



LEASE

Office Suites For Lease

120 DENNIS DR

Lexington, KY 40503



PRESENTED BY:

WADE HAGA, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$600.00 - 5,200.00 per month + CAM
CAM:	\$2.50/SF
AVAILABLE SF:	300 - 3,500 SF
BUILDING SIZE:	5,208 SF
YEAR BUILT:	1993
ZONING:	B-4

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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present office suites near the intersection of Nicholasville Road and New Circle Road in Lexington, KY. Multiple configurations are available to accommodate needs from 300 sq ft up to 3,500 sq ft. The available spaces include office suites on the first and second floors that include private offices, meeting spaces, open work areas, break rooms and restrooms.

For more info please contact Wade Haga, CCIM at wade.haga@svn.com // 859.285.2202.

PROPERTY HIGHLIGHTS

- Easy access to Nicholasville Rd and New Circle Rd
- Abundance of nearby restaurants and amenities
- Multiple space configurations

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	300 - 3,500 SF	LEASE RATE:	\$600.00 - \$5,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1A	Available	400 SF	NNN	\$800 per month
Unit 1B	Available	300 SF	NNN	\$600 per month
Unit 1C	Available	1,800 SF	NNN	\$2,200 per month
Unit 2	Available	1,000 SF	NNN	\$1,600 per month
Unit 2	Available	1,000 SF	NNN	\$1,600 per month

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ADDITIONAL PHOTOS



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5,208 SF OFFICE SPACE IN LEXINGTON, KY | 120 Dennis Dr Lexington, KY 40503

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PROPERTY AERIAL



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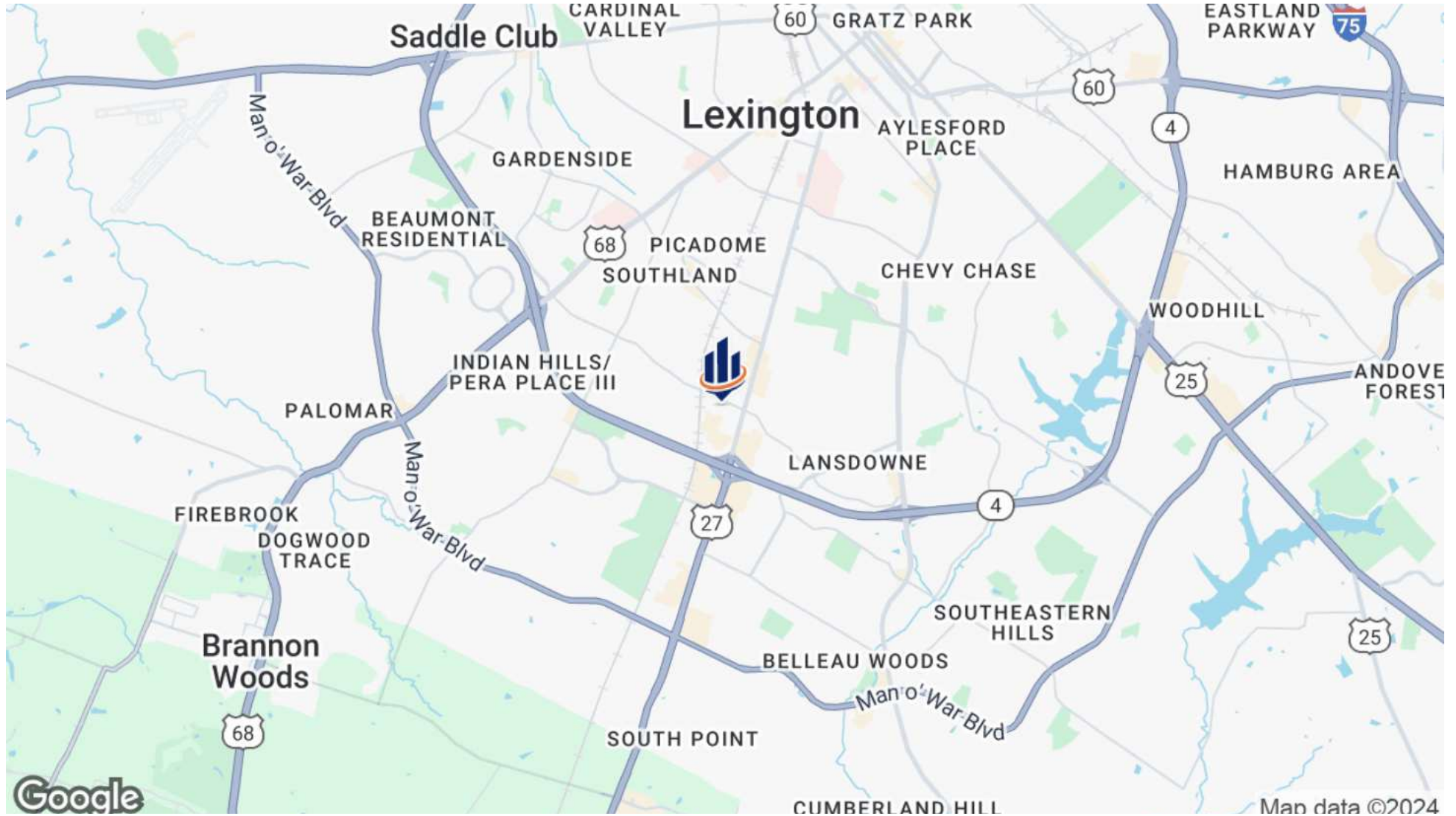
PROPERTY AERIAL



