



Executive Place

2285 Executive Drive
Lexington, Kentucky 40505

Property Highlights

- +/-38,367 RSF, four-story office building located in Eastern Fayette County
- Two-story atrium located at entrance greeted by polished granite/marble in the lobby
- Two passenger elevators
- Common conference room available for tenant use
- Controlled building access system
- 126 surface parking spaces
- Easy access to I-75 and I-64 interchanges and only minutes from downtown Lexington
- Adjacent to Hamburg Place regional shopping center, offering abundant options for nearby shopping, dining and entertainment
- Rates are based on a 5 year initial lease term

Spaces	Rate	Size
Suite 110	\$3,100 per month	1,865 SF
2nd Floor	\$18.25 SF/yr	1,260 - 10,000 SF

VIDEO

For More Information

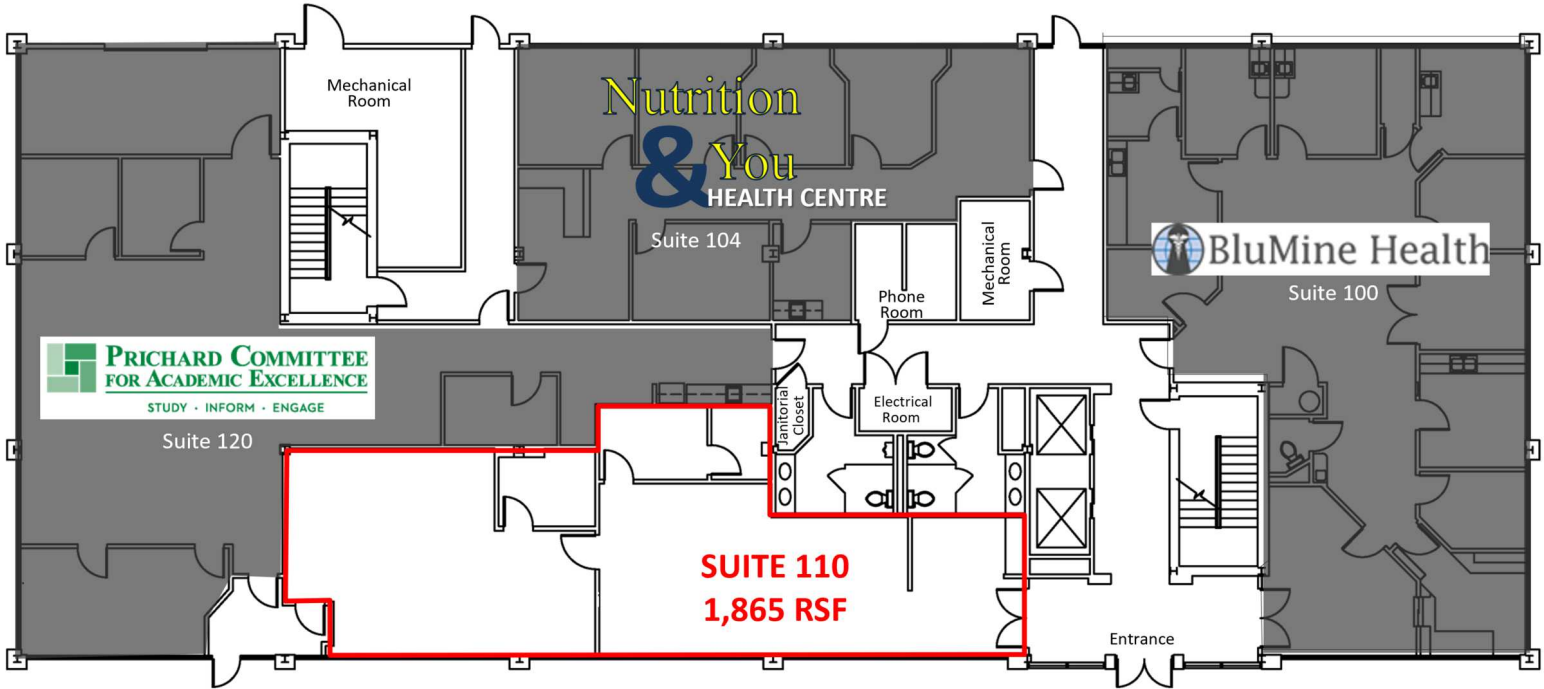
Paul Ray Smith, Jr
Executive Vice President
O: 859 422 4401
prsmith@naiisaac.com

