



North Eagle Creek Office

151 N Eagle Creek Drive
Lexington, Kentucky 40509

Property Highlights

- +/-35,144 SF four-story office building
- +/-749 - 4,765 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

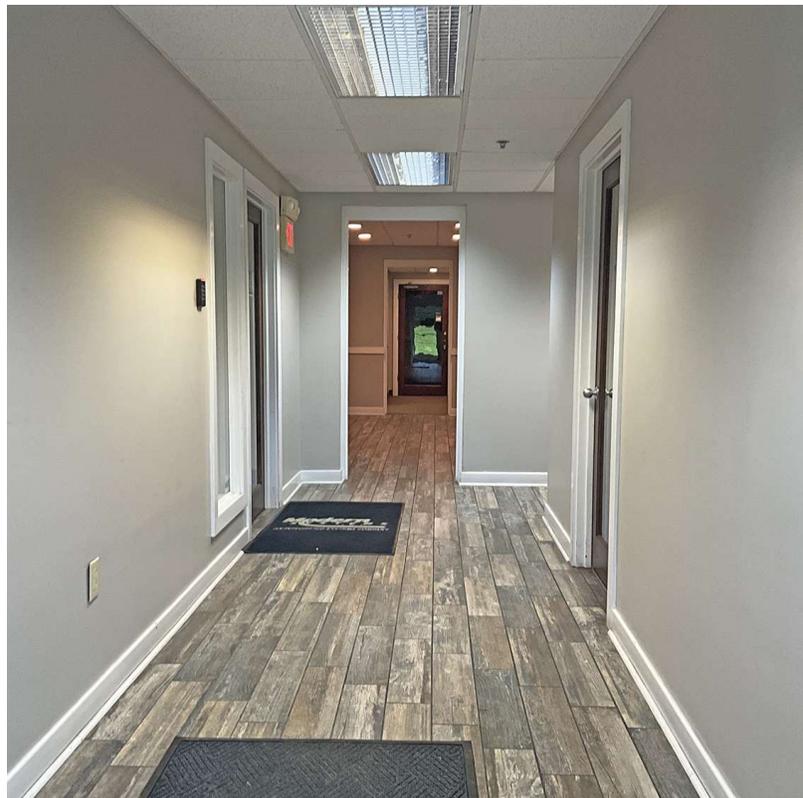
Available

Lease Rate:	\$12.00 - 22.00 SF/yr (MG)
Building Size:	35,144 SF
Available SF:	749 - 4,765 SF

For More Information

Al Isaac

President
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Commercial Real Estate Services, Worldwide.

