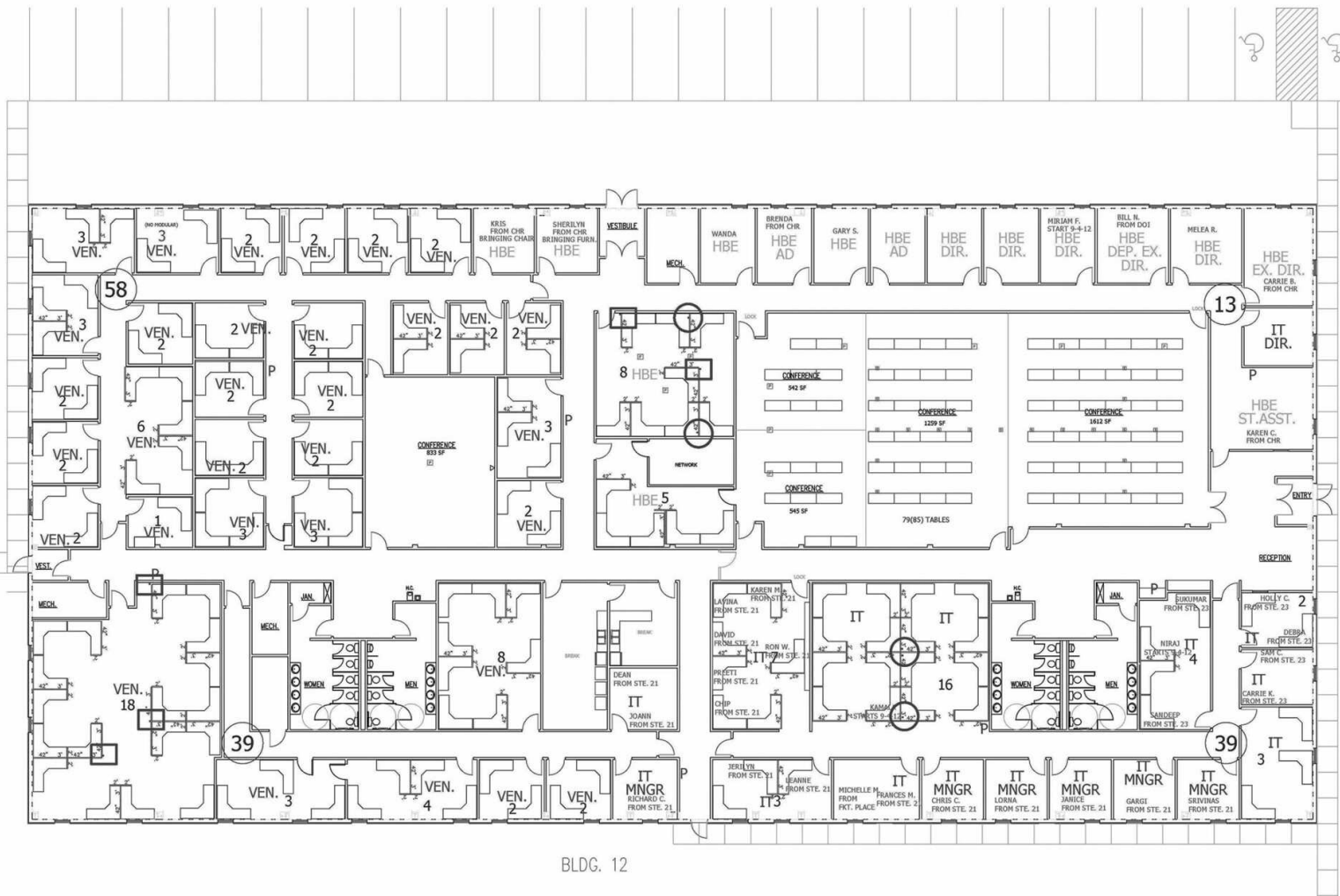
BUILDING 11

Building 11 - 21,000 SF Available

For Lease

Office Building

1,768 - 43,640 SF | Contact Agent



BLDG. 12

