



## North Eagle Creek Office

151 N Eagle Creek Drive  
Lexington, Kentucky 40509

### Property Highlights

- +/-36,421 SF four-story office building
- +/-609 - 6,728 SF for lease
- Full glass panes and efficient building design offers scenic views
- Immediate access to major Lexington roadways including Man O' War Boulevard, New Circle Road, and Richmond Road, making it an ideal hub for medical, professional, or corporate office users
- Landlord provides responsive local property management services

### Summary

<b>Lease Rate:</b>	\$12.00 - 22.00 SF/yr (Full Service)
<b>Building Size:</b>	35,144 SF
<b>Available SF:</b>	609 - 6,728 SF

### For More Information

#### Al Isaac

President

O: 859 422 4400

[alisaac@naiisaac.com](mailto:alisaac@naiisaac.com)



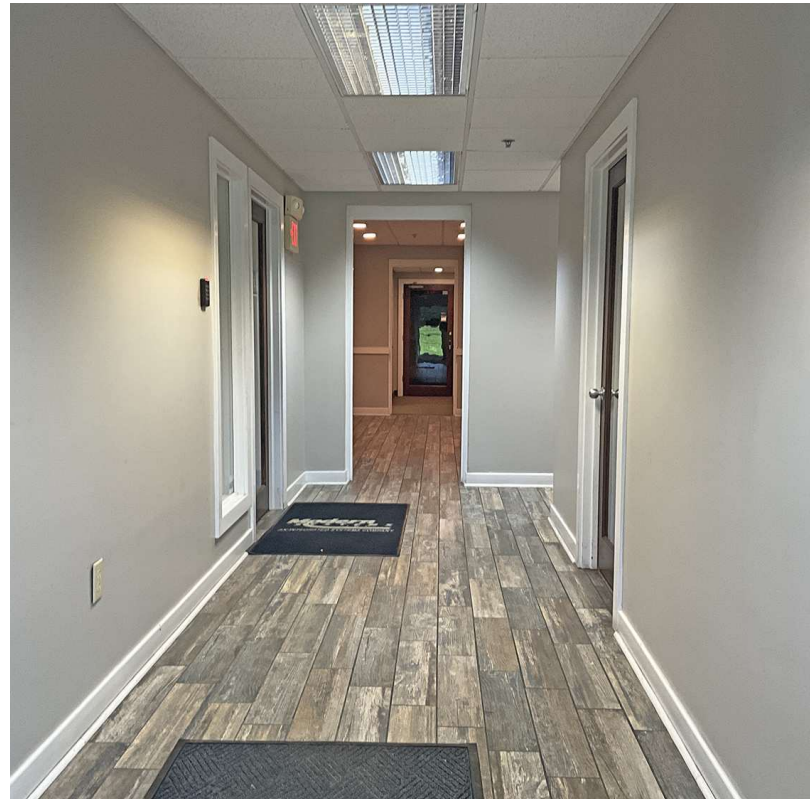


Commercial Real Estate Services, Worldwide.

For Lease

609 - 6,728 SF | \$12.00 - 22.00 SF/yr

Office Space



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)













Commercial Real Estate Services, Worldwide.