For Lease

749 - 4,765 SF | \$12.00 - 22.00 SF/yr

Office Space

Lease Information

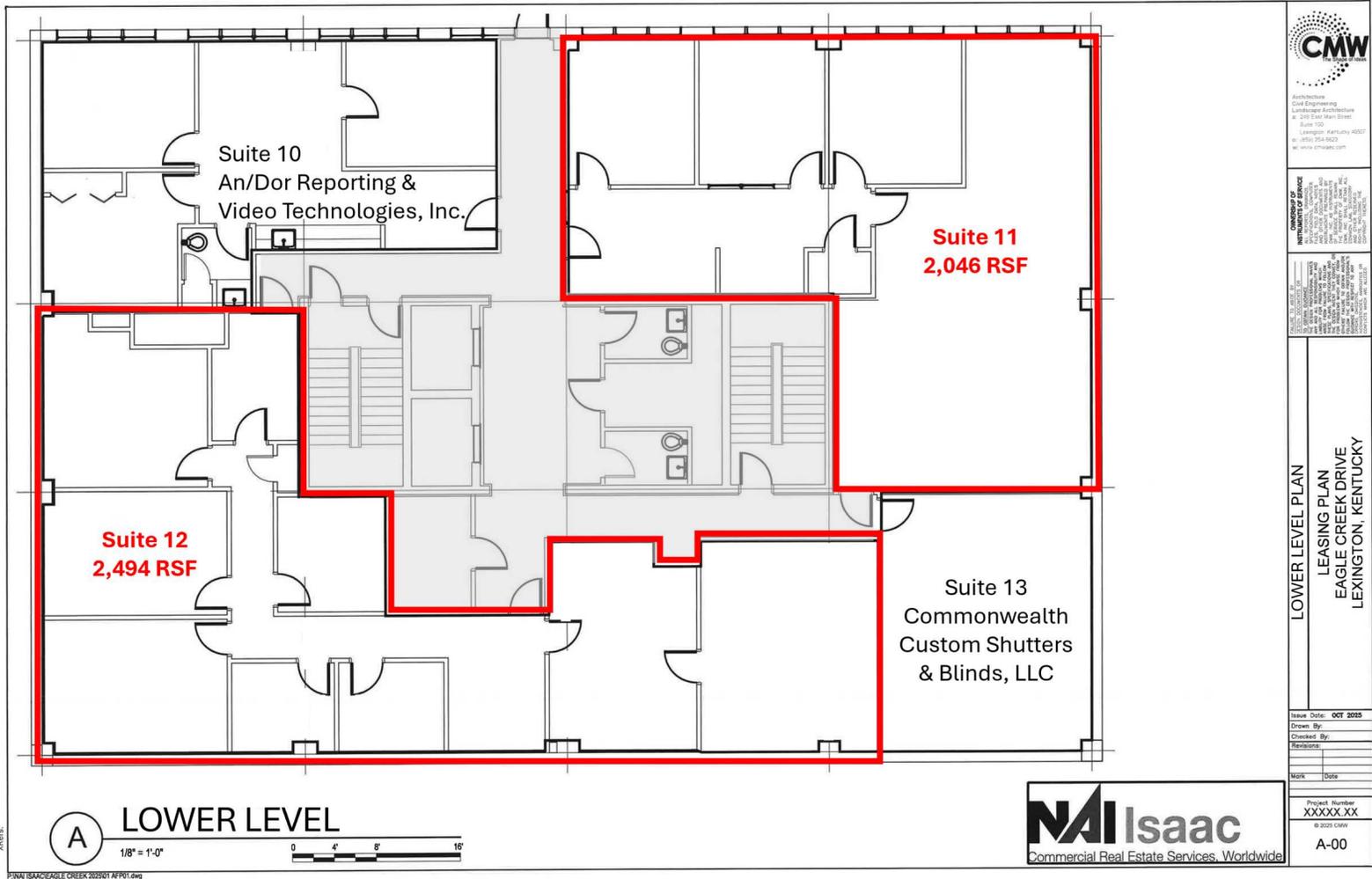
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	749 - 4,765 SF	Lease Rate:	\$12.00 - \$22.00 SF/yr

