

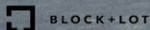
FOR LEASE

PROFESSIONAL OFFICE SPACE



1055 DOVE RUN RD.

LEXINGTON, KY 40502



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01: EXECUTIVE SUMMARY

1055 DOVE RUN RD.



(Shared Conference Room)



(Shared Kitchenette)

PROPERTY DESCRIPTION

1055 Dove Run Road is a two-story, multi-tenant office building located off of Tates Creek Road. The building is anchored by Concentra Urgent Treatment Center and has twelve small office units located on the second floor. There is directory signage on the first floor of the building and Tenants have 24/7 access. The property features a 28-space parking lot with 2 additional handicap spaces available for Tenant's use. Second floor Tenants will enjoy shared access to a kitchenette and conference room.

Suite 216: Individual office corner office, with hard wood floors, and two windows providing an abundance of natural light.

Suite 207: Individual office with a window, available September 1, 2026.

Suite 200: Suite 200 offers 1,165 SF of freshly updated office space with new paint and flooring. This suite has a reception/waiting area, work room, and 3 spacious private offices.

SUITES 207 & 216
161- 241 SF

**\$403 - \$600/
MONTH GROSS**

**ZONED
P-1**

SUITE 200
1,165 SF

**\$16.00 PSF
MODIFIED GROSS**

02: PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

AMENITIES

Executive style offices with shared conference room and kitchenette.

LOCATION

Located off of Tates Creek Rd. inside of New Circle Rd. across from the Lansdowne Shoppes.

LEASE

Gross lease with minimal Tenant responsibilities (Tenant pays wifi and janitorial). Suite 200 offers a Modified Gross lease structure.

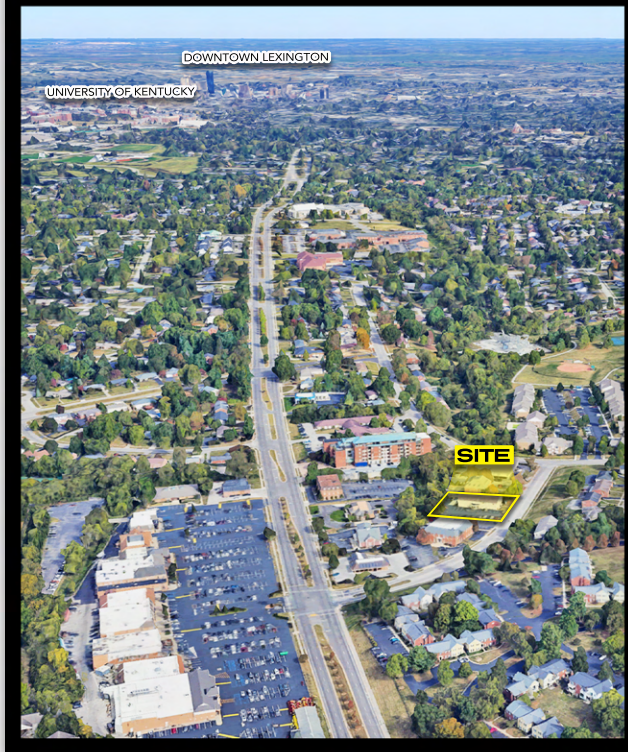
HIGH-DEMAND SIZE

This property offers rare, small office availability in the Tates Creek corridor submarket.

MANAGEMENT

Professionally managed.

1055 DOVE RUN RD.



02: PROPERTY OVERVIEW

1055 DOVE RUN ROAD

AVAILABLE SPACES

SCHEDULE



SUITE 200

1,165 SF

\$16.00 PSF Modified Gross

Available October 1

SUITE 207

161 SF

\$403/Month Gross

Available Now

SUITE 216

241 SF

\$600/Month Gross

Available Now

02: PROPERTY OVERVIEW

SUITE 200 PHOTOS
1055 DOVE RUN RD.