# For Lease

609 - 6,728 SF | \$12.00 - 22.00 SF/yr

## Office Space

### Lease Information

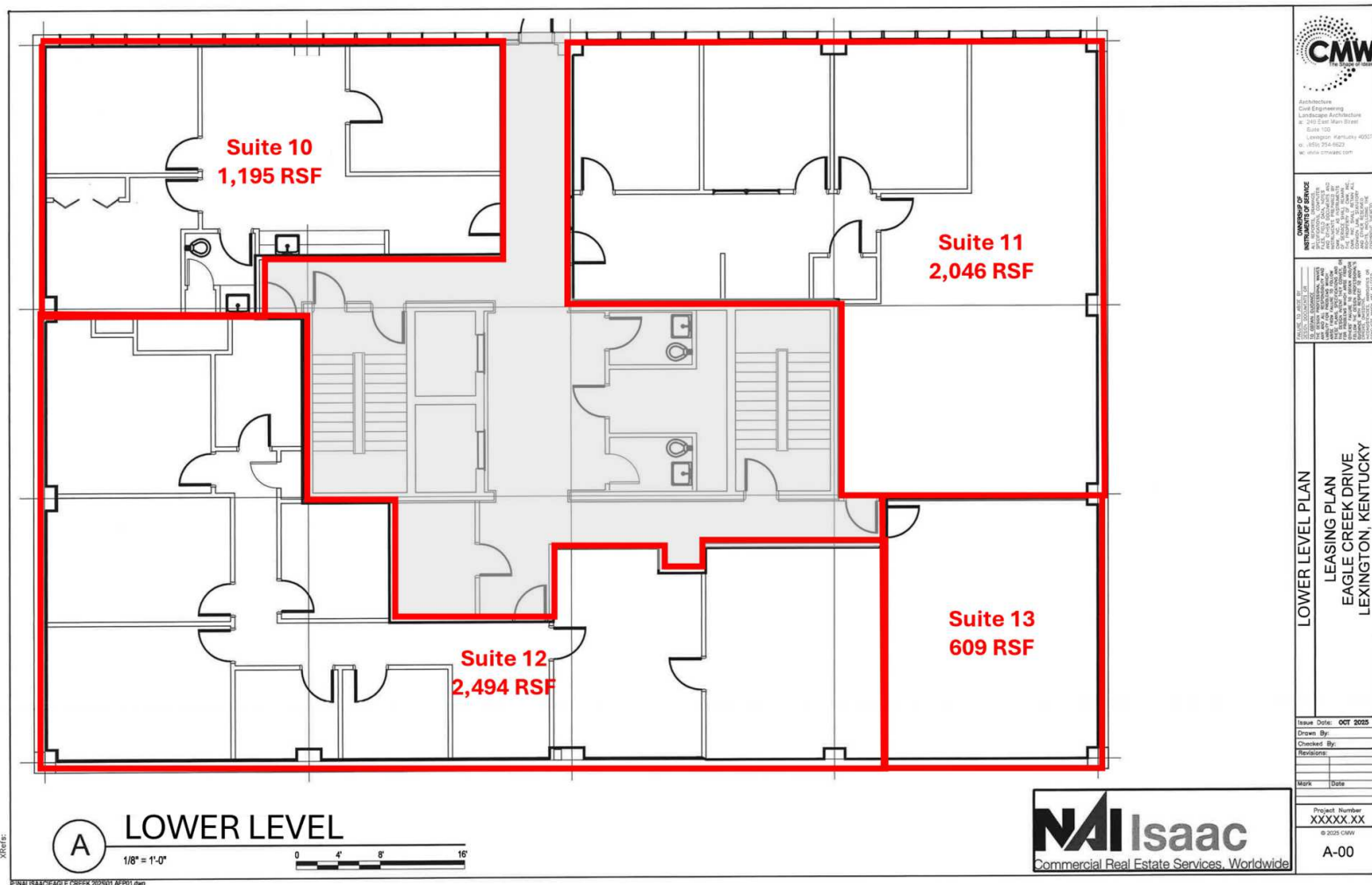
<b>Lease Type:</b>	Full Service	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	609 - 6,728 SF	<b>Lease Rate:</b>	\$12.00 - \$22.00 SF/yr

