

For Lease

Executive Place



2285 Executive Drive
Lexington, Fayette, Kentucky, 40505

For More Information:

Paul Ray Smith, Jr, Executive Vice President
+1 859.422.4401 • prsmith@naisaac.com

J.L. Cannady, CCIM, Vice President
+1 859.422.4410 • jlcannady@naisaac.com



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Executive Place

Executive Summary



Property Details

| | |
|----------------------|-----------------------------------|
| Suite 110 | 1,865 RSF |
| 2nd Floor | 10,000 RSF |
| Building Size | 38,367 SF |
| Zoning | P-1, Professional Office |
| Cross Streets | Winchester Road & Executive Drive |

Location Map



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Total Households: | 1,672 | 26,907 | 66,390 |
| Total Population: | 3,696 | 60,838 | 158,329 |
| Average HH Income: | \$91,932 | \$77,046 | \$78,431 |
| Median HH Income: | \$76,134 | \$53,940 | \$50,928 |



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Complete Highlights

PROPERTY HIGHLIGHTS

- +/-38,367 RSF, four-story office building located in Eastern Fayette County
- Two-story atrium located at entrance greeted by polished granite/marble in the lobby
- Two passenger elevators
- Common conference room available for tenant use
- Controlled building access system
- 126 surface parking spaces
- Easy access to I-75 and I-64 interchanges and only minutes from downtown Lexington
- Adjacent to Hamburg Place regional shopping center, offering abundant options for nearby shopping, dining and entertainment
- Zoned P-1, Professional Office



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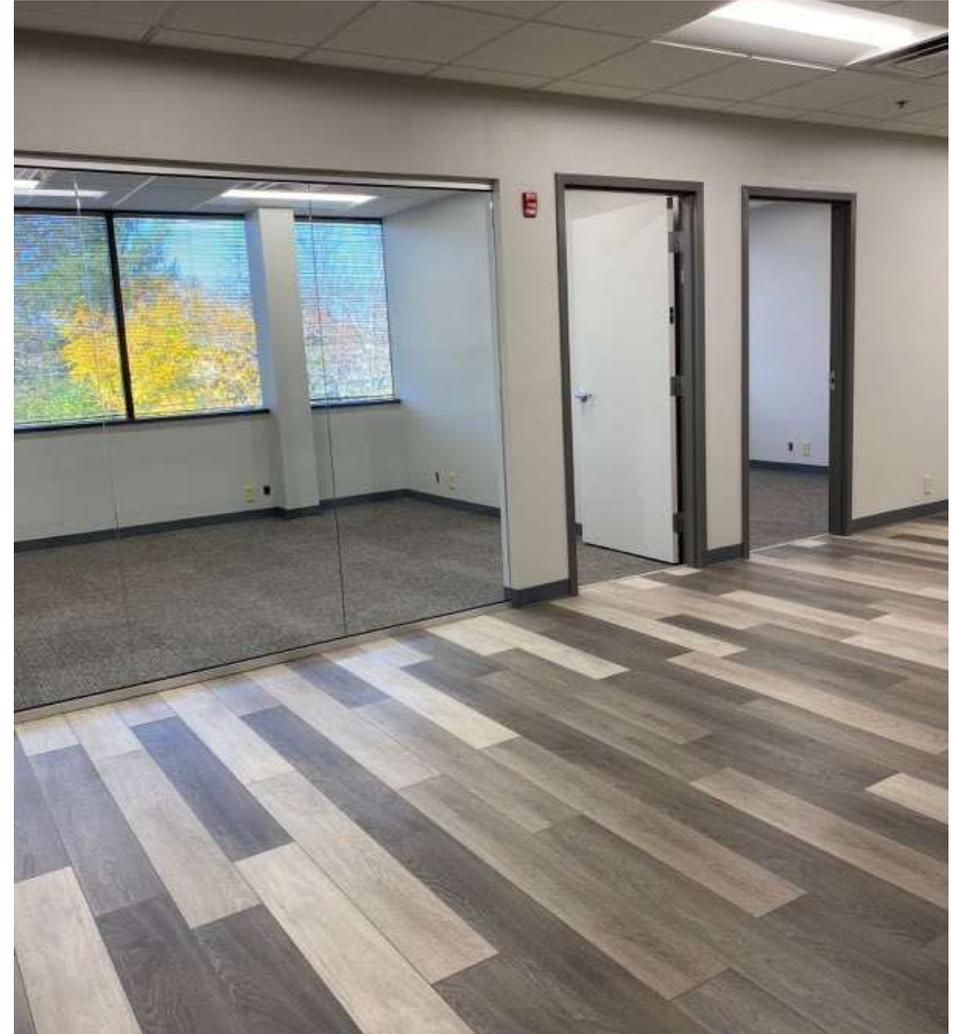
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Executive Place

