



Office Building

1216 S Broadway
Lexington, Kentucky 40504

Spaces

1216

Lease Rate

\$23.00 SF/yr

Space Size

2,808 SF

Property Highlights

- +/-2,808 SF two-story office building
- Situated at the signalized intersection of South Broadway and American Avenue
- Includes reception area, 6 offices, conference room, restrooms and kitchenette
- Additional lower level basement storage
- 9 parking spaces
- Conveniently located across from Lexington Clinic main campus, near the main University of Kentucky campus, several major student housing complexes, and CHI Saint Joseph Hospital
- Approximately 1.5 miles from downtown Lexington
- Zoned B-1, Neighborhood Business
- Rental Rate: \$23.00 PSF gross

For More Information

Chad Voelkert

Vice President

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Commercial Real Estate Services, Worldwide.

For Lease

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Office Space



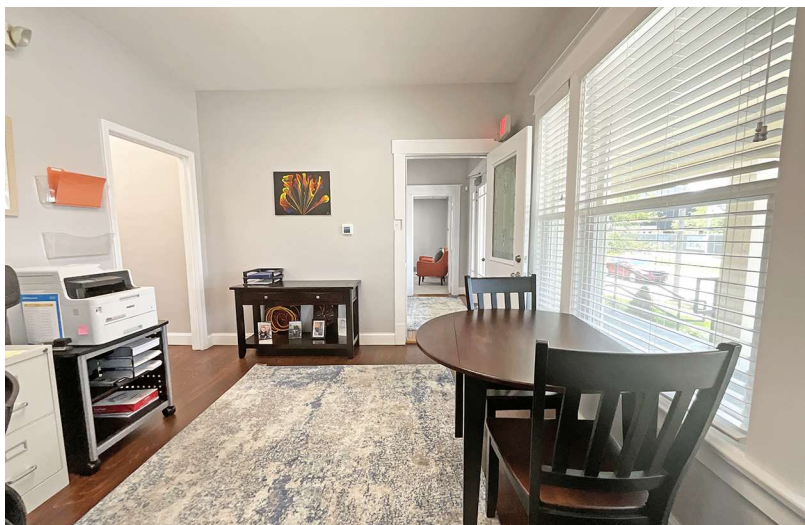
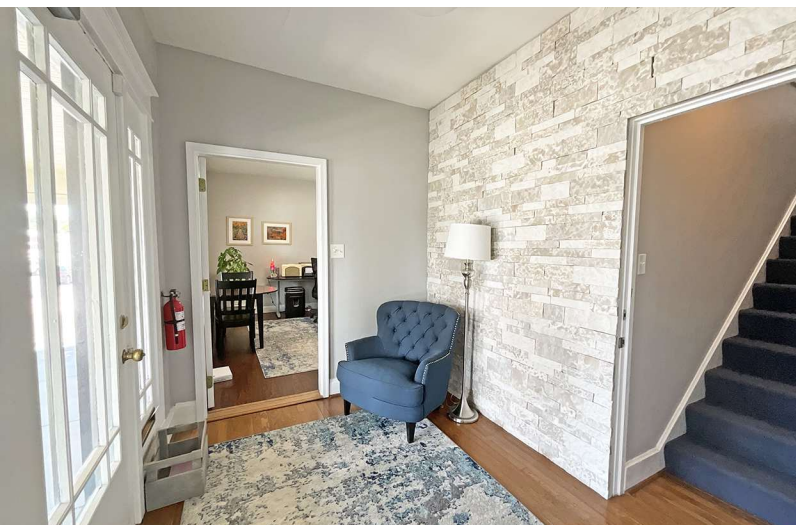
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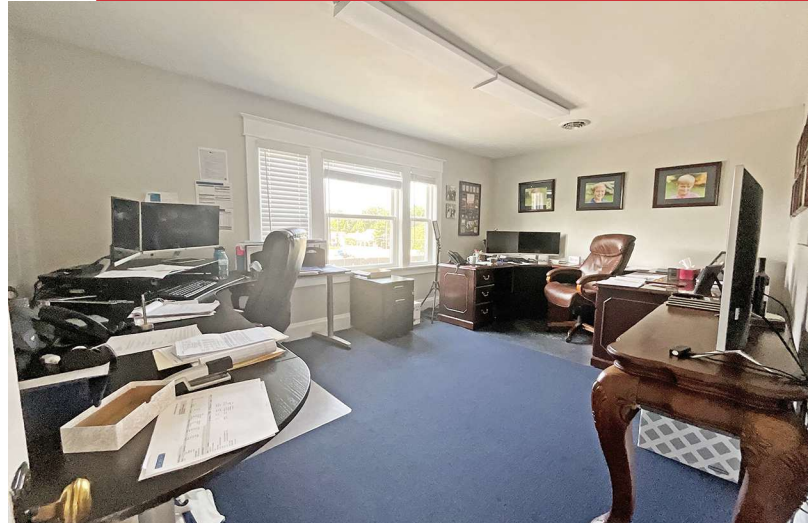
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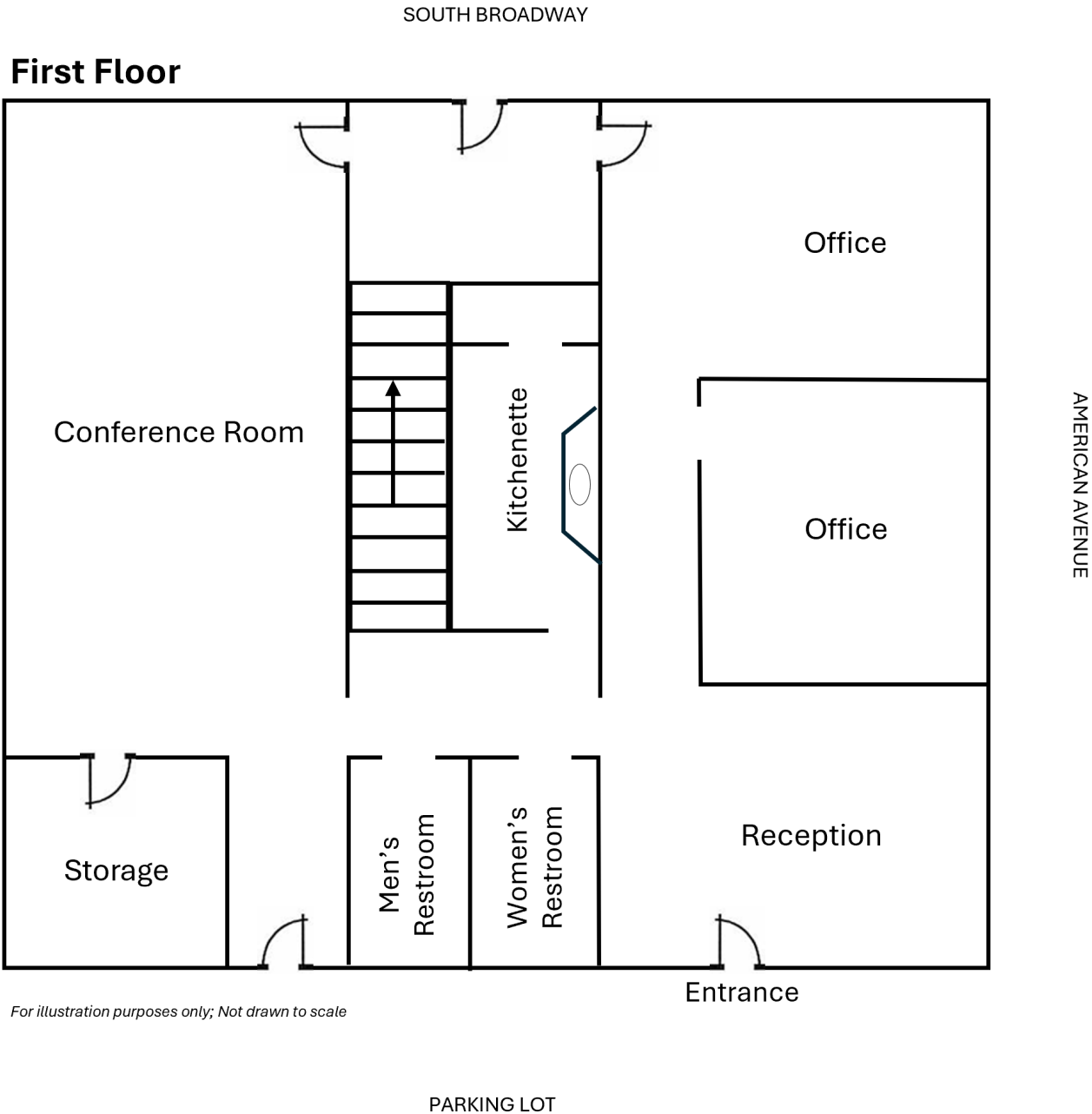
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Office Space



