

OFFICE FOR LEASE | 1,725 – 6,427 SF Available



309 - 311 SPANGLER DRIVE
RICHMOND, KY 40475



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PROPERTY TYPE: OFFICE
LEASE RATE: \$13.50 PSF + NNN
AVAILABLE SF: 1,725 – 6,427 SF
ZONING: B-3 (HIGHWAY BUSINESS)

PROPERTY HIGHLIGHTS:

- Professional Office Building
- Convenient Location with Excellent Proximity to I-75 and the Richmond Bypass
- Private Restrooms
- Flexible Floor Plan
- Secured Overflow Parking



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PROPERTY DESCRIPTION

Block+Lot is pleased to offer this office opportunity in Richmond, Kentucky. 309-311 Spangler Drive features 1,725– 6,427 contiguous square-feet of office space. Spaces provide a variety of features, including private restrooms, break rooms, and conference rooms. The property is within excellent proximity to major retailers such as Starbucks, Meijer, Chick-fil-A, and The Richmond Center - a 120-acre retail development. This property includes a secured overflow parking lot.



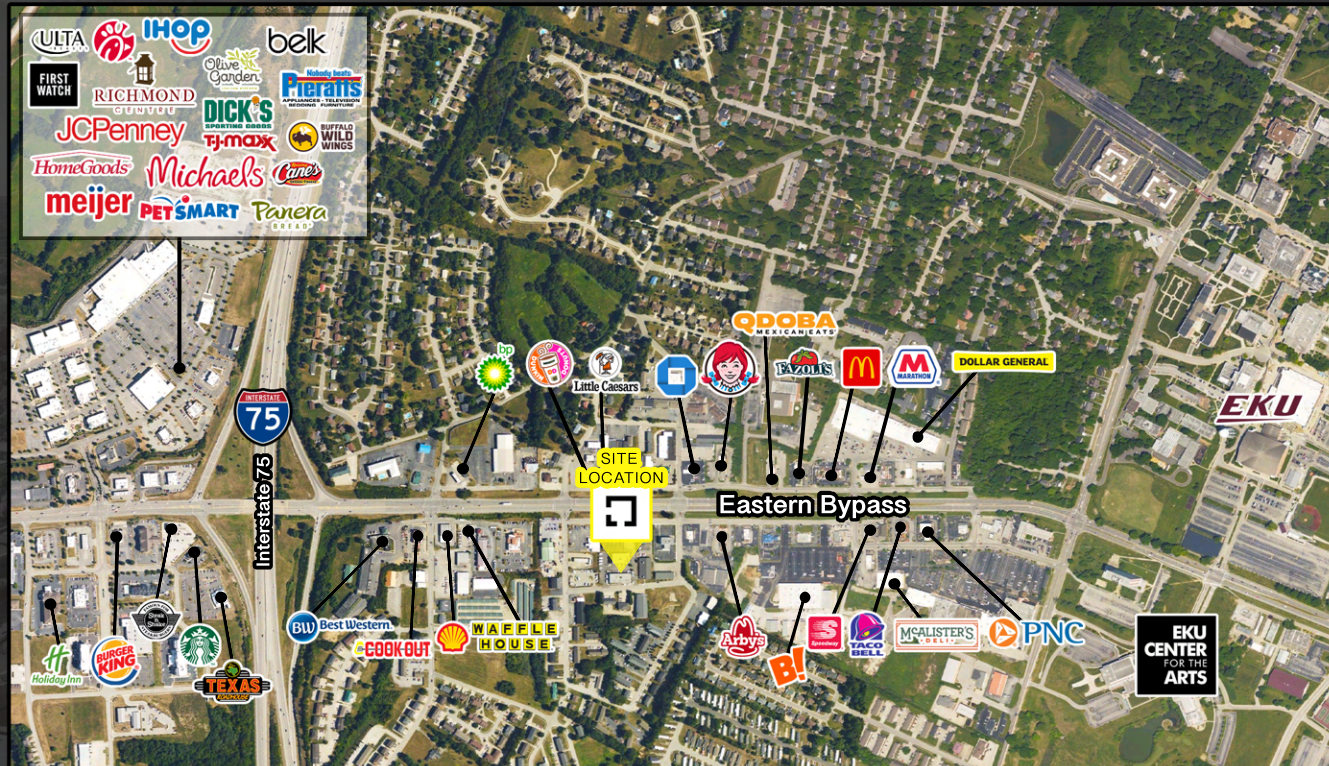
<i>Building</i>	<i>Suite</i>	<i>SF</i>	<i>Lease Rate & Type</i>
309	Suite 100	1,208 USF / 1,321 RSF	Leased
	Suite 120	2,008 USF / 2,197 RSF	\$13.50 PSF + NNN
311	Suite 200	1,567 USF / 1,725 RSF	\$13.50 PSF + NNN
	Suite 210	1,568 USF / 1,726 RSF	\$13.50 PSF + NNN
	Suite 220	2,740 USF / 2,976 RSF	\$13.50 PSF + NNN

SURROUNDING RETAIL

DRONE VIDEO

GOOGLE STREET VIEW

GOOGLE MAPS VIEW



FLOOR PLAN - 309 SPANGLER DR.

SUITE 100: LEASED

SUITE 120: 2,008 USF / 2,197 RSF

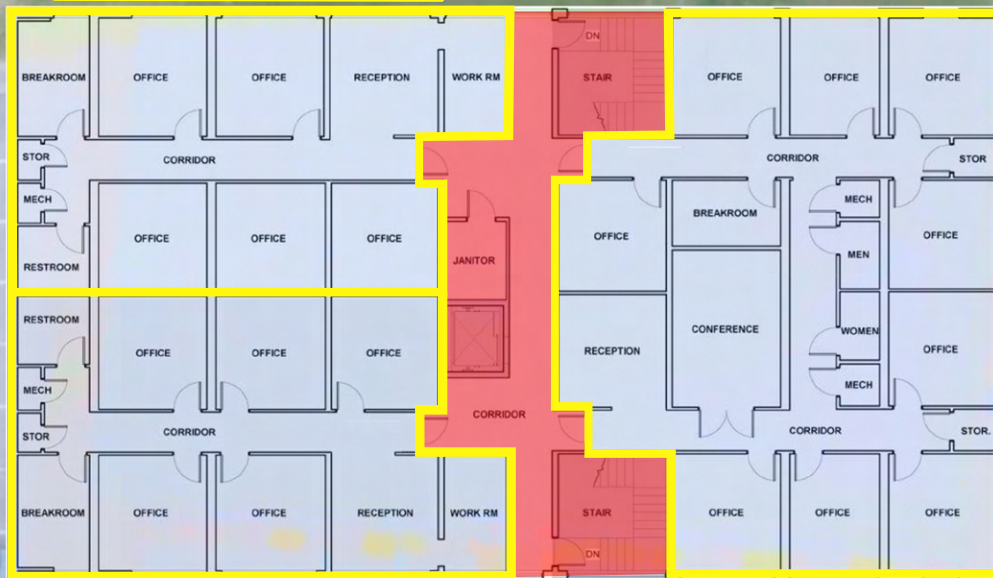


See area in red to reflect building Common Areas.

FLOOR PLAN - 311 SPANGLER DR.

SUITE 200: 1,567 USF / 1,725 RSF

See area in red to reflect building Common Areas.



SUITE 210: 1,568 USF / 1,726 RSF

SUITE 220: 2,740 USF / 2,976 RSF

ADDITIONAL PHOTOS

