



## Centrally Located Office Building

114 E Reynolds Rd  
Lexington, Kentucky 40517

### Property Highlights

- +/-1,500 SF for lease on the first floor
- Two +/-1,500 SF recently renovated suites for lease located on the second floor; Can be combined
- Property has been recently acquired and currently undergoing various capital improvements
- Freestanding office building with ample parking (lot to be resealed/restriped)
- Located just off Nicholasville Road across from Fayette Mall
- Exterior signage opportunities available for each suite
- Tenant pays utilities and interior janitorial
- Great for traditional office users looking for turn-key space
- Immediate occupancy
- Zoned P-1, Professional office
- Rental Rate: \$16.00 PSF modified gross

### Spaces

Suite 102

### Lease Rate

\$16.00 SF/yr

### Space Size

1,500 SF

Suite 201

\$16.00 SF/yr

1,500 SF

Suite 202

\$16.00 SF/yr

1,500 SF

### For More Information

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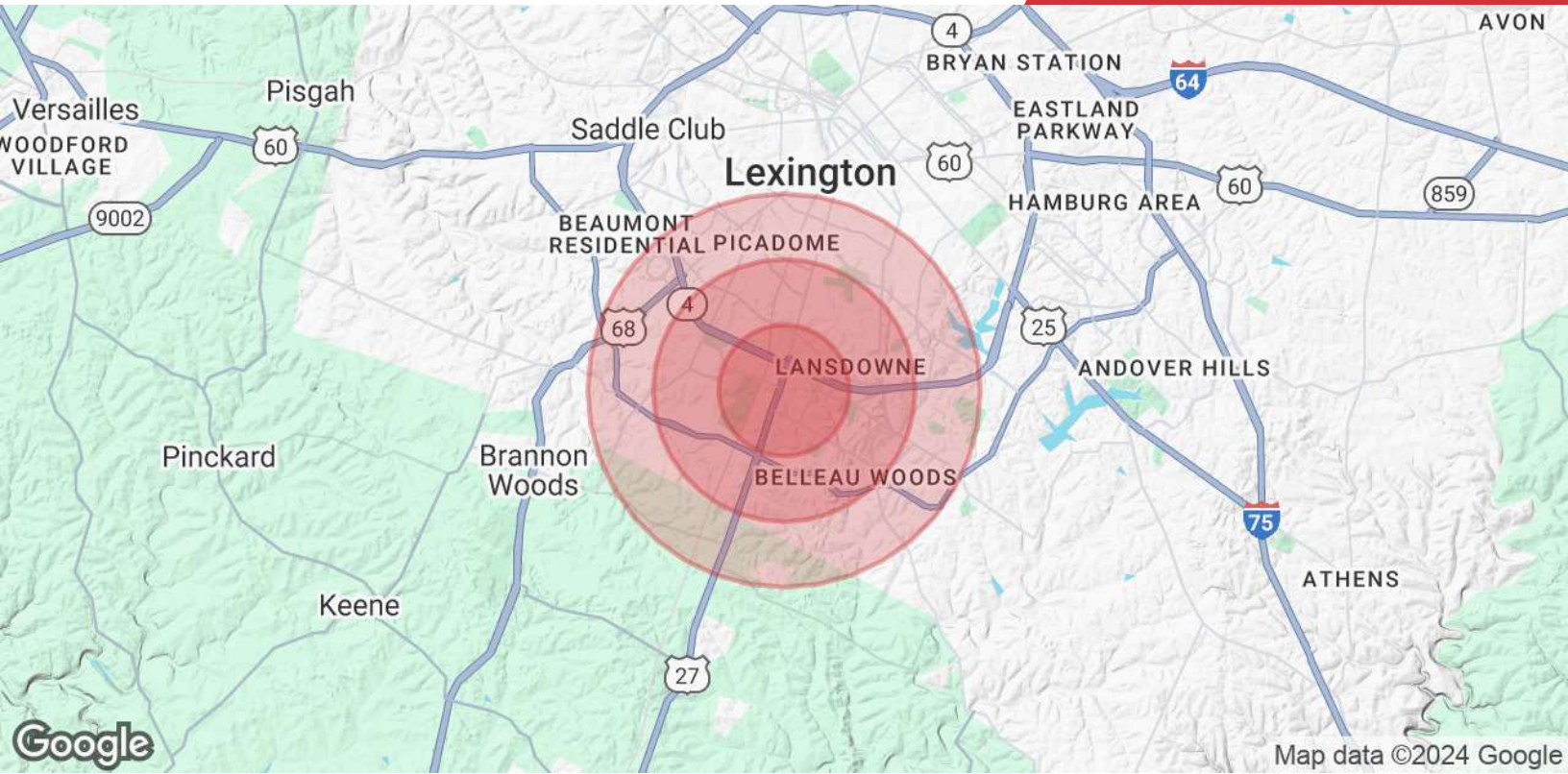




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	1 Mile	2 Miles	3 Miles
<b>Population</b>			
Total Population	10,162	54,275	109,750
Average Age	38	40	39
Average Age (Male)	36	38	38
Average Age (Female)	39	41	41
<b>Households &amp; Income</b>			
Total Households	4,822	24,414	47,752
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$73,247	\$93,980	\$98,391
Average House Value	\$271,968	\$306,728	\$341,128

Demographics data derived from STDB 2024