3rd Floor - Standard Finishes



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For Lease

Executive Place

3rd

Floor - Standard Finishes



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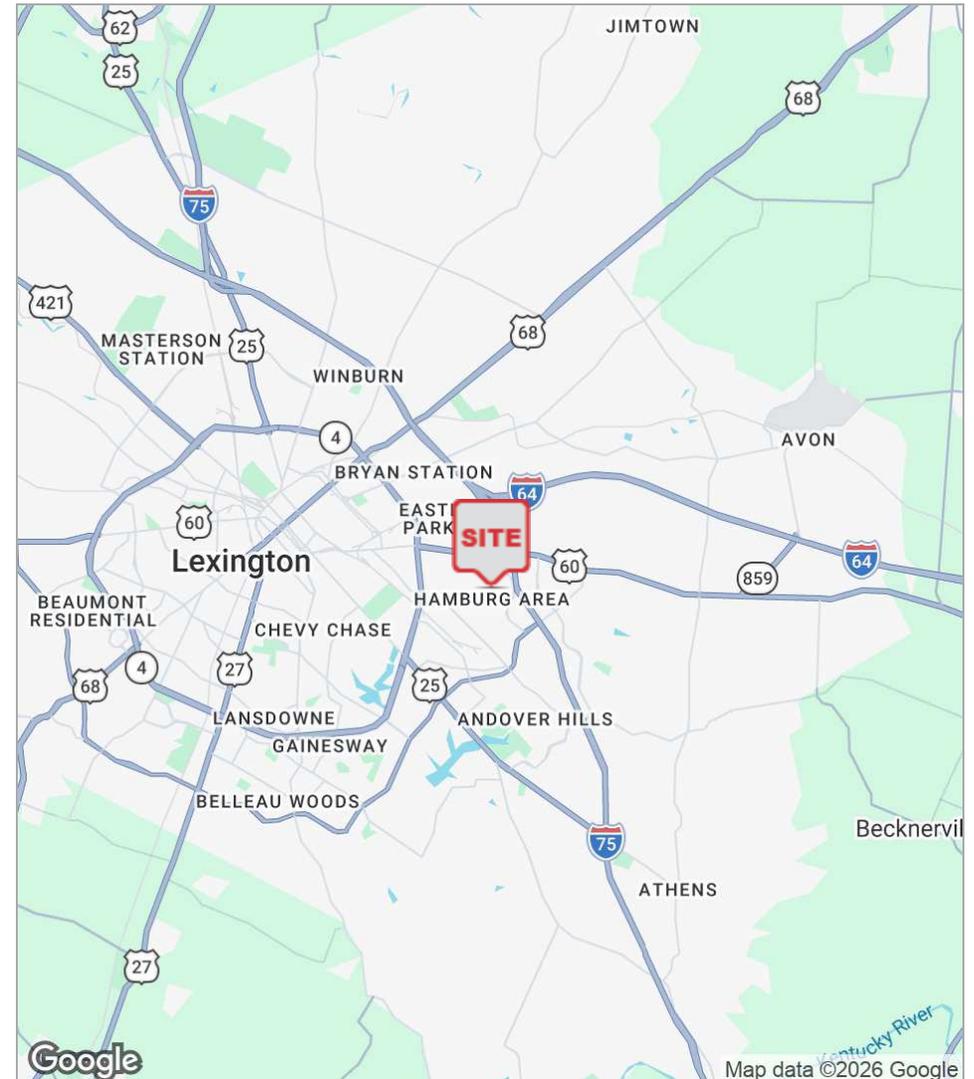
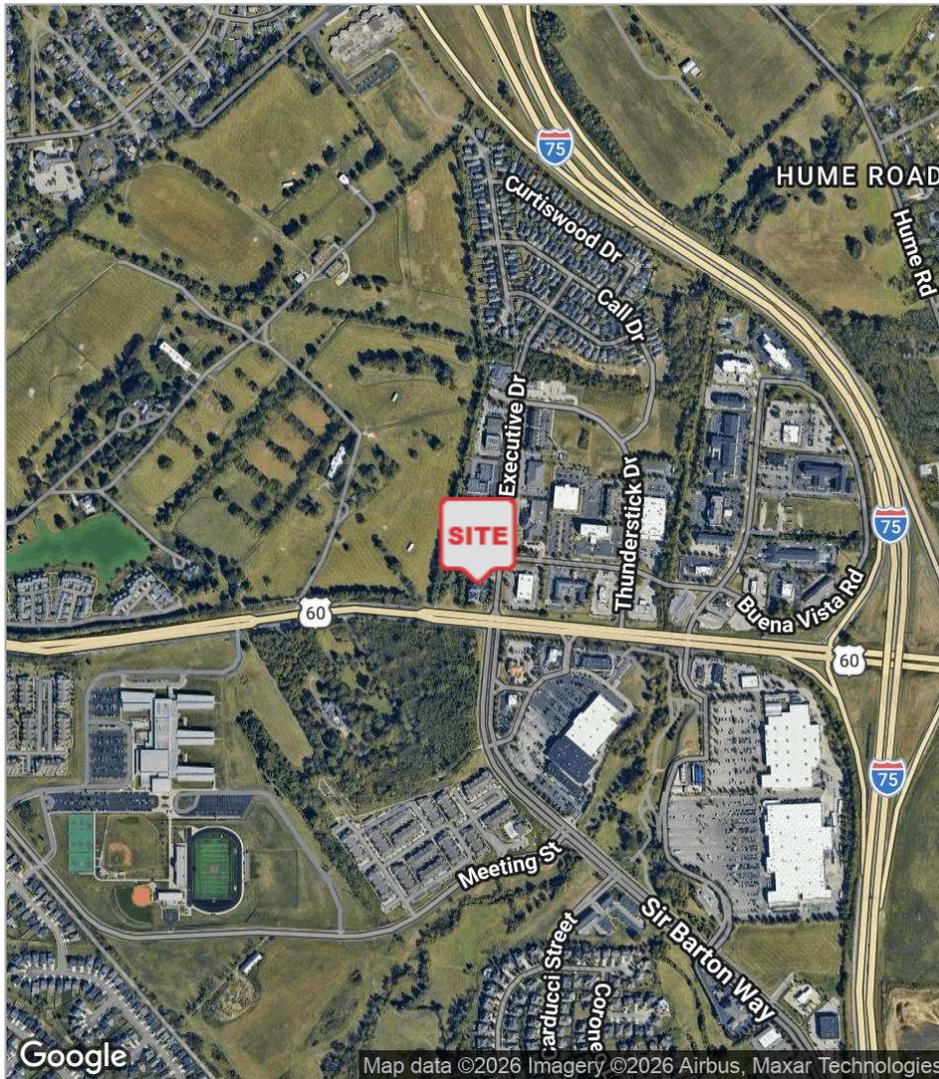
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Location Maps



