



## Small Office Suites

861 Corporate Drive  
Lexington, Kentucky 40503

### Property Highlights

- +/-16,820 SF two-story office building
- Small suites available
- Suite 120 will be fit-up to suit the tenant's needs
- Located in Corporate Center at the intersection of Harrodsburg & New Circle Roads
- Convenient access to the Blue Grass Airport, downtown Lexington, upscale residential communities, retail, hotel accommodations, financial institutions and Keeneland Race Course
- Rental Rate: \$19.75 PSF Full Service

### Spaces

### Rate

### Size

<b>Suite 120</b>	\$19.75 SF/yr	1,550 SF
<b>Suite 205</b>	\$19.75 SF/yr	580 SF

### For More Information

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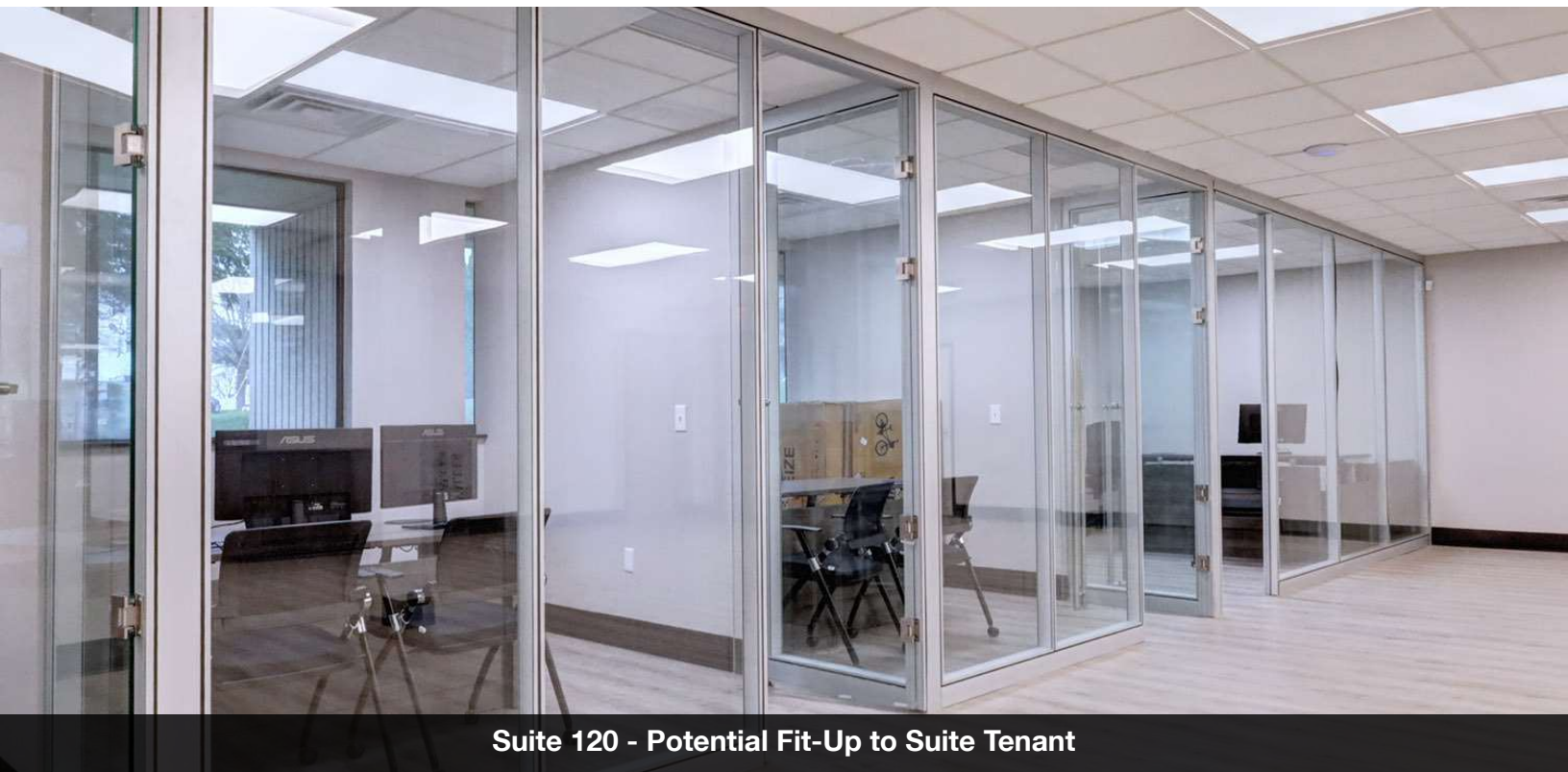
For Lease