Building 12 - 30,000 SF Available



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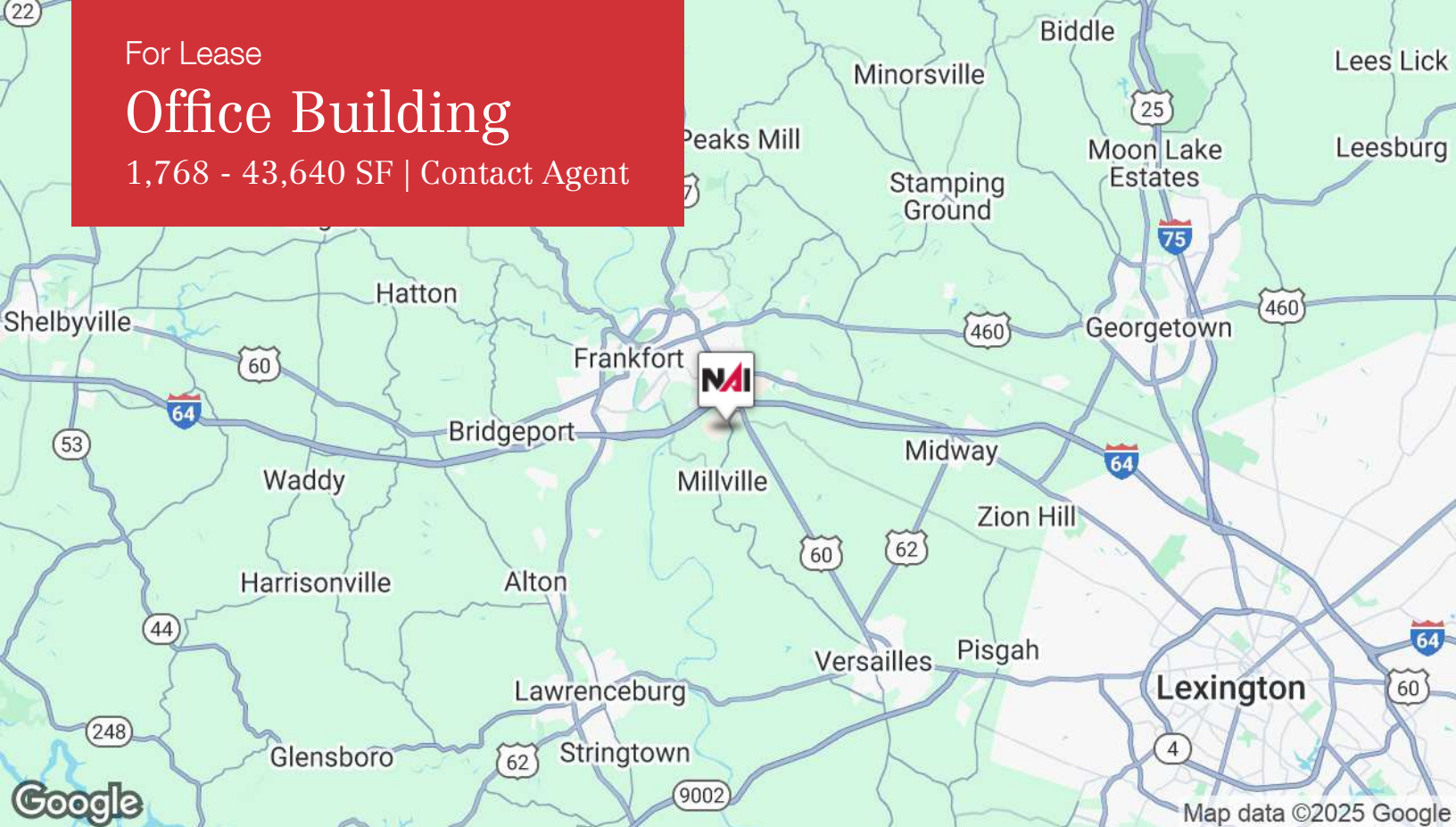
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in