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Available Spaces



| SUITE | SIZE | LEASE RATE | LEASE TYPE |
|-----------|-----------|----------------------|--------------|
| Suite 110 | 1,865 SF | \$3,100.00 per month | Full Service |
| 2nd Floor | 10,000 SF | \$18.25 psf | Full Service |



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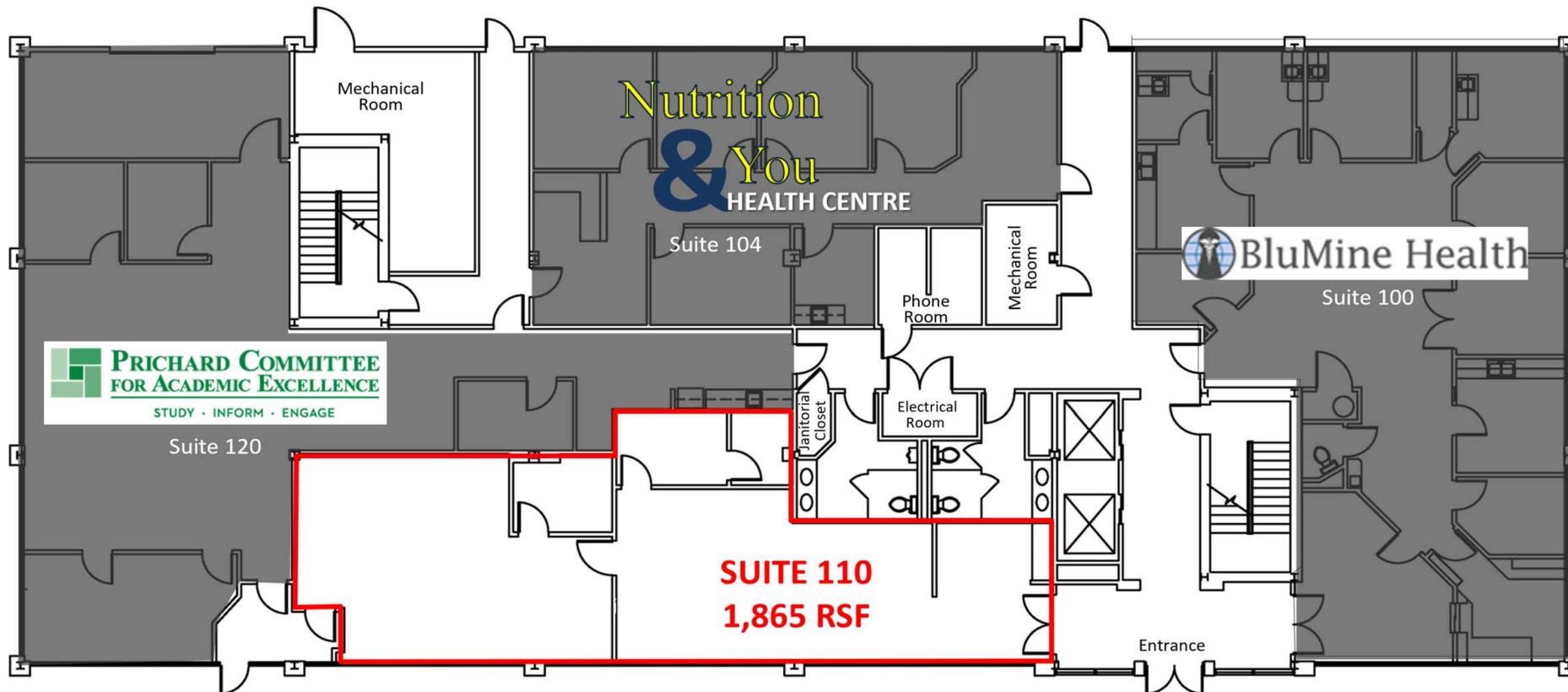
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1st Floor