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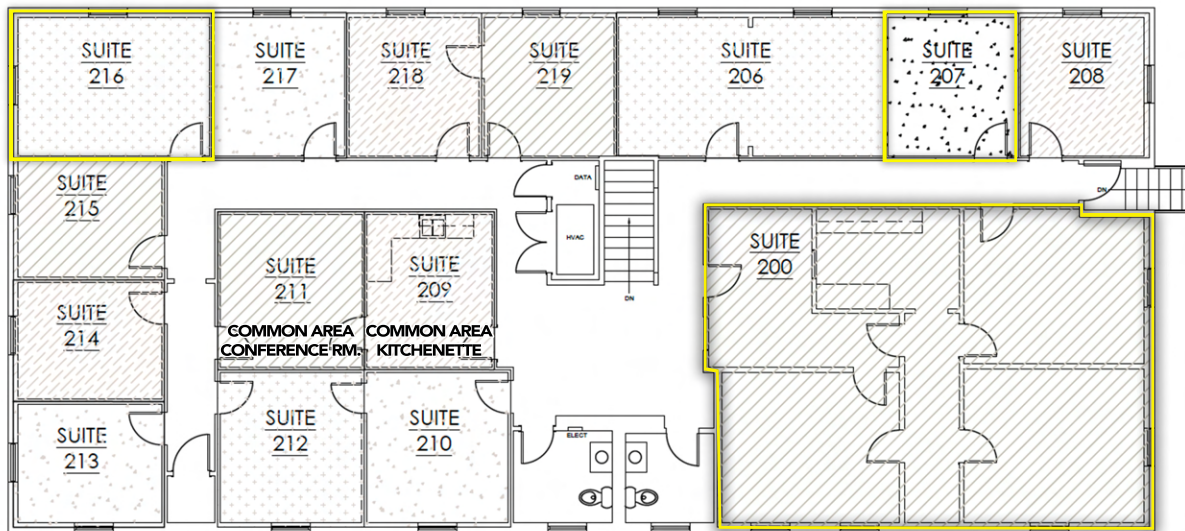
859.753.8154
859.351.7924

 BLOCK+LOT

02: PROPERTY OVERVIEW

1055 DOVE RUN RD.

FLOOR PLAN - SECOND FLOOR



03: LOCATION INSIGHTS

LOCATION DESCRIPTION

This property is conveniently located in the Southeast corridor of Lexington, on Dove Run Road off of Tates Creek Road. The property is close in proximity to Lansdowne Shoppes and has great access to New Circle Road. Trade Area businesses include: Fresh Market, Baskin Robbins, Pirie, Hallmark, Traditional Bank, Walgreens, Truist, Malone's, Drake's, Malone's Prime, The Mouse Trap, Bank of Lexington, JP Morgan Chase, WesBanco, Forcht Bank, Central Bank, and more.



1055 DOVE RUN RD.

AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 14,658
3 MILE: 129,733
5 MILE: 257,874



AVERAGE HOUSEHOLD INCOME

1 MILE: \$108,911
3 MILE: \$97,613
5 MILE: \$100,152



NUMBER OF HOUSEHOLDS

1 MILE: 7,273
3 MILE: 57,129
5 MILE: 111,269



03: LOCATION INSIGHTS

AERIAL
1055 DOVE RUN RD.



03: LOCATION INSIGHTS

1055 DOVE RUN RD.

AERIAL

INTERSTATE 75/64

6.2 MILES

**DOWNTOWN
LEXINGTON**

3.7 MILES

**BLUE GRASS
AIRPORT**

APPX. 9 MILES

UNIVERSITY OF KY

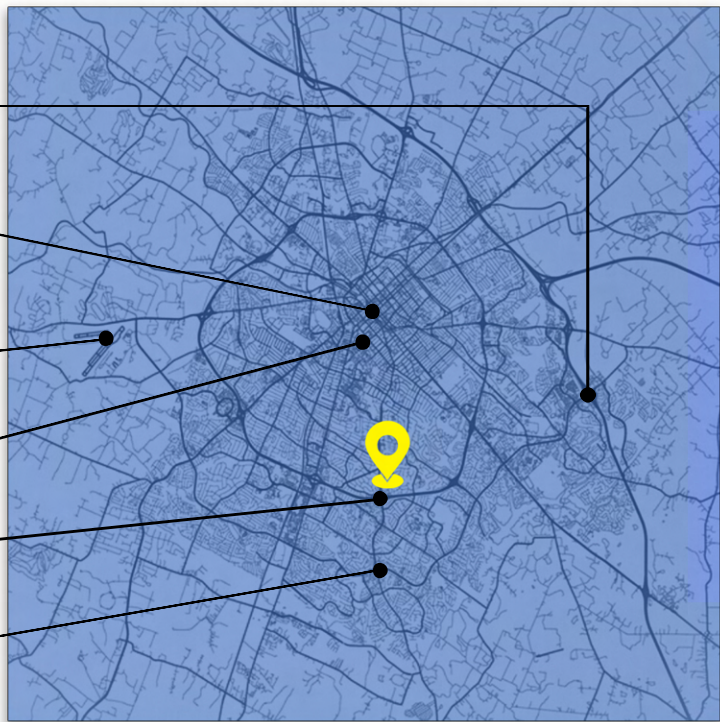
3.3 MILES

NEW CIRCLE RD.

APPX. 0.5 MILE

MAN O' WAR BLVD.

2 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



1055 DOVE RUN RD.

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the “Horse Capital of the World,” it features scenic thoroughbred farms and vibrant equestrian events. The city’s spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky’s renowned craftsmanship.

Lexington’s cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-64 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington’s population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor’s degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.