For Lease

Office Building

1,768 - 43,640 SF | Contact Agent



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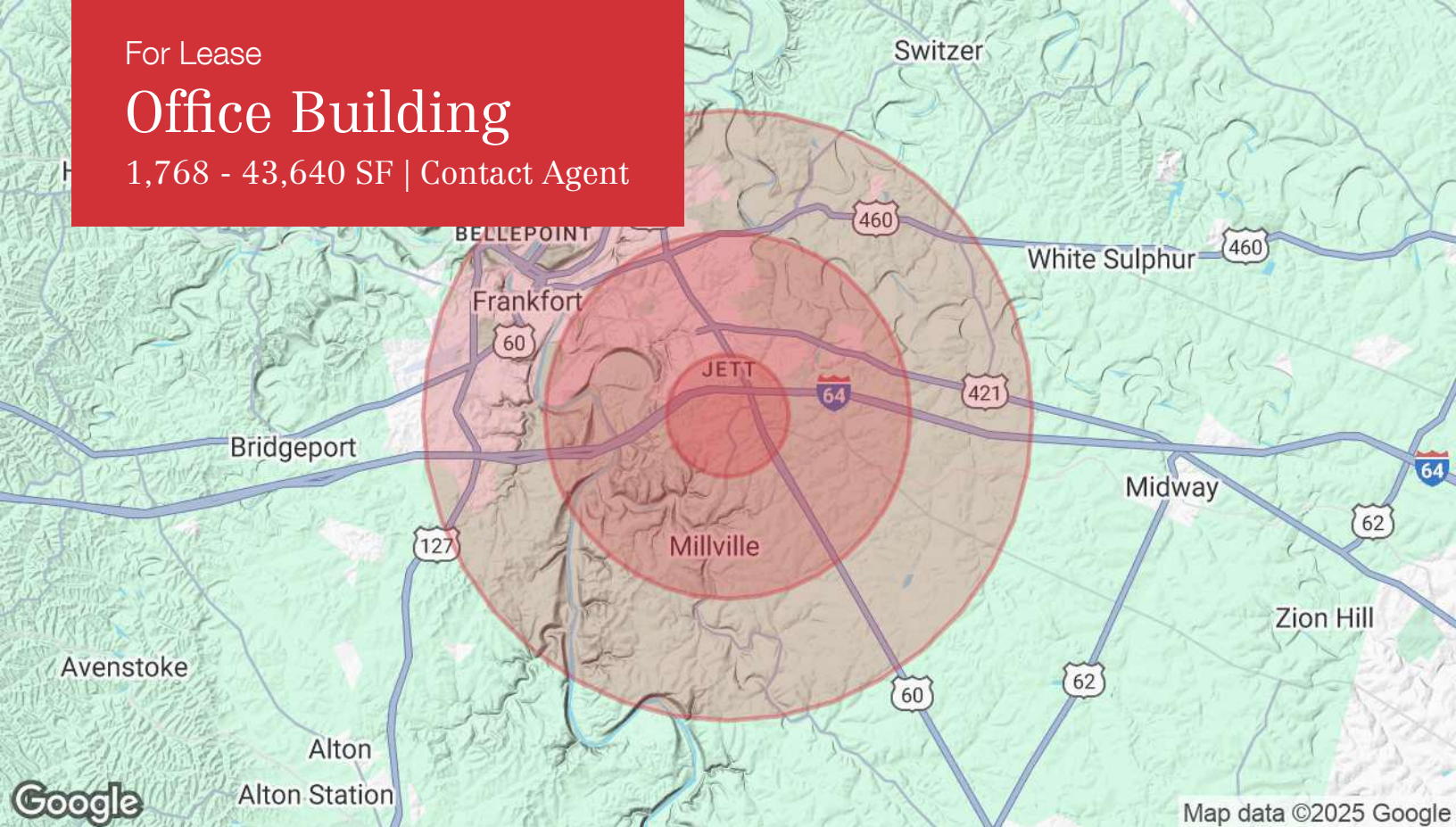
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 1,014 | 13,636 | 35,079 |
| Average Age | 42.5 | 40.9 | 38.7 |
| Average Age (Male) | 41.8 | 41.5 | 38.6 |
| Average Age (Female) | 42.1 | 40.8 | 39.7 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 573 | 6,389 | 16,334 |
| # of Persons per HH | 1.8 | 2.1 | 2.1 |
| Average HH Income | \$71,976 | \$73,580 | \$68,217 |
| Average House Value | \$154,524 | \$162,364 | \$151,468 |

* Demographic data derived from 2023