First Floor



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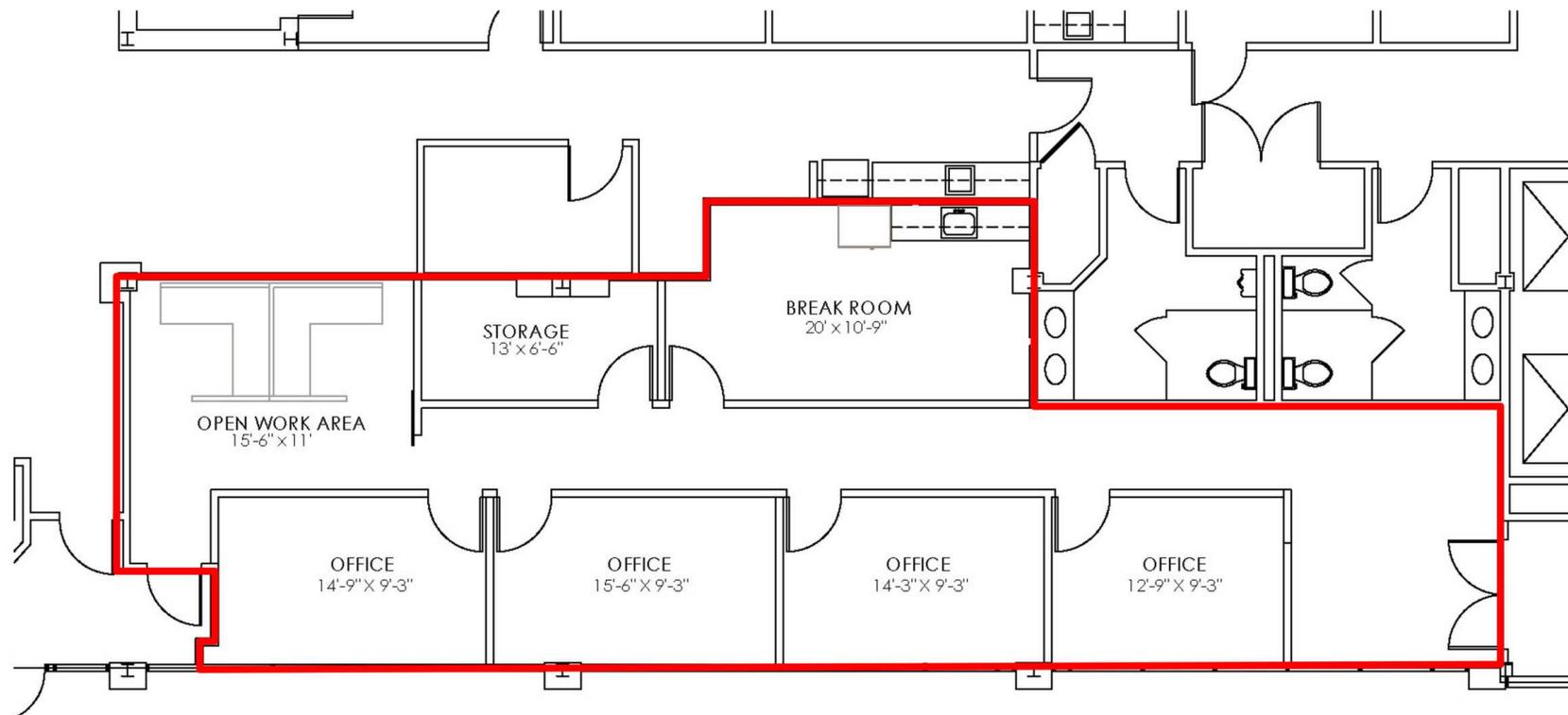
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Executive Place