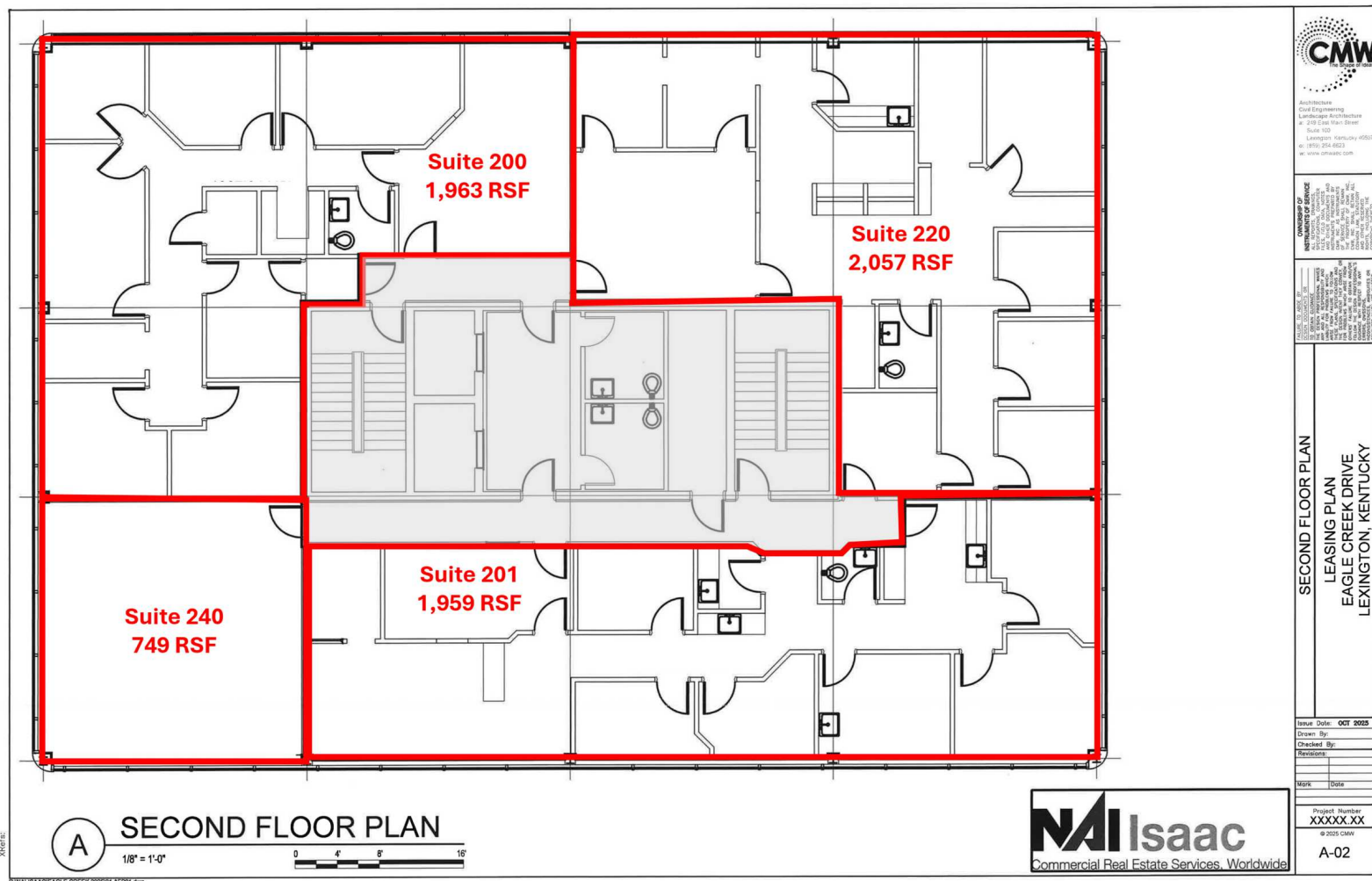
### Available Spaces

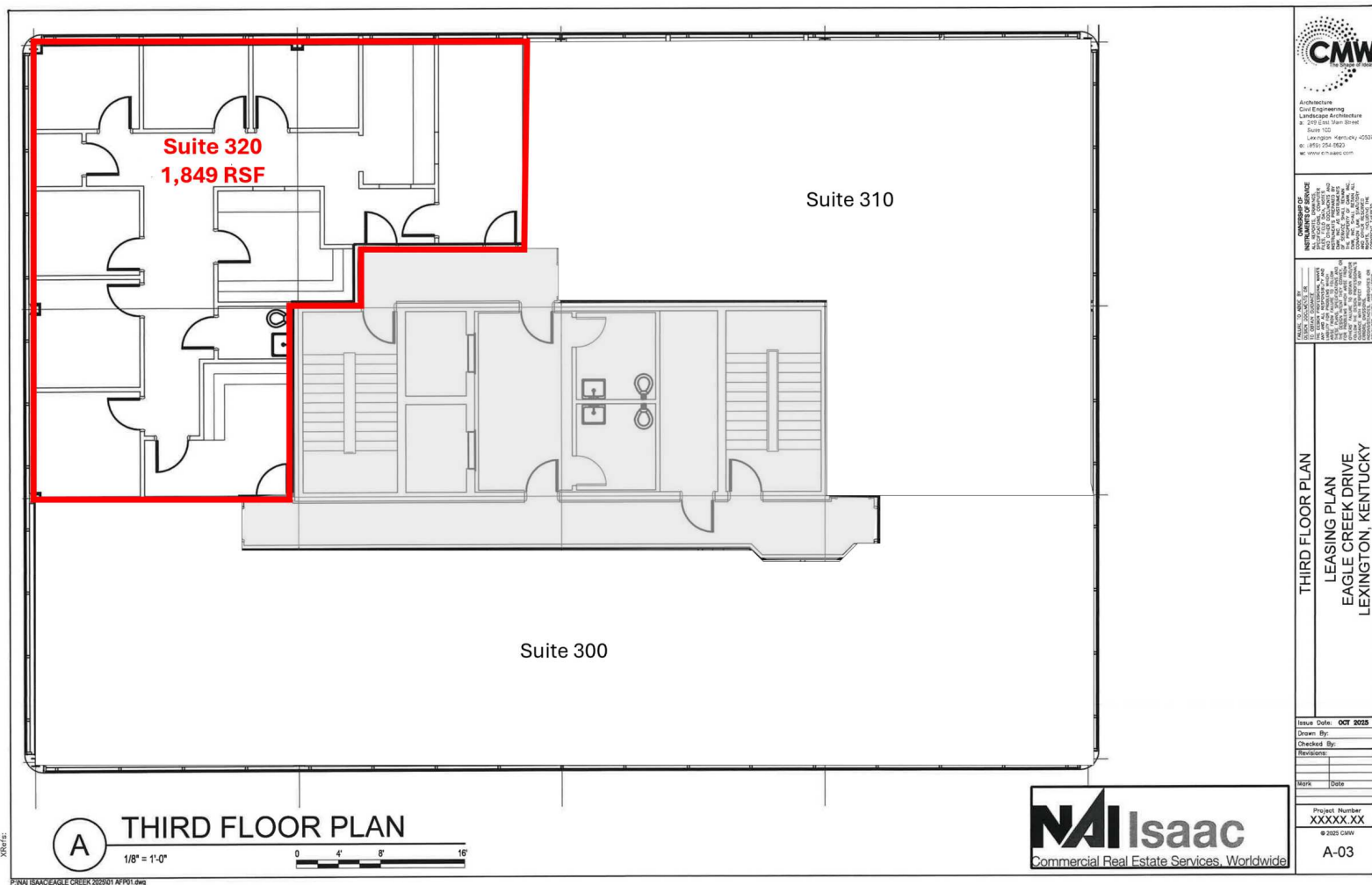
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 10	1,195 - 6,344 SF	Full Service	\$14.00 SF/yr	-
Suite 11	2,046 - 6,344 SF	Full Service	\$13.00 SF/yr	Available 1/1/2026
Suite 12	2,493 - 6,344 SF	Full Service	\$12.00 SF/yr	-
Suite 13-Storage	609 - 6,344 SF	Full Service	\$12.00 SF/yr	Storage
Suite 200	1,963 - 6,728 SF	Full Service	\$19.50 SF/yr	-
Suite 201	1,959 - 6,728 SF	Full Service	\$19.50 SF/yr	-
Suite 220	2,057 - 6,728 SF	Full Service	\$19.50 SF/yr	-
Suite 240	749 - 6,728 SF	Full Service	\$22.00 SF/yr	-
Suite 320	1,849 SF	Full Service	\$19.50 SF/yr	-
Suite 410	2,155 SF	Full Service	\$19.50 SF/yr	-

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.