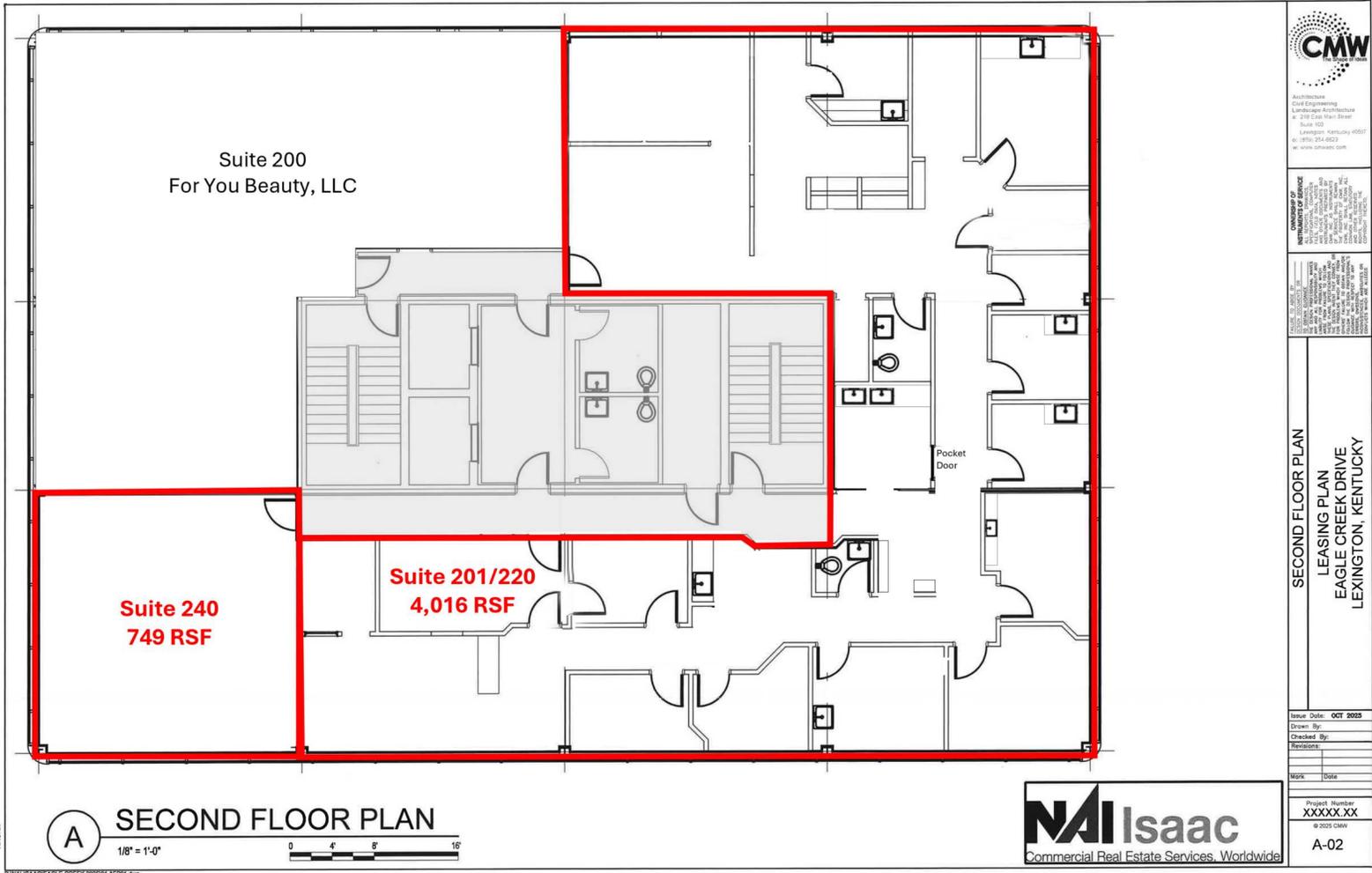
Available Spaces

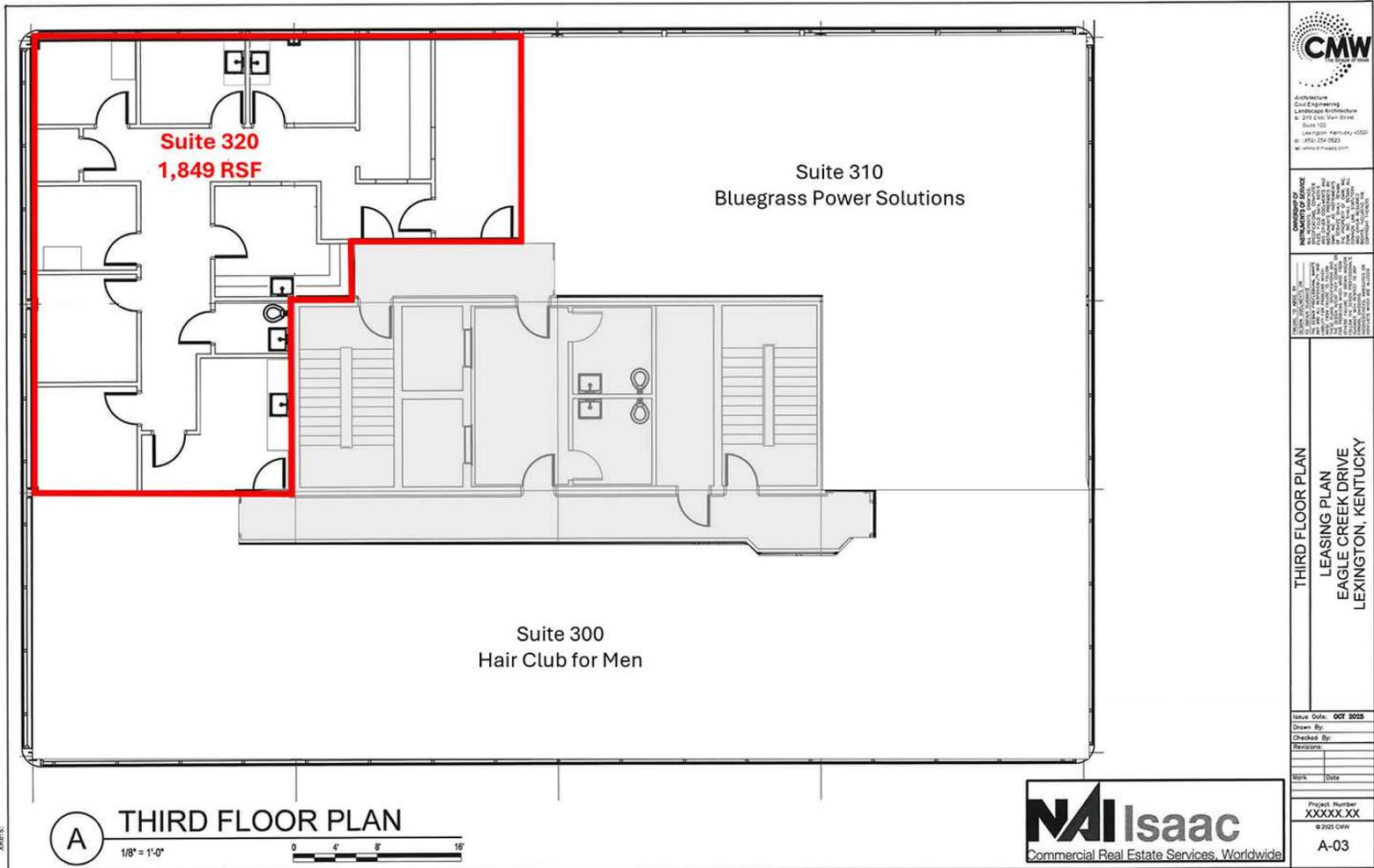
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 11	2,046 - 4,540 SF	Modified Gross	\$13.00 SF/yr	-
Suite 12	2,494 - 4,540 SF	Modified Gross	\$12.00 SF/yr	-
Suite 201/220	1,959 - 4,765 SF	Modified Gross	\$19.50 SF/yr	Former Medical
Suite 240	749 - 4,765 SF	Modified Gross	\$22.00 SF/yr	For lease "as-is"
Suite 320	1,849 SF	Modified Gross	\$19.50 SF/yr	Former Medical
Suite 420	3,357 SF	Modified Gross	\$19.50 SF/yr	-