Suite 110 - 1,865 RSF

Suite 110



OPTION A



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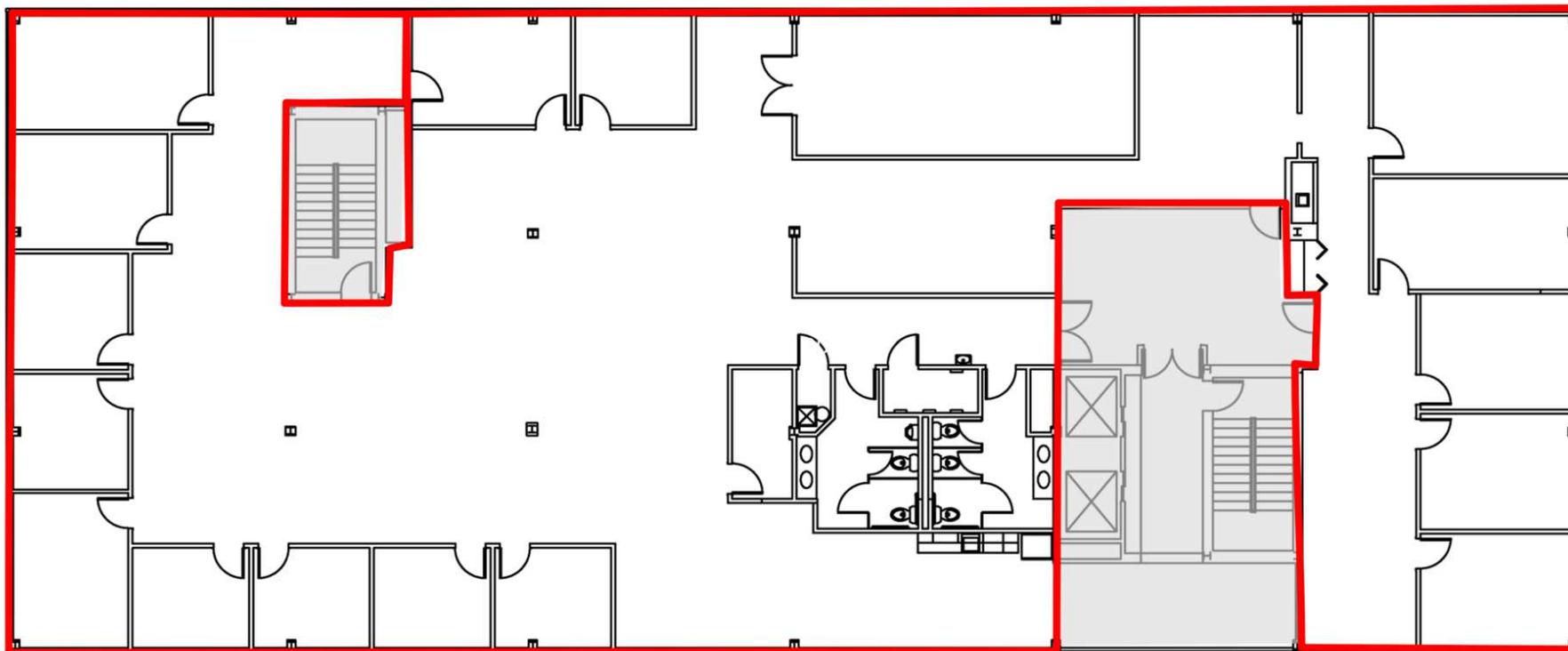
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2nd Floor - 10,000 SF

