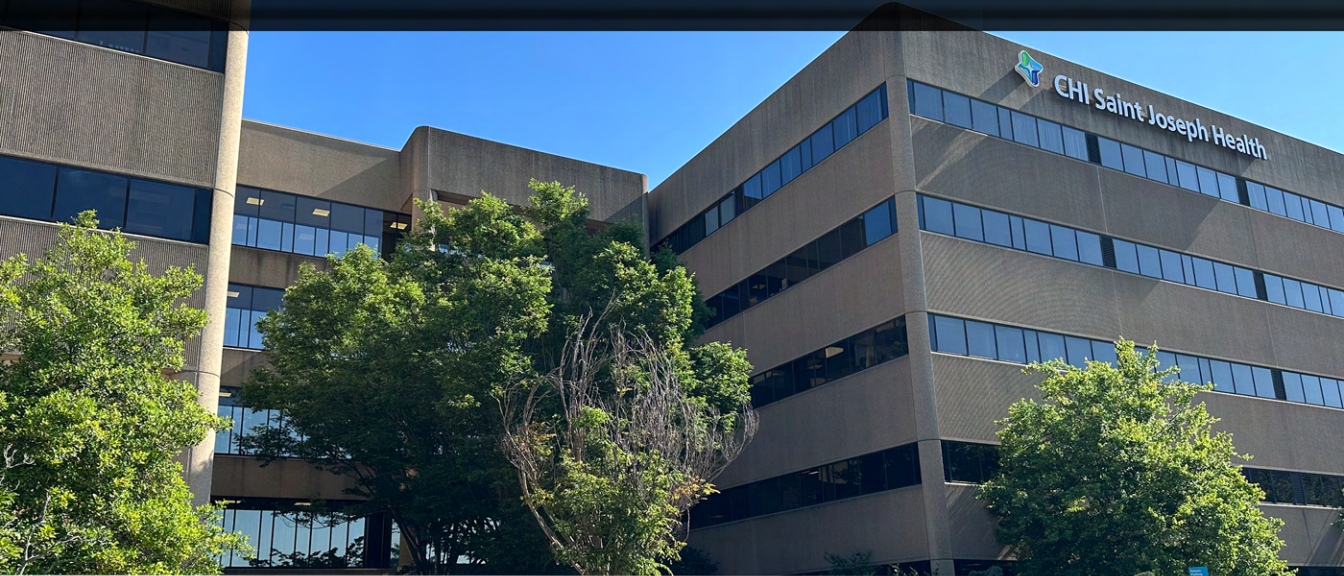


Healthpeak®

DOC  
33311  
NYSE

# CHI SAINT JOSEPH OFFICE PARK

1401 Harrodsburg Road, Lexington, KY 40504



## FOR LEASE: OUTPATIENT MEDICAL SPACE

LOCATED IN THE SAINT JOSEPH OFFICE PARK - 999-8,011 RSF AVAILABLE



Peter Barr, CCIM, SIOR  
C: 859.351.7924  
O: 859.309.0099  
Peter@BALRealEstate.com



Colleen Barr, MBA, CCIM  
C: 859.489.6133  
O: 859.309.0099  
Colleen@BALRealEstate.com



