

OFFICE FOR LEASE | +/- 1,491 - +/- 5,966 SF Available



309 - 311 SPANGLER DRIVE
RICHMOND, KY 40475



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PROPERTY TYPE: OFFICE
LEASE RATE: \$13.50 PSF + NNN
AVAILABLE SF: +/- 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.



Building	Suite	SF	Lease Rate & Type
309	Suite 100	1,491 SF	\$13.50 PSF + NNN
	Suite 120	1,787 SF	\$13.50 PSF + NNN
311	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

SURROUNDING RETAIL

DRONE VIDEO

GOOGLE STREET VIEW

GOOGLE MAPS VIEW



FLOOR PLAN - 309 SPANGLER DR.

SUITE 100: +/- 1,491 SF

SUITE 120: +/- 1,787 SF



FLOOR PLAN - 311 SPANGLER DR.

SUITE 200: +/- 1,570 SF



SUITE 210: +/- 1,570 SF

SUITE 220: +/- 2,826 SF

ADDITIONAL PHOTOS