Second Floor



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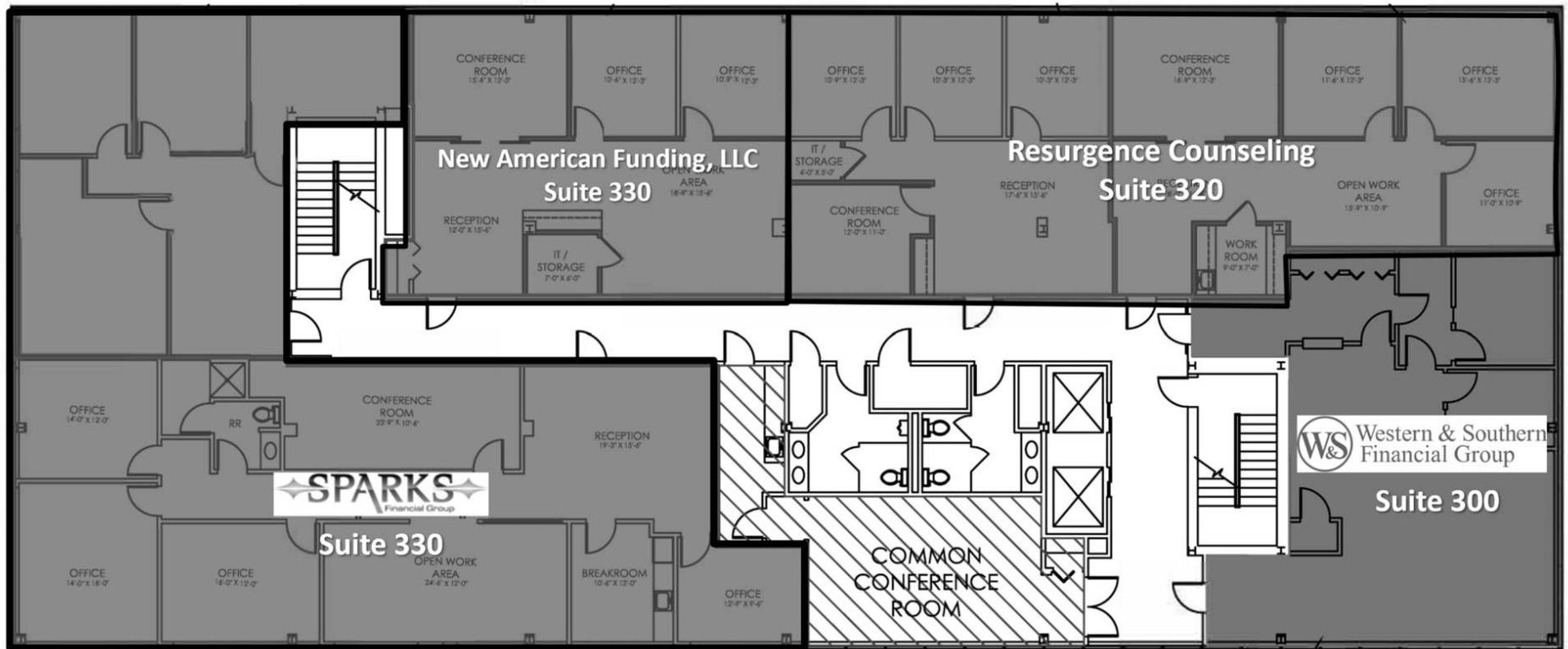
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3rd Floor