**Available Square Feet:**

A-510: 999 RSF  
 A-550: 1,300 RSF

C-100: 8,011 RSF  
 C-235\*: 3,013 RSF  
 C-240\*: 3,074 RSF  
 C-415: 5,388 RSF  
 C-435: 2,657 RSF

\*Suites C-235 & C-240 can be combined for 6,087 RSF

**Lease Rate:**

Contact Agent

**Total Square Feet:**

238,728 RSF

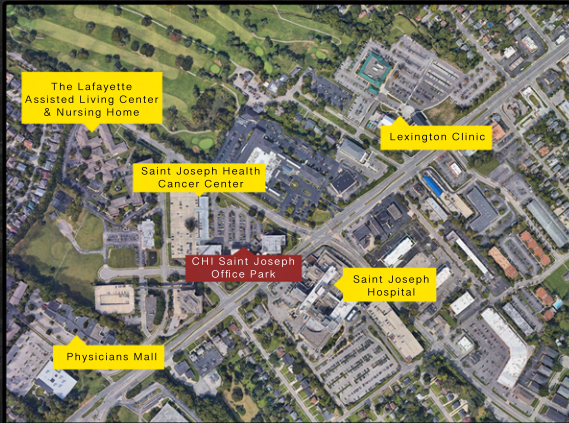
**Property Description:**

Block + Lot is pleased to bring to market available medical spaces at CHI Saint Joseph Office Park. The property is proudly managed by the owner. The development includes three connected buildings totaling 238,728 RSF on 23.219 P-1 zoned acres.

Originally constructed in 1983 in steel, concrete, and glass, this Class A medical park features efficient medical layouts, efficient load factors, controlled mag lock system for after-hours access, two elevator banks, 1,185 parking spaces including, a two-story parking deck, digital lobby directory signage for tenants, and direct pedway access between buildings in the park and to CHI Saint Joseph Hospital. On-site services include general surgery, neurology, podiatry, internal medicine, urology, gastroenterology, cardiology, physical therapy, occupational therapy, audiology, plastic surgery, and a pain management clinic.

**Affiliated Hospital:**

The affiliated Saint Joseph Hospital, part of CHI Saint Joseph Health, is a 433-bed facility and was Lexington's first hospital. The hospital offers 24/7 emergency care, general surgery, wound center, pain management, physical, occupational therapy, speech therapy, and digestive health. Other services include cancer, diabetes, heart and vascular, orthopedic, and lung care.



# PROPERTY SPECIFICATIONS



**Building Name:** CHI Saint Joseph Office Park  
**Address:** 1401 Harrodsburg Road, Lexington, KY 1983  
**Year Built:** 1983  
**Total Square Feet:** 238,728 RSF  
**Available Square Feet:**