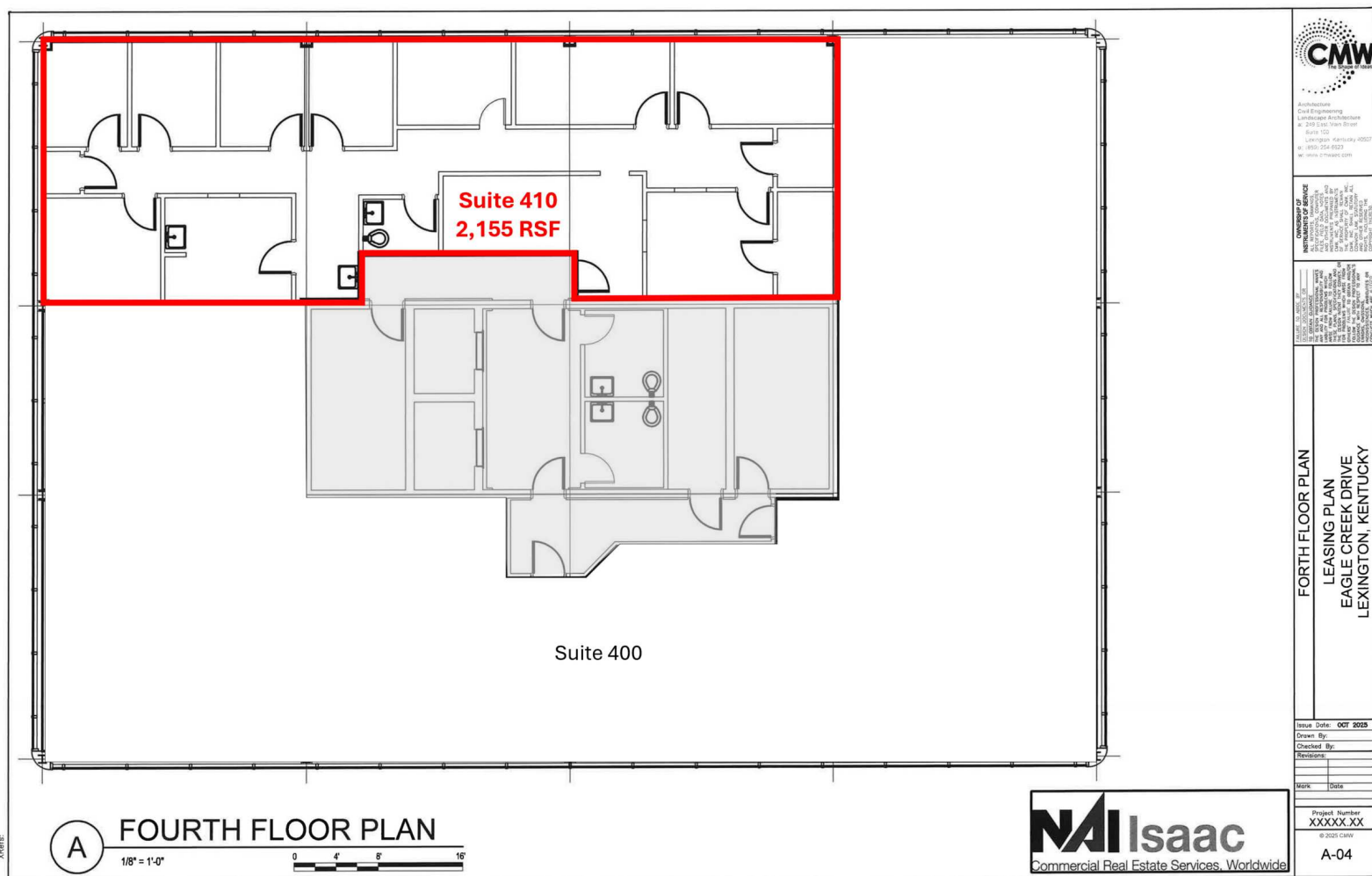
771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