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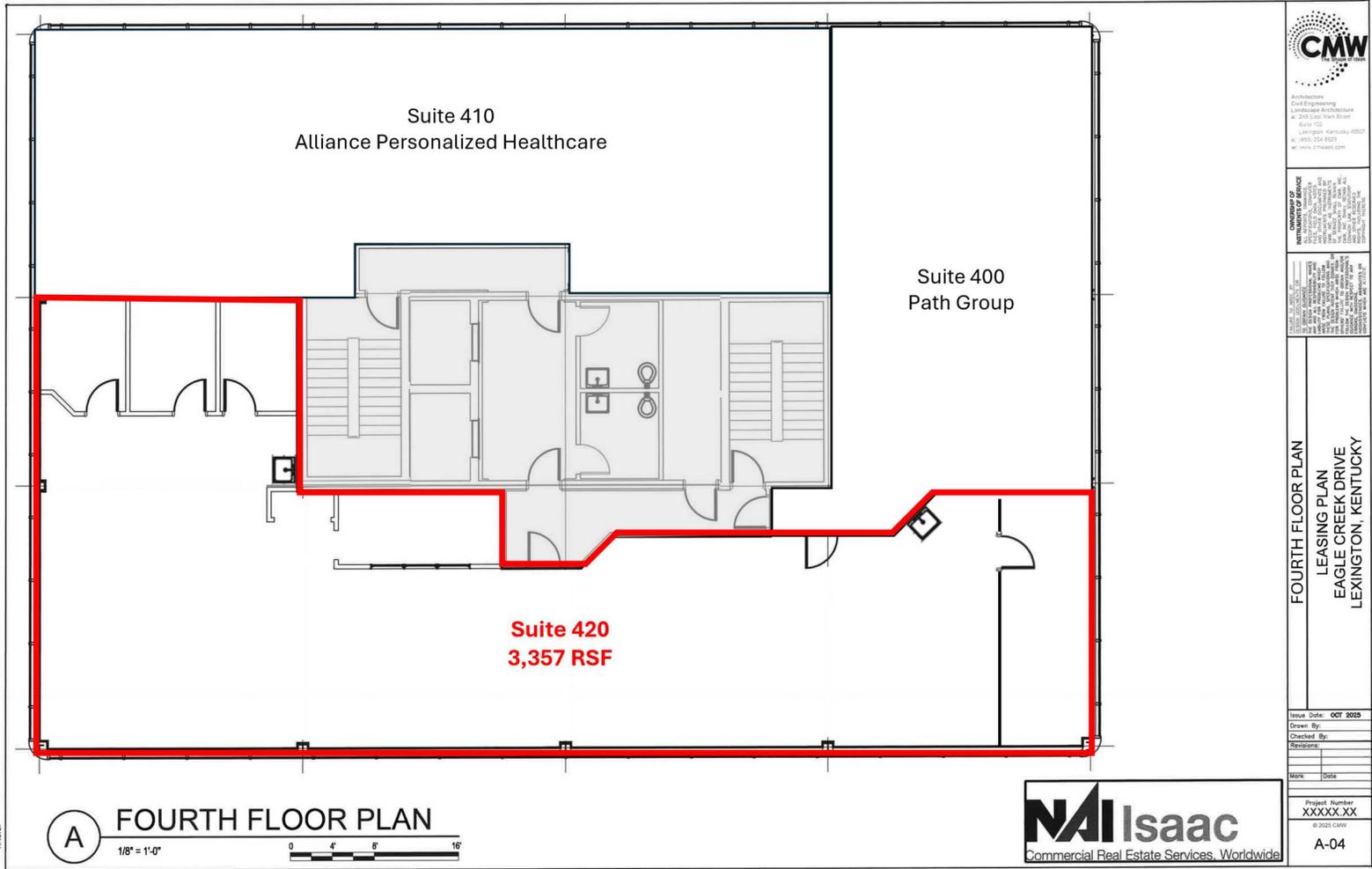