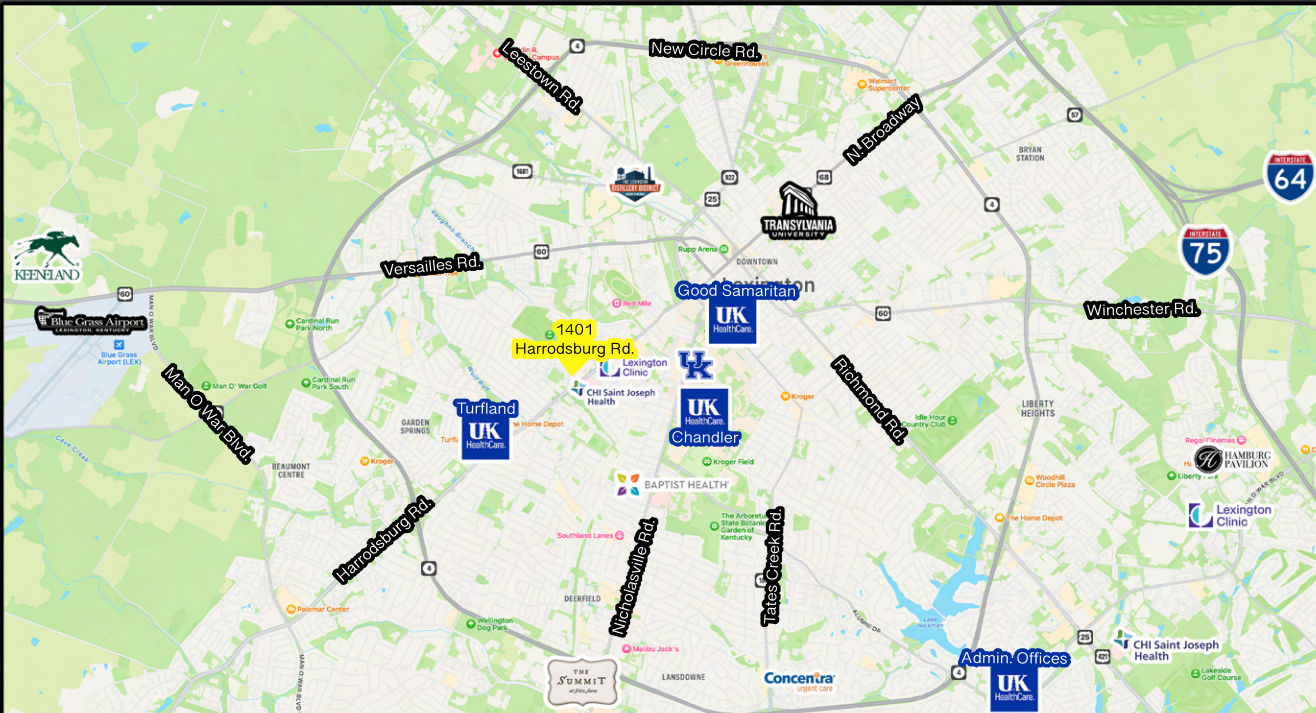
A-510: 999 RSF  
A-550: 1,300 RSF

C-100: 8,011 RSF  
C-235\*: 3,013 RSF  
C-240\*: 3,074 RSF  
C-415: 5,388 RSF  
C-435: 2,657 RSF  
\*Suites C-235 & C-240 can be combined for 6,087 RSF

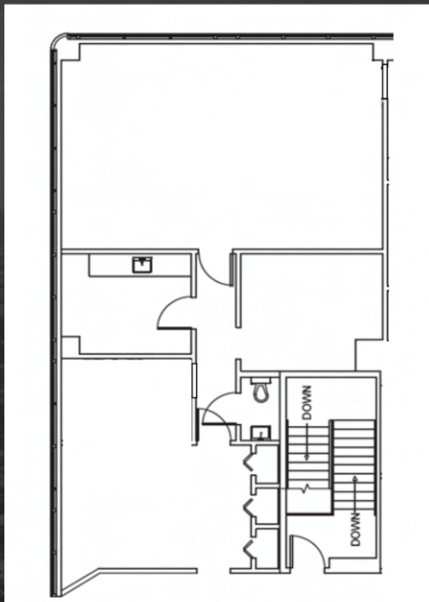
**Lease Rate:** Upon request  
**Stories:** 5  
**Parking:** 1,185 spaces including two story parking deck  
**Load Factor:** A-3%  
B-3%  
C-9%  
**Tenant Improvement Allowance:** Negotiable  
**Building Hours:** M-F: 5:00 am – 7:30 pm  
S: As needed per tenant request  
**Security:** Controlled by automatic mag lock system with unique 5 digit code for each individual  
Two elevator banks in each building  
Updated lobby in Building C  
**Elevators:** Professionally managed by Healthpeak  
**Recent/Planned Improvements:** Direct pedway access to CHI Saint Joseph Hospital (main campus), helipad  
**Management:**  
**Amenities:**