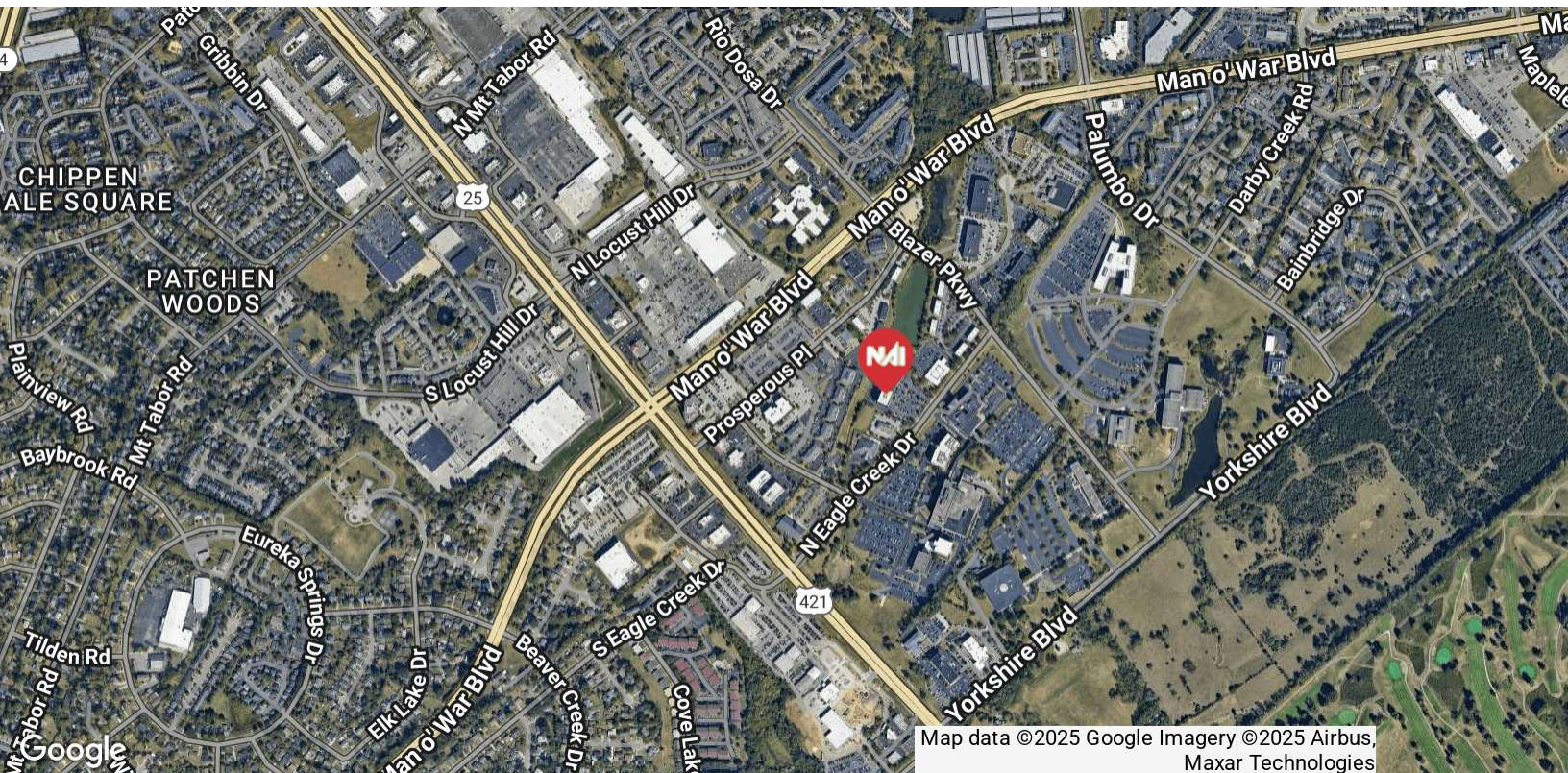