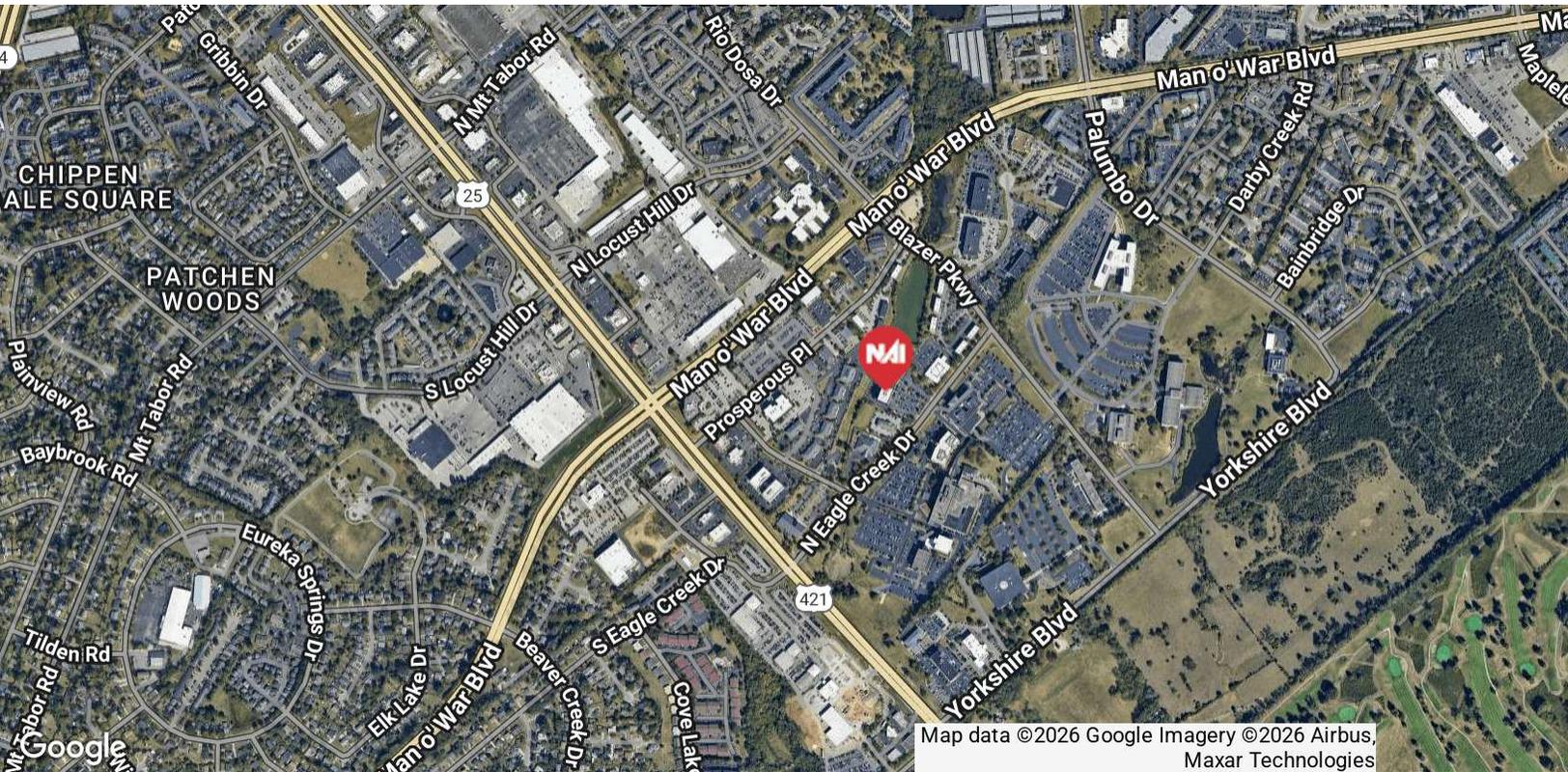
