

# FOR LEASE

3699 Alexandria Pike  
COLD SPRING, KY 41076

CURŌ • BRKG



CURŌ • BRKG

TRACY WARNER | [TRACY.WARNER@CUROBRKG.COM](mailto:TRACY.WARNER@CUROBRKG.COM) | 859.393.1140 | [CUROBRKG.COM](http://CUROBRKG.COM)

© 2024 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



## SITE

- » Immerse your business in the bustling heart of Cold Spring. This 2,500 sqft office space sits on Alexandria Pk (US 27).
- » 6-9 PRIVATE OFFICES
- » Surface lot parking – 30 stalls
- » 2 Private ADA Restrooms - 1 with Shower



## ZONING

- » PO – Professional Office



## LEASE SPACES

- » 2,500 SF
- » **\$2,950 (GROSS LEASE)**



## LOCATION

- » Centrally located to serve all of NKY 3 MINUTES FROM I-275
- » Access I-275, I-471, SR 27 & Rt-9
- » Adjacent to Kroger Shopping Center



**CURO•BRKG** TRACY WARNER | [TRACY.WARNER@CUROBRKG.COM](mailto:TRACY.WARNER@CUROBRKG.COM) | 859.393.1140 | [CUROBRKG.COM](http://CUROBRKG.COM)

© 2024 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



**3 miles**  
**7,039** people  
**\$101,722** AHHI  
**8,832** total employees

**5 Miles**  
**19,310** people  
**\$108,847** AHHI  
**25,681** total employees

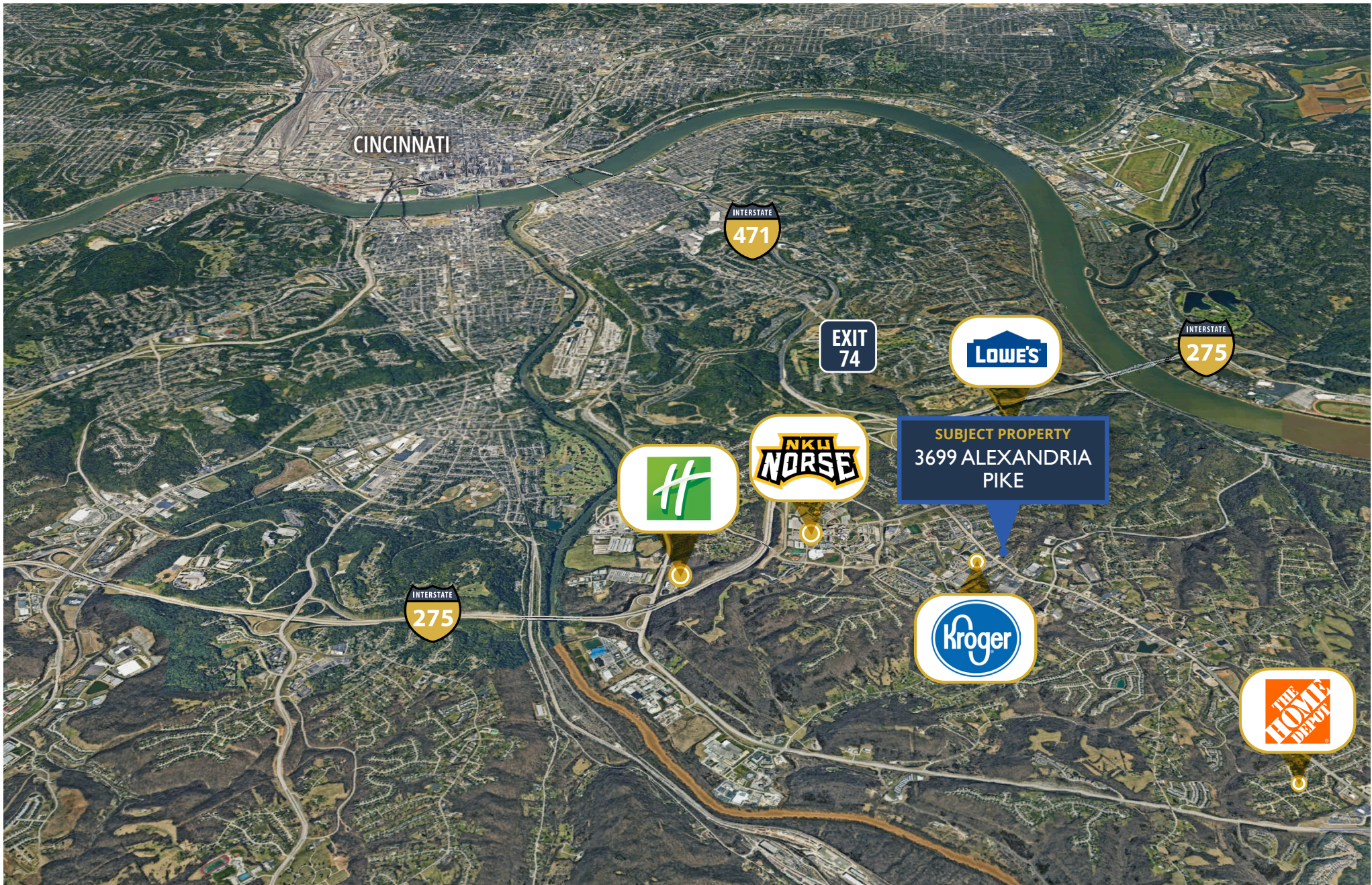
**7 Miles**  
**54,267** people  
**\$104,894** AHHI  
**68,528** total employees



**AVERAGE DAILY VISITORS LOCALLY**  
**15.9K**



**DAILY VEHICLE TRAFFIC ALEXANDRIA PIKE**  
**38.4K**



CURŌ • BRKG

TRACY WARNER |

TRACY.WARNER@CUROBRKG.COM |

859.393.1140 |

CUROBRKG.COM

© 2024 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