580 - 1,550 RSF | \$19.75 SF/yr

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**Suite 120 - Existing Layout**



**Suite 120 - Potential Fit-Up to Suite Tenant**

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**Suite 120 - Potential Fit-Up to Suite Tenant**



**Suite 205 - 580 SF Corner Office Suite**

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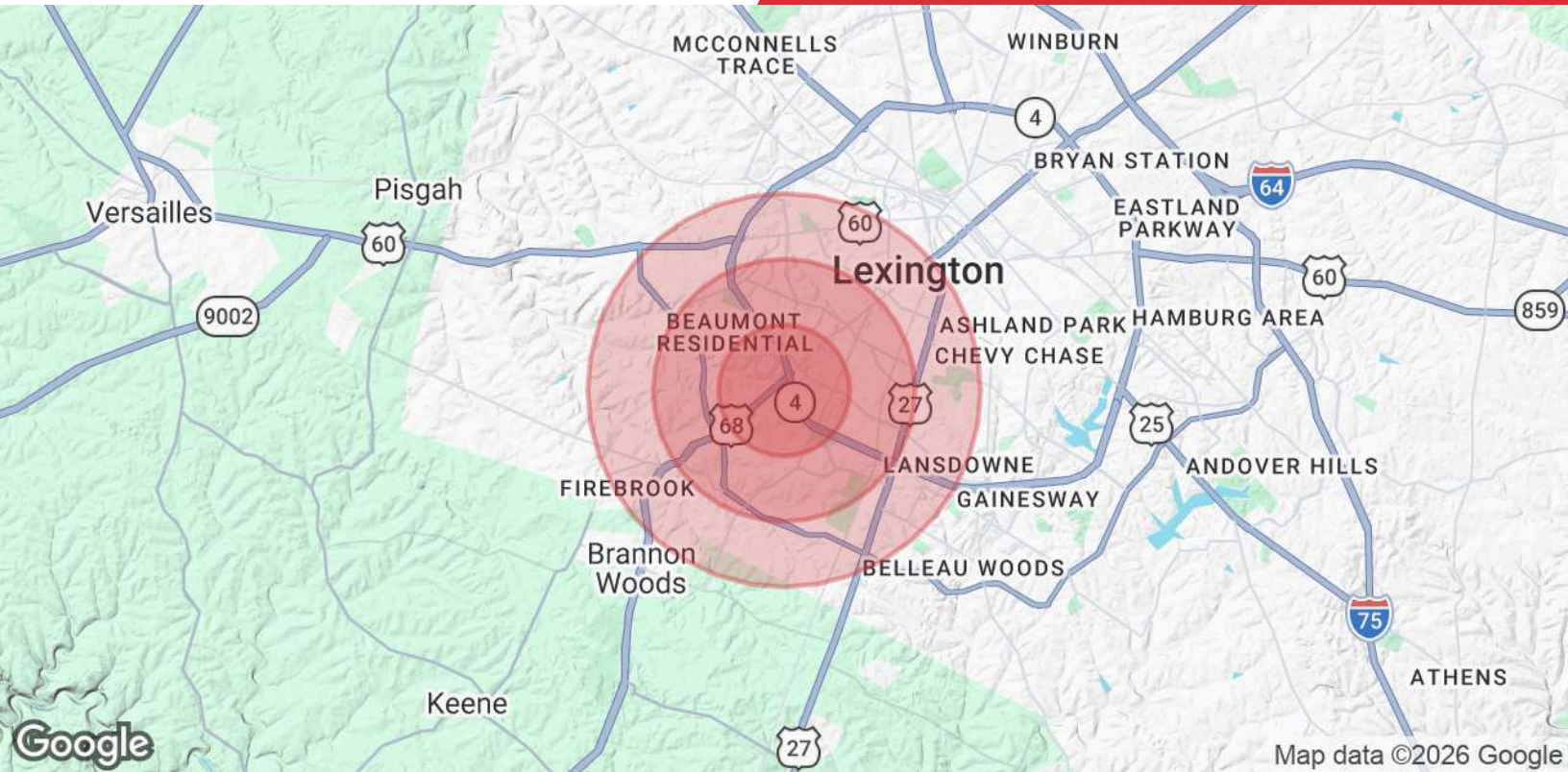
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	1 Mile	2 Miles	3 Miles
<b>Population</b>			
Total Population	11,083	40,054	88,632
Average Age	44.9	43.4	37.9
Average Age (Male)	44.1	42.2	37
Average Age (Female)	47.6	45.3	39.2
<b>Households &amp; Income</b>			
Total Households	4,831	17,303	38,122
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$133,711	\$125,254	\$105,498
Average House Value	\$329,059	\$313,451	\$319,496

2025 STDB