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

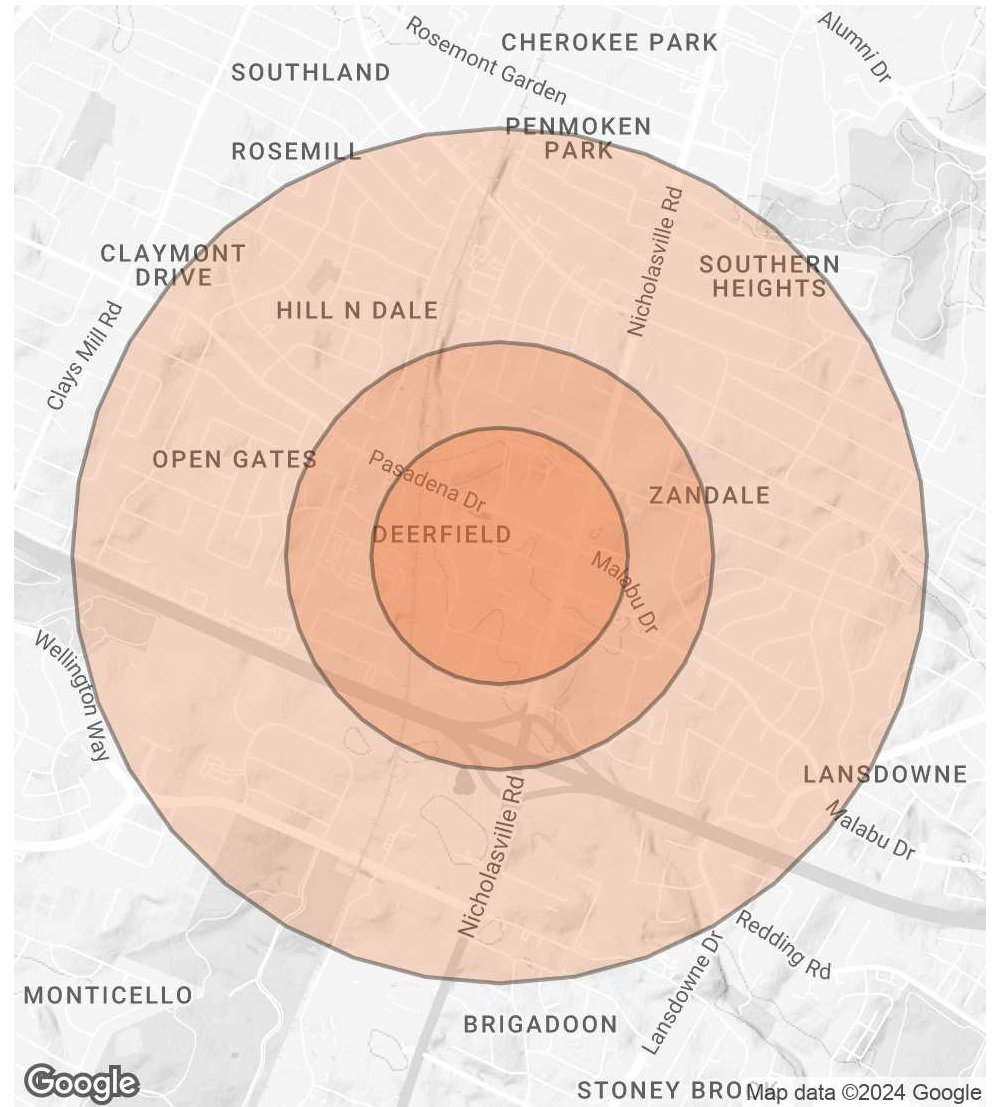
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	489	1,989	9,562
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	43	43	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	238	960	4,413
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$91,072	\$90,673	\$92,010
AVERAGE HOUSE VALUE	\$338,958	\$354,786	\$340,960

Demographics data derived from AlphaMap



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