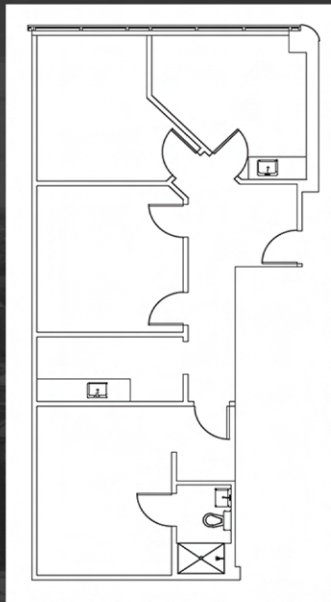
# AERIAL MAP



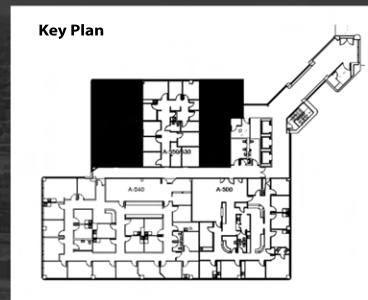
# BUILDING A



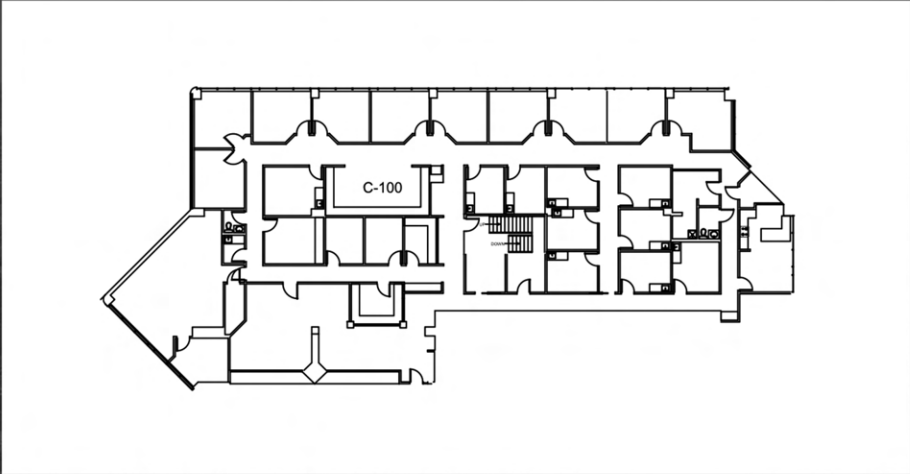
SUITE A-550  
1,300 RSF



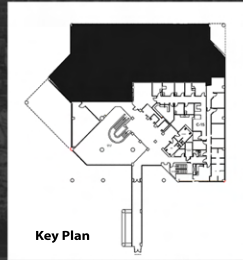
SUITE A-510  
999 RSF



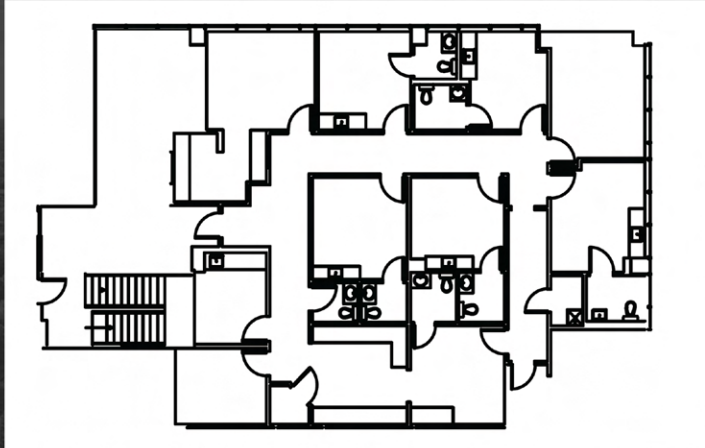
# BUILDING C



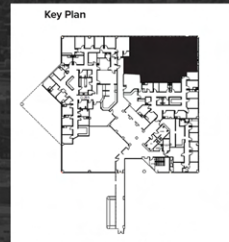
SUITE C-100  
8,011 RSF



# BUILDING C

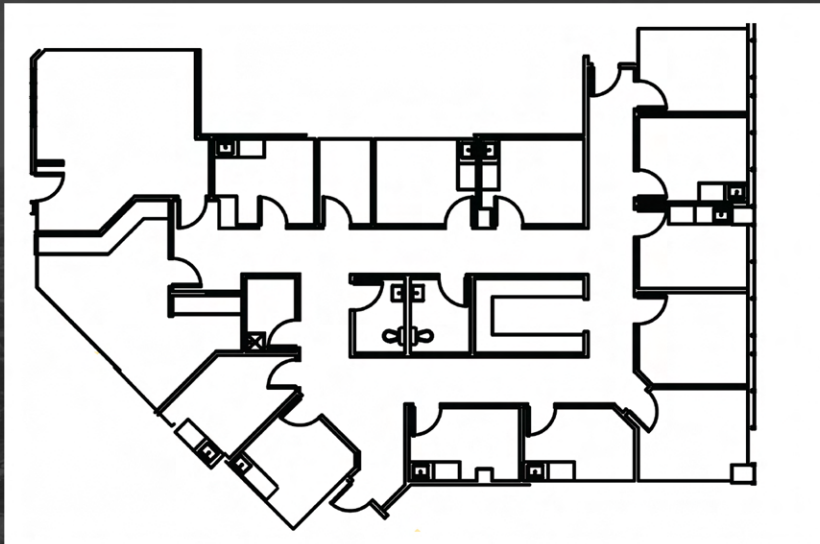