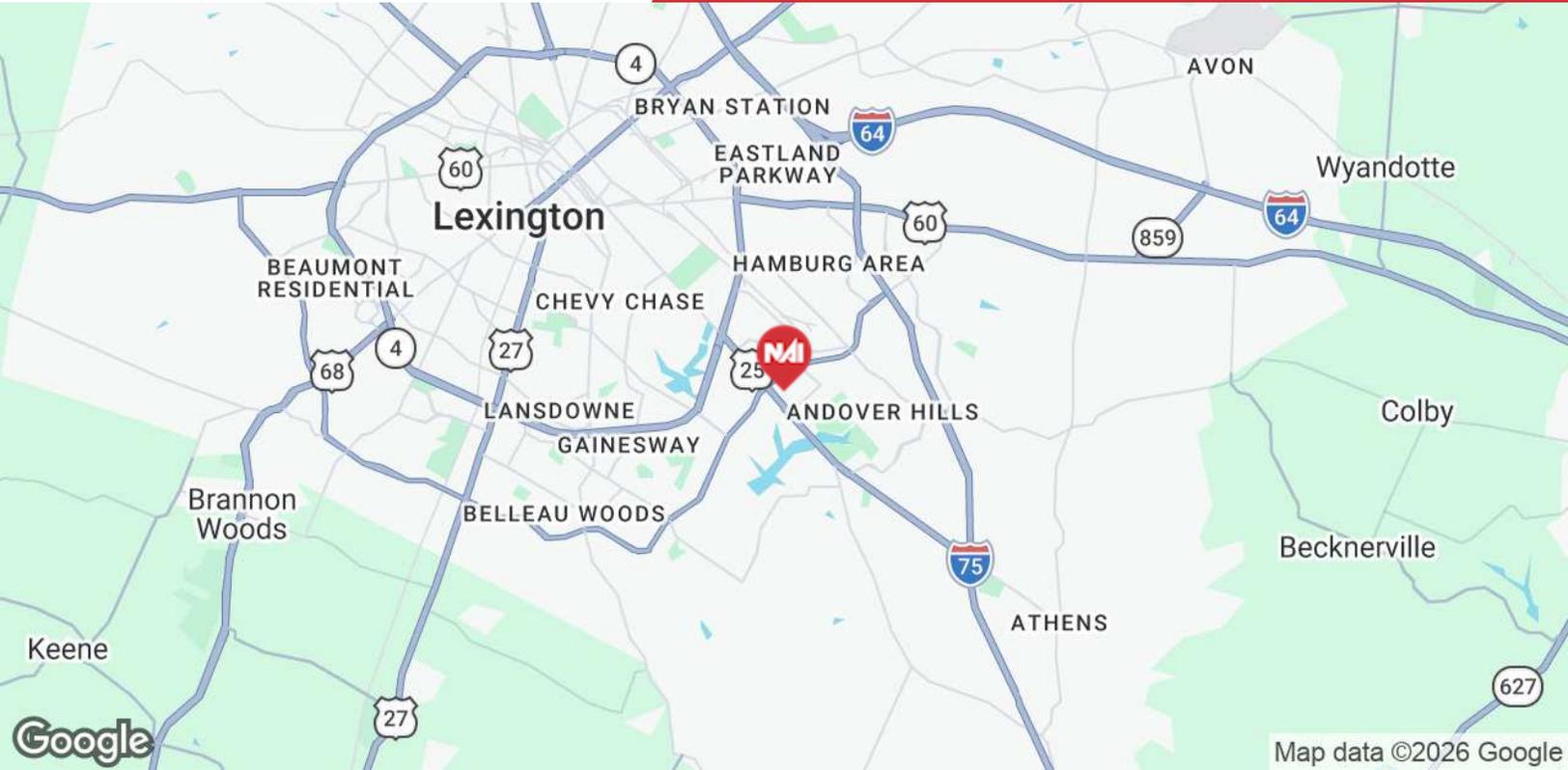




