



67 Lakeview Dr, Paducah, KY 42001

# FOR SALE OR LEASE

*Medical / Professional Office Space*



DAWN ARNOLD

OWNER & PRINCIPAL BROKER  
618.638.5682





High-visibility second-floor office space in the heart of Lone Oak with immediate access to I-24, hospitals, and major retail corridors. Designed for **MEDICAL**, or **PROFESSIONAL USE** with an efficient, move-in-ready floor plan.

## PROPERTY OVERVIEW

**Entire Building is 25,438 SF**

Bottom Floor - Occupied by Pain Management Center of American - 13,282+/- SF

**Top Floor Space FOR LEASE**

- 9,067 +/- SF medical/professional office space
- 3,089 +/- SF additional storage space

## AVAILABILITY

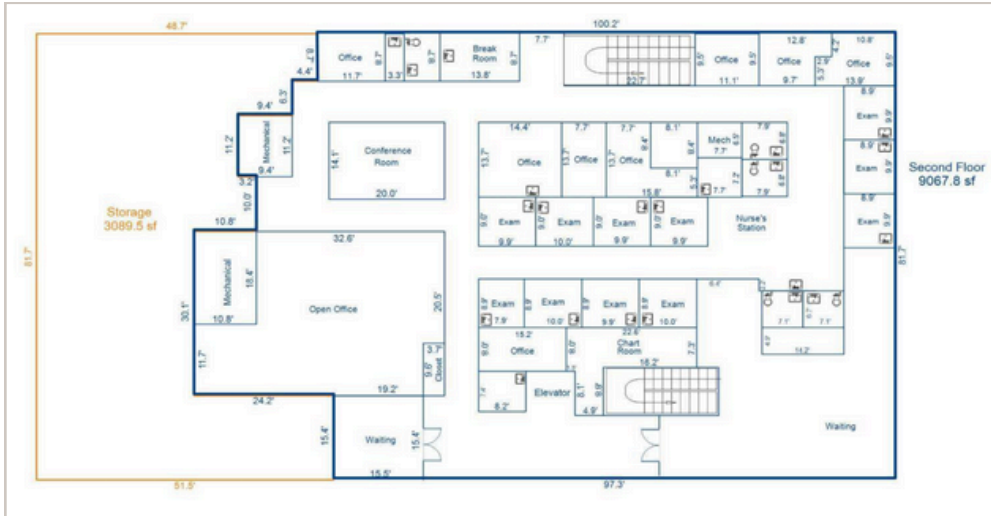
- Fully built out
  - Available for immediate occupancy
- Purchase available upon request with bottom floor tenant







# EXISTING 2<sup>ND</sup> FLOOR LAYOUT + FEATURES



## FLOOR PLAN

- 11 exam rooms with sinks
- 9 private offices
- Nurses' station
- Conference room
- Chart room
- Reception and waiting area
- Break room
- Multiple restrooms



**ARNOLD**  
— REALTY GROUP —  
Commercial & Residential Real Estate

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