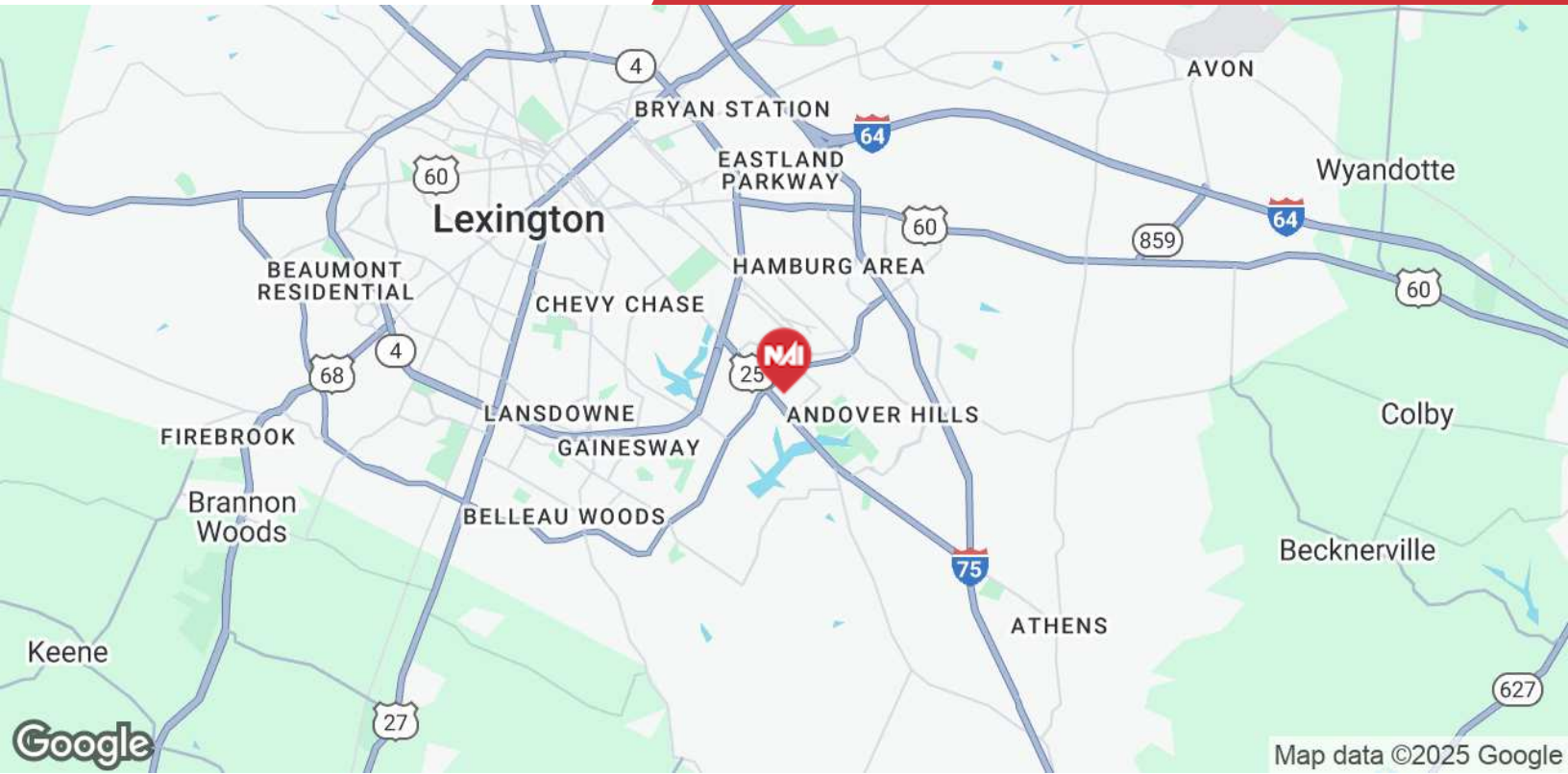