SUITE C-235  
3,013 RSF

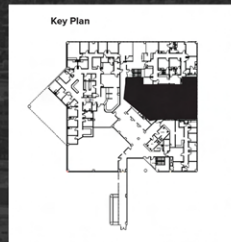




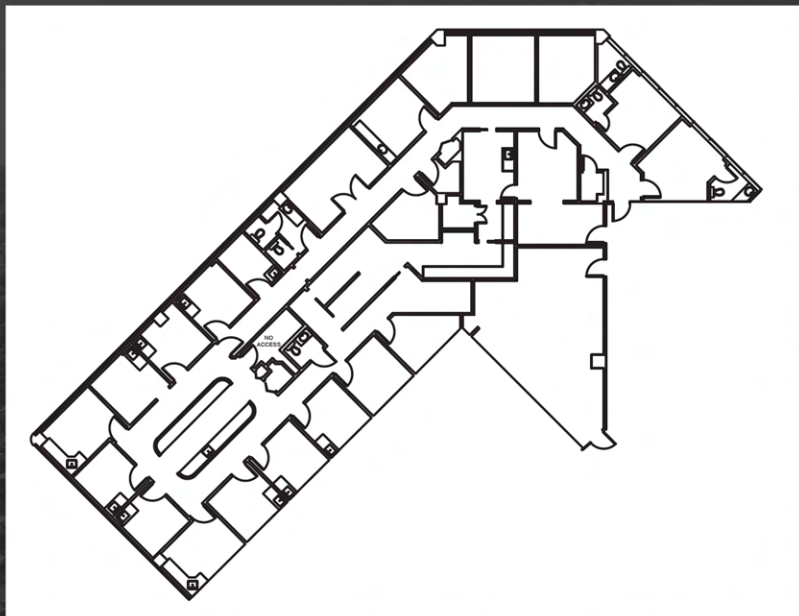
# BUILDING C



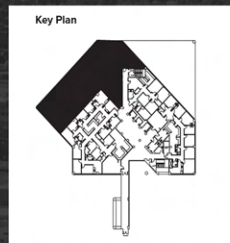
SUITE C-240  
3,074 RSF



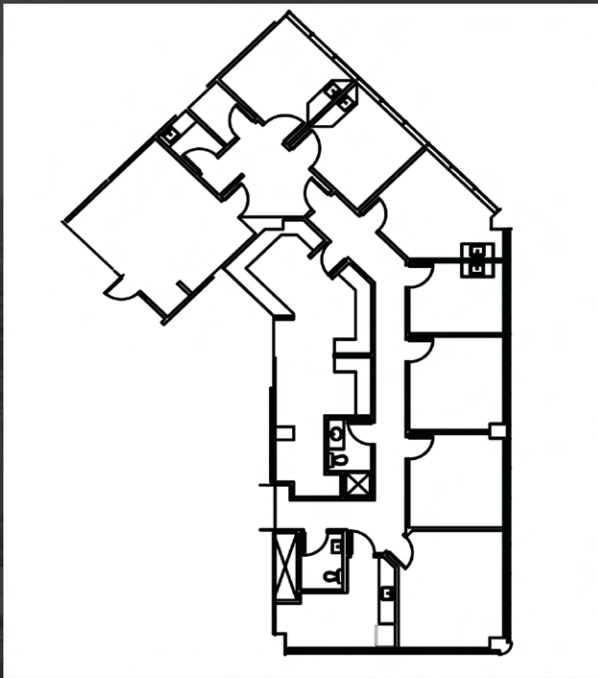
# BUILDING C



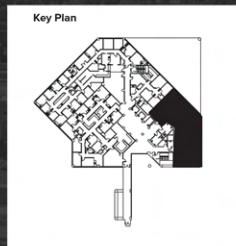
SUITE C-415  
5,388 RSF



# BUILDING C



SUITE C-435  
2,657 RSF



# ADDITIONAL PHOTOS