Third Floor



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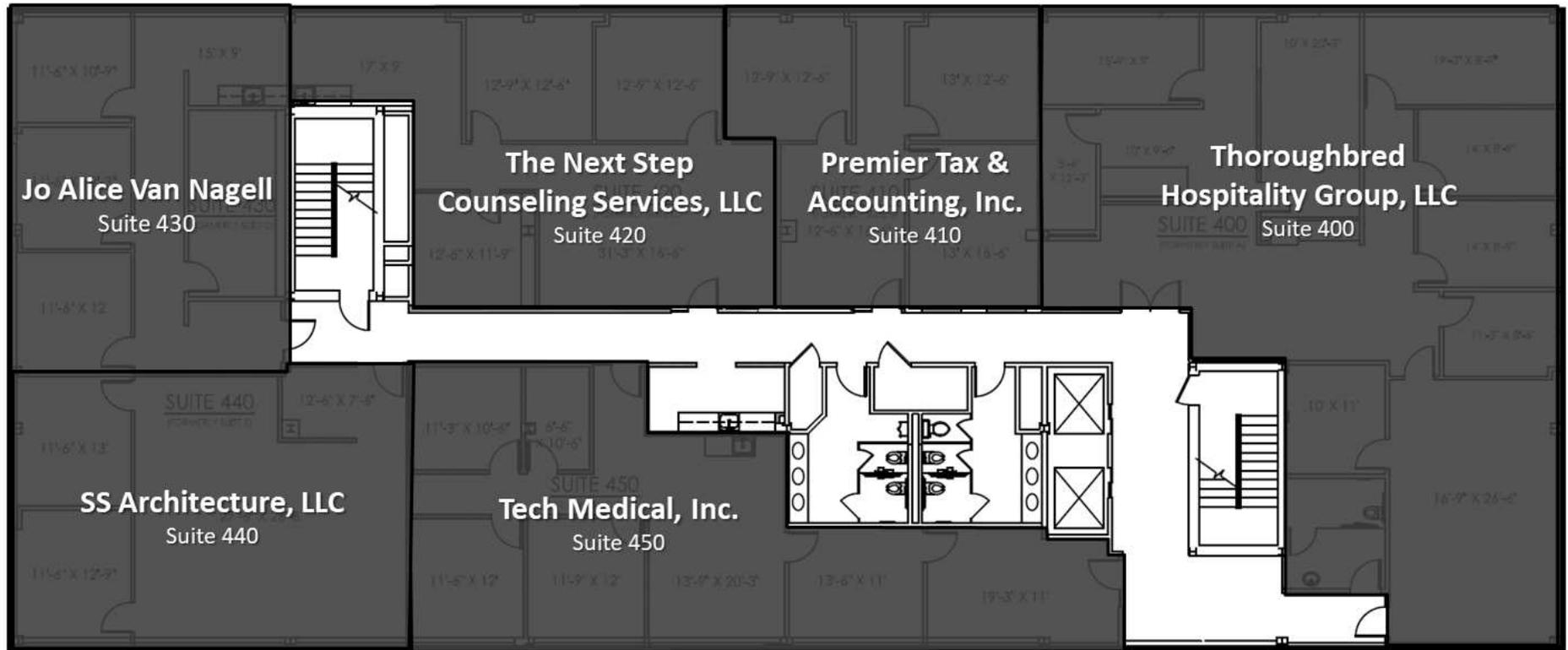