J.L. Cannady, CCIM
Vice President
O: 859 422 4410
jlcannady@naiisaac.com

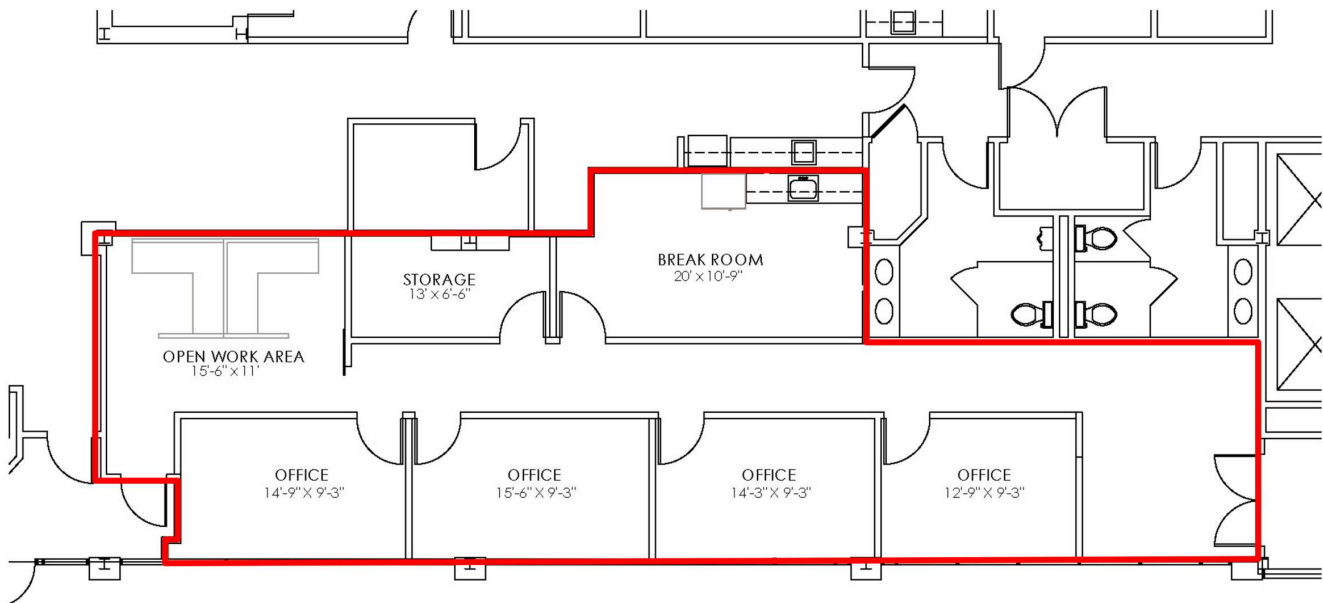




First Floor

