

FOR SALE

ALSO AVAILABLE FOR LEASE



104 PROGRESS DRIVE

FRANKFORT, KY 40601



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01: EXECUTIVE SUMMARY

104 PROGRESS DR.



PROPERTY DESCRIPTION

Block+Lot is pleased to offer a newly-renovated office building for sale or lease located in Frankfort, KY. This all-brick 2-story building includes +/- 11,680 SF - +/-5,840 SF per floor. The building offers a large screened-in porch, two-year-old roof, and a convenient location, including 44 parking spaces.

The upper level features 12 private offices, conference room, large open office area, kitchenette/break room, and large screened-in porch. The lower level features 6 private offices, open office areas/training rooms, private entrance, and a kitchen/break room. The building is ADA compliant and could provide a medical user with a great office solution.

104 Progress Drive is strategically located minutes off I-64, ensuring seamless connectivity to major regional destinations. The property is less than 15 minutes from Downtown Frankfort, 30 minutes from Lexington, and 60 minutes from Louisville. This location is an established, thriving commercial area surrounded by retail, hospitality, and office.



11,680 SF



**\$1,520,000 OR
\$14.00 PSF
MODIFIED GROSS**



**ZONED
PO**

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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

104 PROGRESS DR.

PROPERTY HIGHLIGHTS

LOCATION

Strategically located minutes from I-64 and US-60 with excellent proximity to area retail and hotels.

PARKING

The .91-acre property offers convenient parking options, including 44 spaces.

DIVISIBLE

There are private entrances on both upper and lower levels, making the building easily demisable into two Tenants.

RENOVATED

The building was renovated in 2022 and features a 2-year-old roof as well as updated interior.

FURNITURE OFFERING

A new extensive office system, including cubicles, desks, conference tables, and chairs, are available for purchase or for lease.



02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



104 PROGRESS DR.

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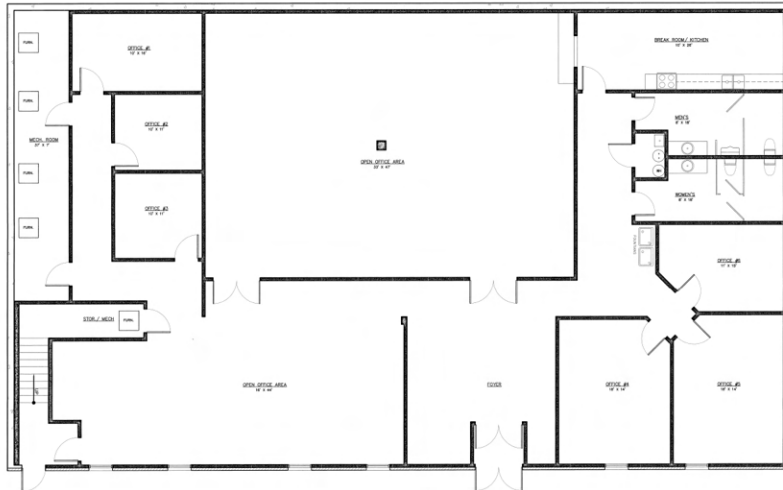
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 BLOCK+LOT

02: PROPERTY OVERVIEW

104 PROGRESS DR.

FLOOR PLAN - LOWER LEVEL



02: PROPERTY OVERVIEW

104 PROGRESS DR.

FLOOR PLAN - UPPER LEVEL



03: LOCATION INSIGHTS

SURROUNDING AMENITIES
104 PROGRESS DR.

