





309 - 311 SPANGLER DRIVE

RICHMOND, KY 40475

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PROPERTY TYPE: OFFICE

LEASE RATE: AVAILABLE SF: \$13.50 PSF + NNN

+/- 1,491 SF - +/- 5,966 SF

ZONING:

B-3 (HIGHWAY BUSINESS)

#### PROPERTY HIGHLIGHTS:

- · Professional Office Building
- Convenient Location with Excellent Proximity to I-75 and the Richmond Bypass
- Private Restrooms
- Flexible Floor Plan
- · Secured Overflow Parking

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#### PROPERTY DESCRIPTION

Block+Lot is pleased to offer this office opportunity in Richmond, Kentucky. 309-311 Spangler Drive features +/- 1,491 - +/- 5,966 contiguous square-feet of office space. Spaces provide a variety of features, including private restrooms, break rooms, and conference rooms. The property is within excellent proximity to major retailers such as Starbucks, Meijer, Chick-fil-A, and The Richmond Center - a 120-acre retail development. This property includes a secured overflow parking lot.



Suite	SF	Lease Rate & Type
309 Suite 100	1,491 SF	\$13.50 PSF + NNN
Suite 120	1,787 SF	\$13.50 PSF + NNN
Suite 200	1,570 SF	\$13.50 PSF + NNN
Suite 210	1,570 SF	\$13.50 PSF + NNN
Suite 220	2,826 SF	\$13.50 PSF + NNN
	Suite 120 Suite 200 Suite 210	Suite 100 1,491 SF   Suite 120 1,787 SF   Suite 200 1,570 SF   Suite 210 1,570 SF

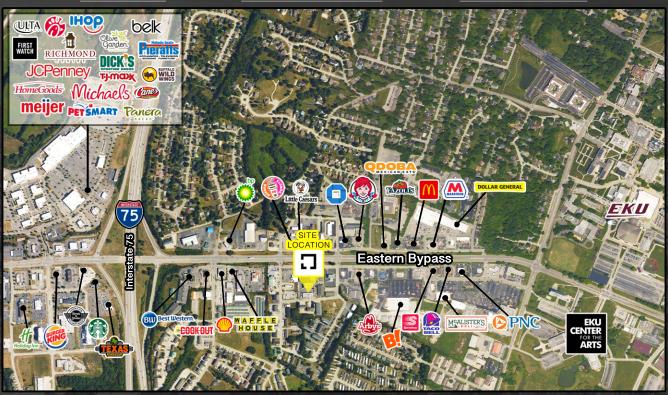
## **SURROUNDING RETAIL**

D BLOCK+LOT

DRONE VIDEO

**GOOGLE STREET VIEW** 

**GOOGLE MAPS VIEW** 



## FLOOR PLAN - 309 SPANGLER DR.





## FLOOR PLAN - 311 SPANGLER DR.





# **ADDITIONAL PHOTOS**









