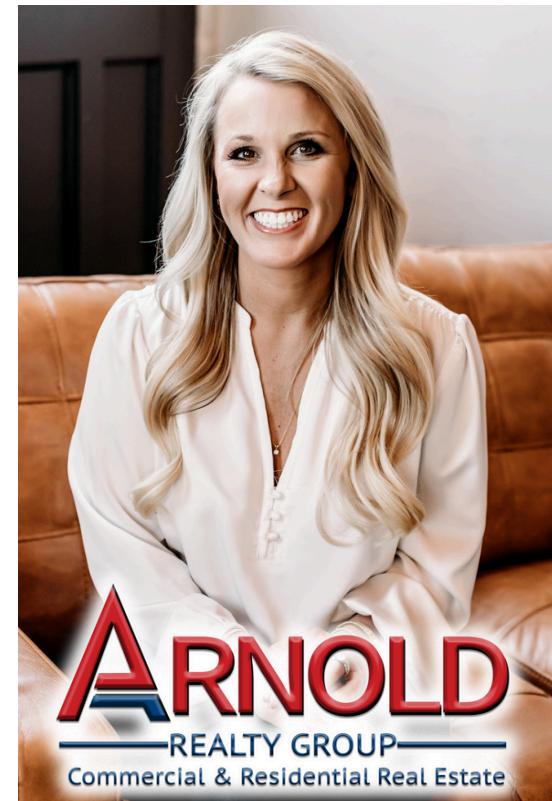




67 Lakeview Dr, Paducah, KY 42001

# 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**

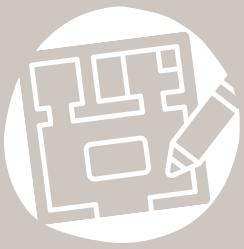
- 9,067 +/- SF medical/professional office space
- 3,089 +/- SF additional storage space

## AVAILABILITY

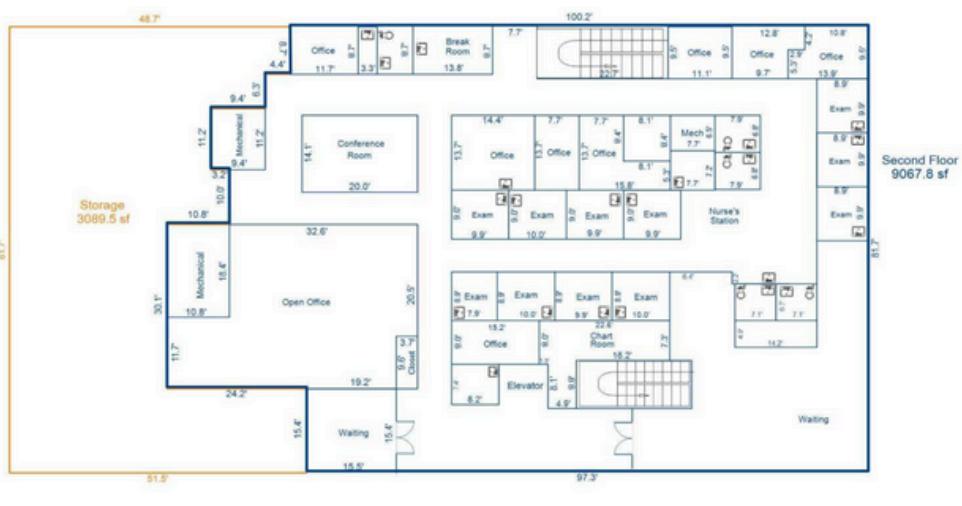
- Fully built out
- Available for immediate occupancy

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