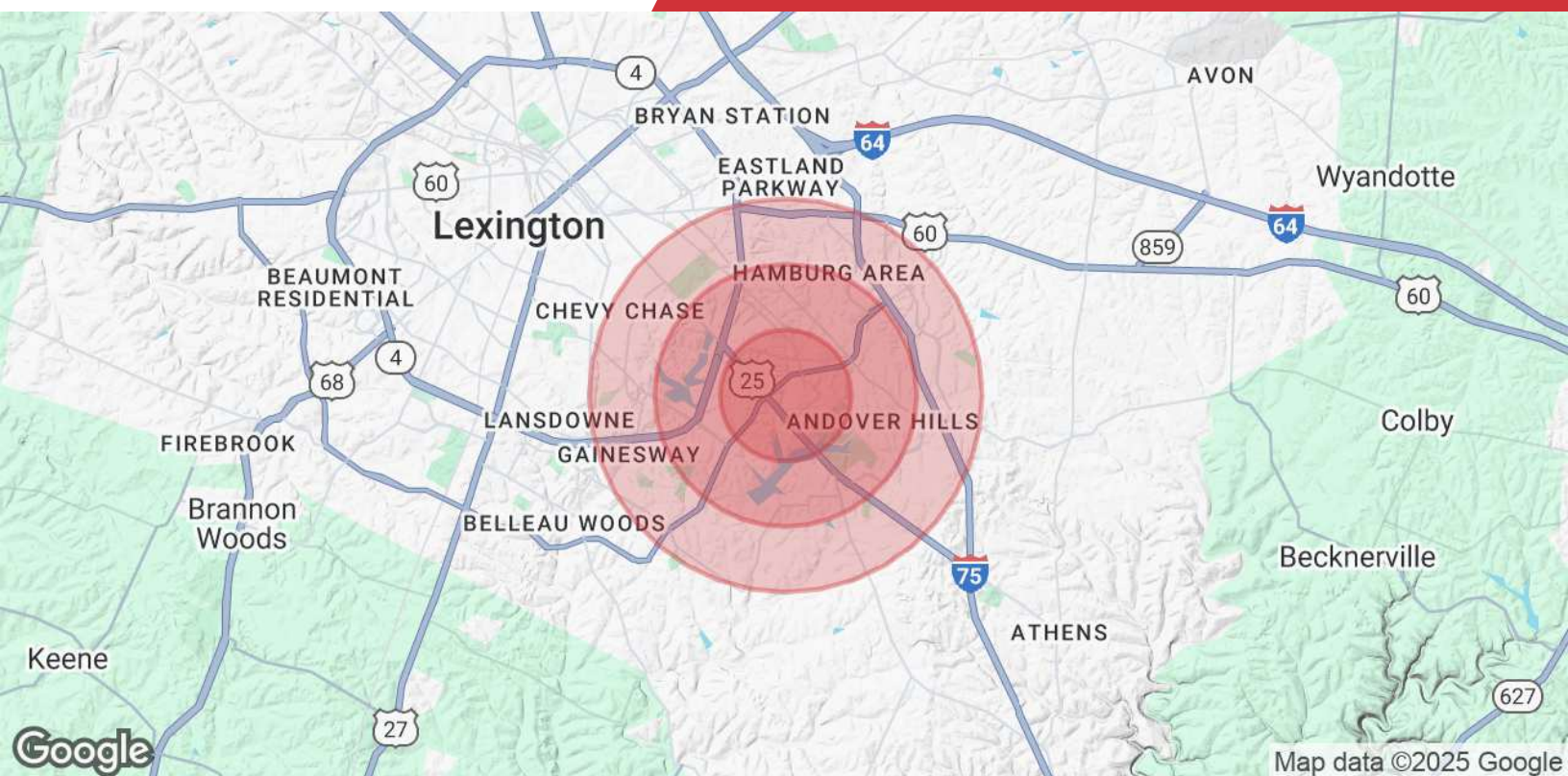












Population	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	13,216	43,639	87,930
<b>Average Age</b>	38	39	39
<b>Average Age (Male)</b>	36	37	38
<b>Average Age (Female)</b>	39	40	40
Households & Income	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	6,269	19,206	37,817
<b># of Persons per HH</b>	2.1	2.3	2.3
<b>Average HH Income</b>	\$70,604	\$94,283	\$102,614
<b>Average House Value</b>	\$250,259	\$321,275	\$347,869

Demographics data derived from AlphaMap