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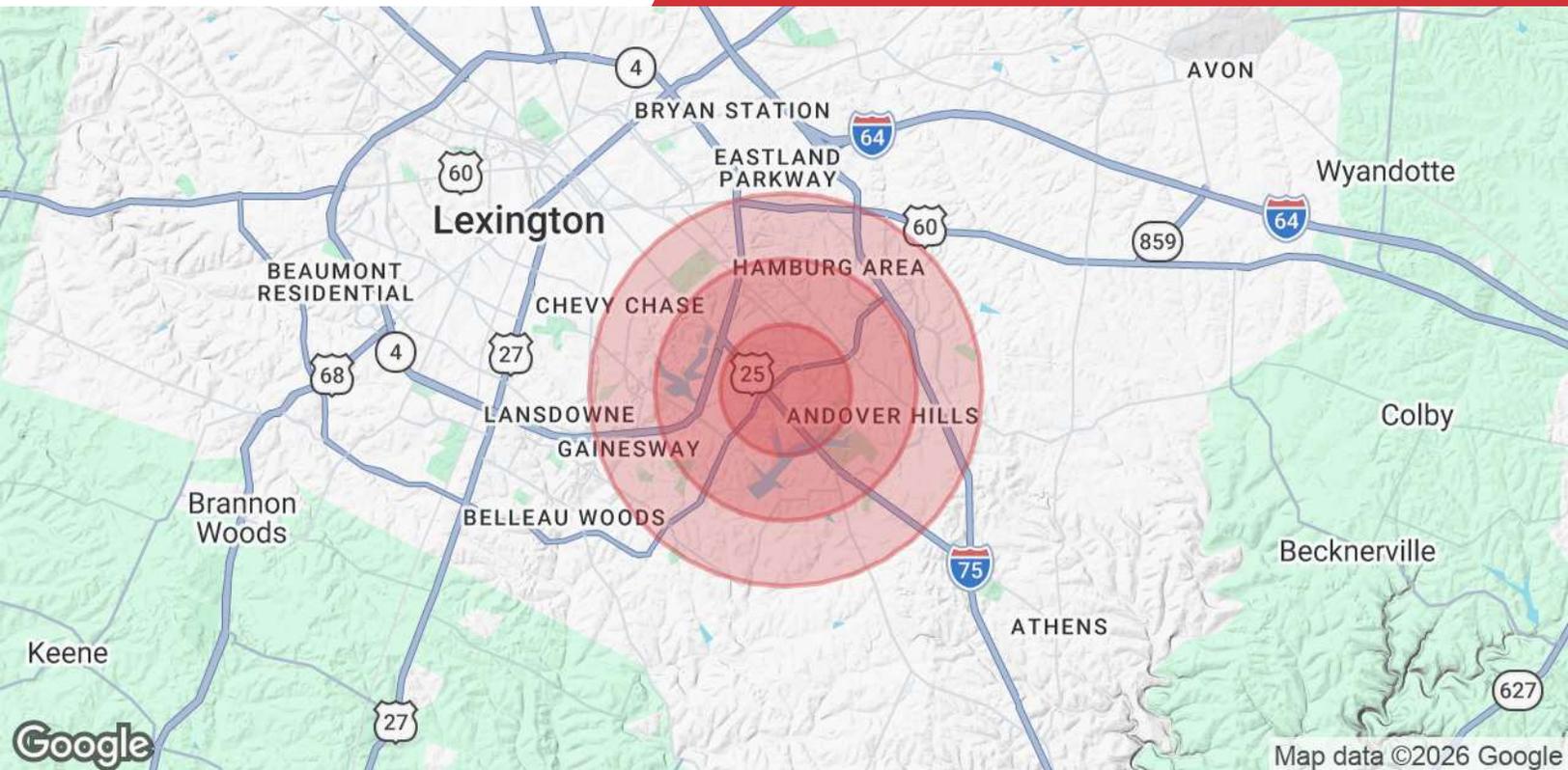
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	1 Mile	2 Miles	3 Miles
Population			
Total Population	13,216	43,639	87,930
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	39	40	40
Households & Income			
Total Households	6,269	19,206	37,817
# of Persons per HH	2.1	2.3	2.3
Average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

Demographics data derived from AlphaMap