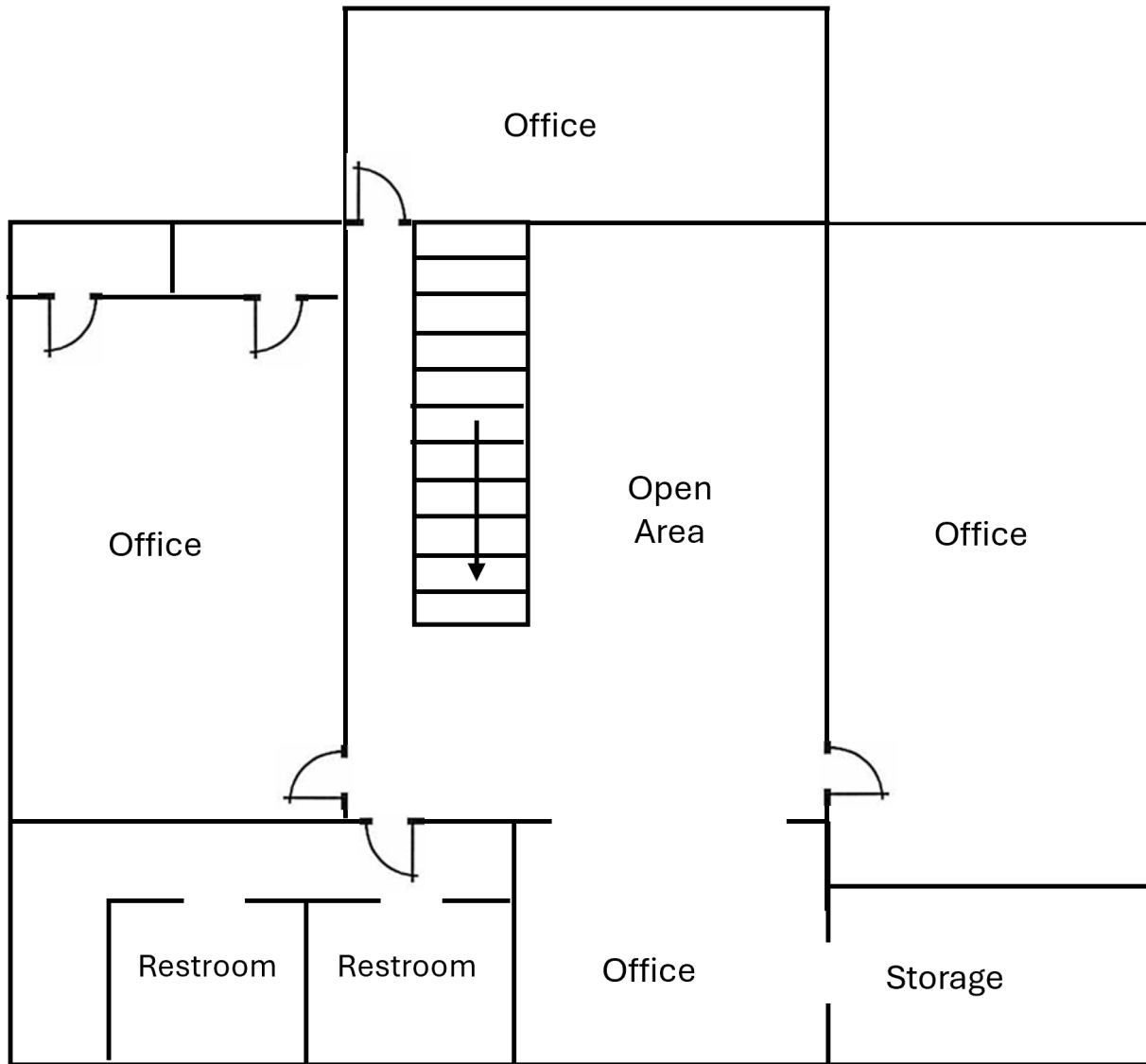
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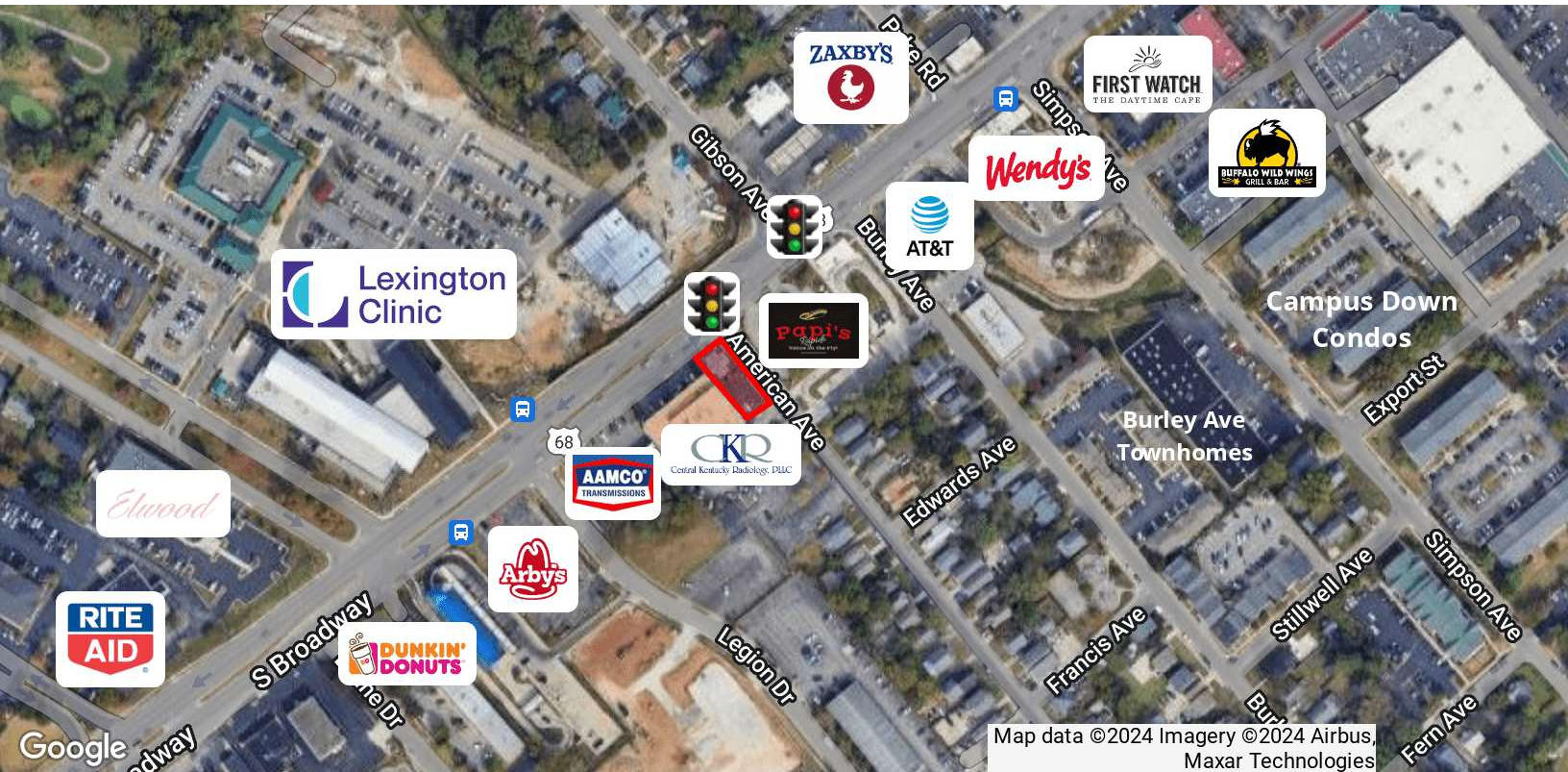
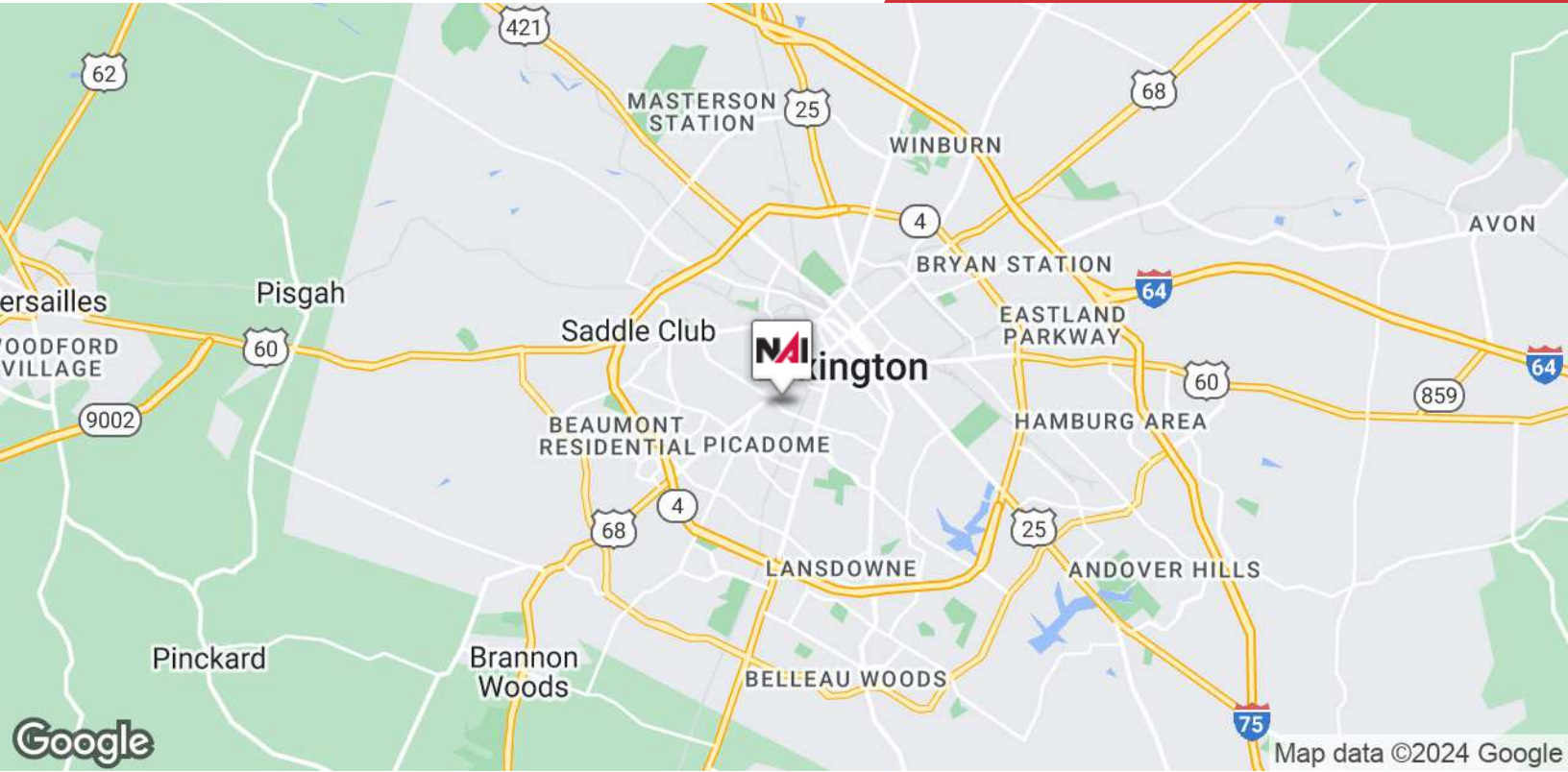


For illustration purposes only; Not drawn to scale

Second Floor



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Population	1 Mile	2 Miles	3 Miles
Total Population	16,220	55,472	107,607
Average Age	31	35	38
Average Age (Male)	31	35	37
Average Age (Female)	32	36	38
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	7,005	23,305	46,143
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$49,999	\$68,047	\$83,164
Average House Value	\$286,791	\$373,440	\$378,510

Demographics data derived from 2024 STDB