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4th Floor

Fourth Floor



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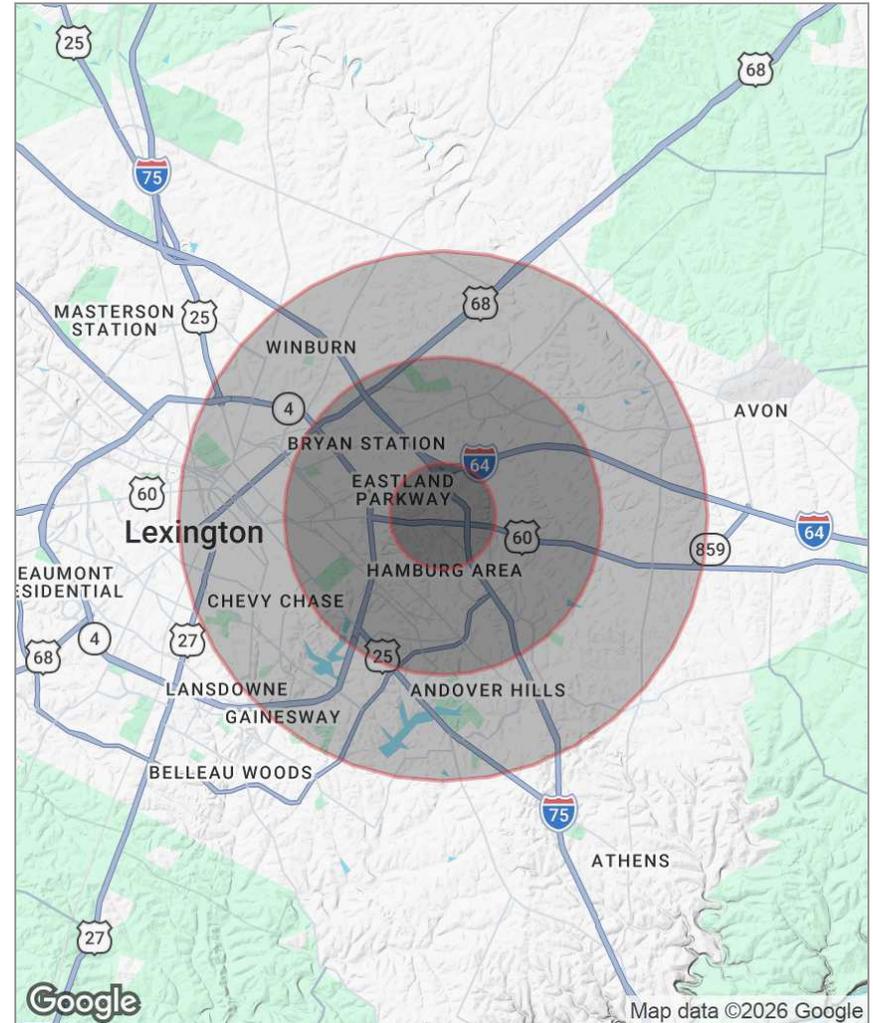
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Demographics Map

| Population | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 3,696 | 60,838 | 158,329 |
| MEDIAN AGE | 34.6 | 34.6 | 34.0 |
| MEDIAN AGE (MALE) | 35.7 | 34.1 | 33.3 |
| MEDIAN AGE (FEMALE) | 34.0 | 35.7 | 35.2 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,672 | 26,907 | 66,390 |
| # OF PERSONS PER HH | 2.1 | 2.2 | 2.3 |
| AVERAGE HH INCOME | \$91,932 | \$77,046 | \$78,431 |
| AVERAGE HOUSE VALUE | \$224,840 | \$175,595 | \$225,969 |



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