



For Lease: Professional Office Suites



2387 Professional Heights Dr

LEXINGTON, KY 40503

PRESENTED BY:

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PROPERTY SUMMARY

2387 PROFESSIONAL HEIGHTS DR

LEXINGTON, KY 40503

OFFERING SUMMARY

LEASE RATE:	\$12.00 - 18.00 SF/yr (Gross)
AVAILABLE SF:	800 - 2,213 SF
BUILDING SIZE:	28,352 SF
ZONING:	P-1



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 2387 Professional Heights Drive — a professionally maintained, multi-tenant office building positioned in one of Lexington's most accessible and amenity-rich corridors along Nicholasville Road.

Flexible suite configurations are available to accommodate a wide range of professional users; utilities are included in rent. Zoned Professional Office (P-1), the property is well-suited for medical, legal, financial, consulting, and other service-oriented practices. Recently completed common area renovations include new flooring, updated lighting, and refreshed common restrooms — delivering a clean, modern environment for tenants and their clientele.

The location provides exceptional connectivity to Nicholasville Road and New Circle Road, with convenient access to the University of Kentucky, Lexington's primary medical corridor, retail amenities, and surrounding residential neighborhoods.

PROPERTY HIGHLIGHTS

- Ground level access for all available suites
- Utilities included in rent
- Professional Office (P-1) zoning
- Newly renovated common areas & restrooms
- Ample on-site parking
- Multiple points of ingress/egress
- Central Lexington location near UK & medical corridor



**PRIME
LOCATION**



**RENOVATED
COMMON AREAS**



**GROUND LEVEL
ACCESS ALL SUITES**

AERIAL



Nicholasville Rd.
36,400+ VPD



AERIAL



New Circle Dr.
67,500+ VPD



Malabu Dr.
9100+ VPD

Nicholasville Rd.
36,400+ VPD



LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	800 - 2,213 SF	LEASE RATE:	\$12.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 55	Available	2,213 SF	Gross	\$12.00 SF/yr
Suite 110	Available	2,000 SF	Gross	\$18.00 SF/yr
Suite 140	Available	800 SF	Gross	\$18.00 SF/yr
Suite 150	Available	1,900 SF	Gross	\$18.00 SF/yr

ADDITIONAL PHOTOS





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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.