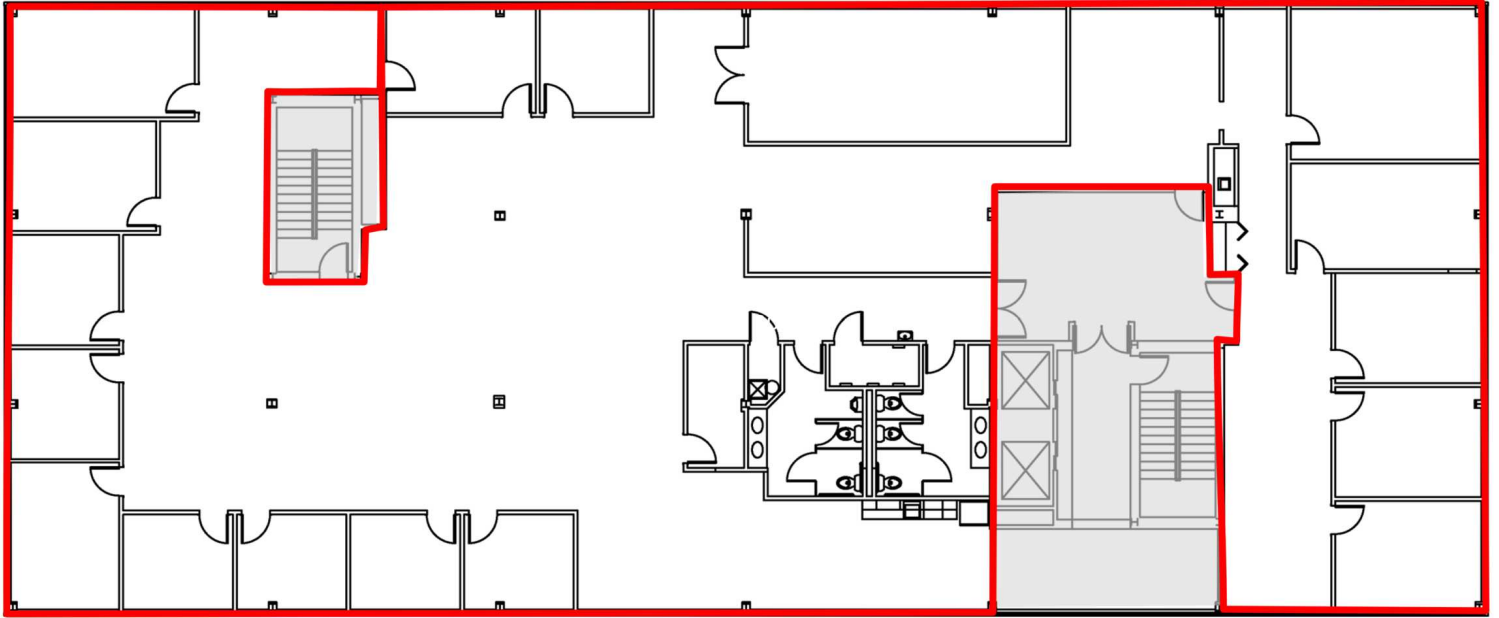


Suite 110

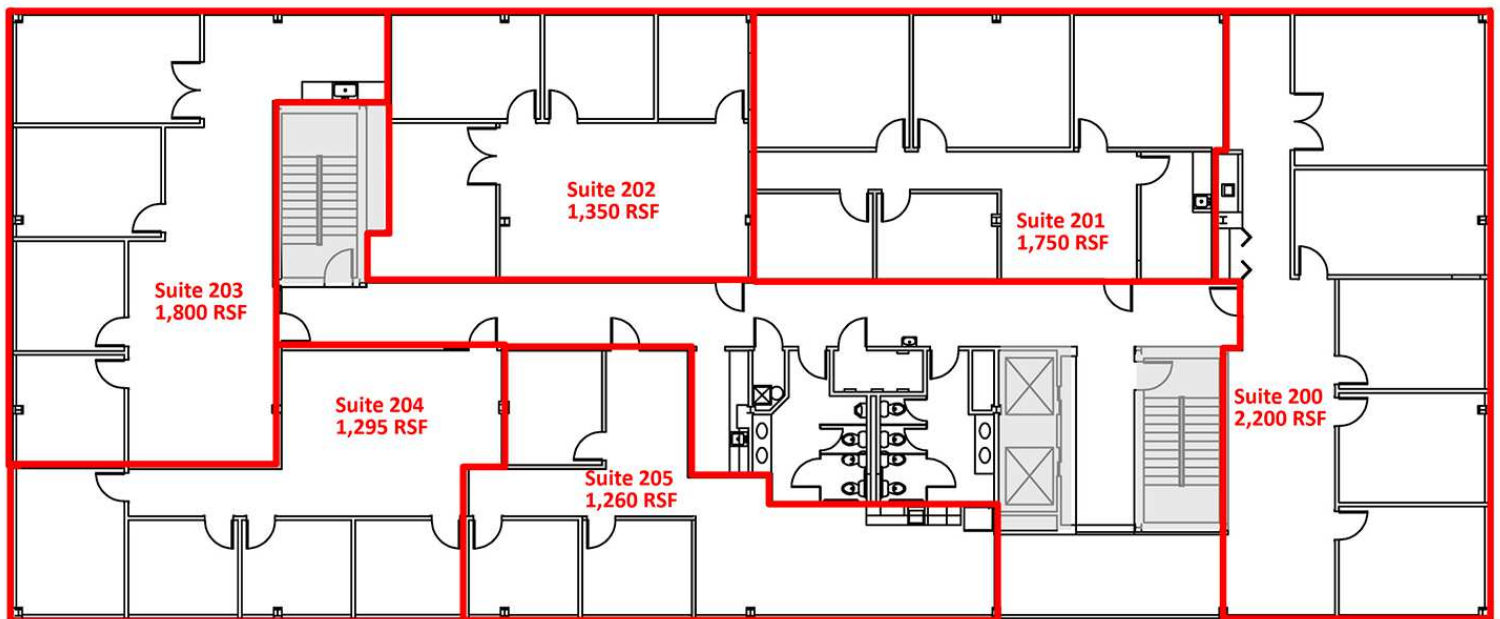


OPTION A

Second Floor



Second Floor – Proposed



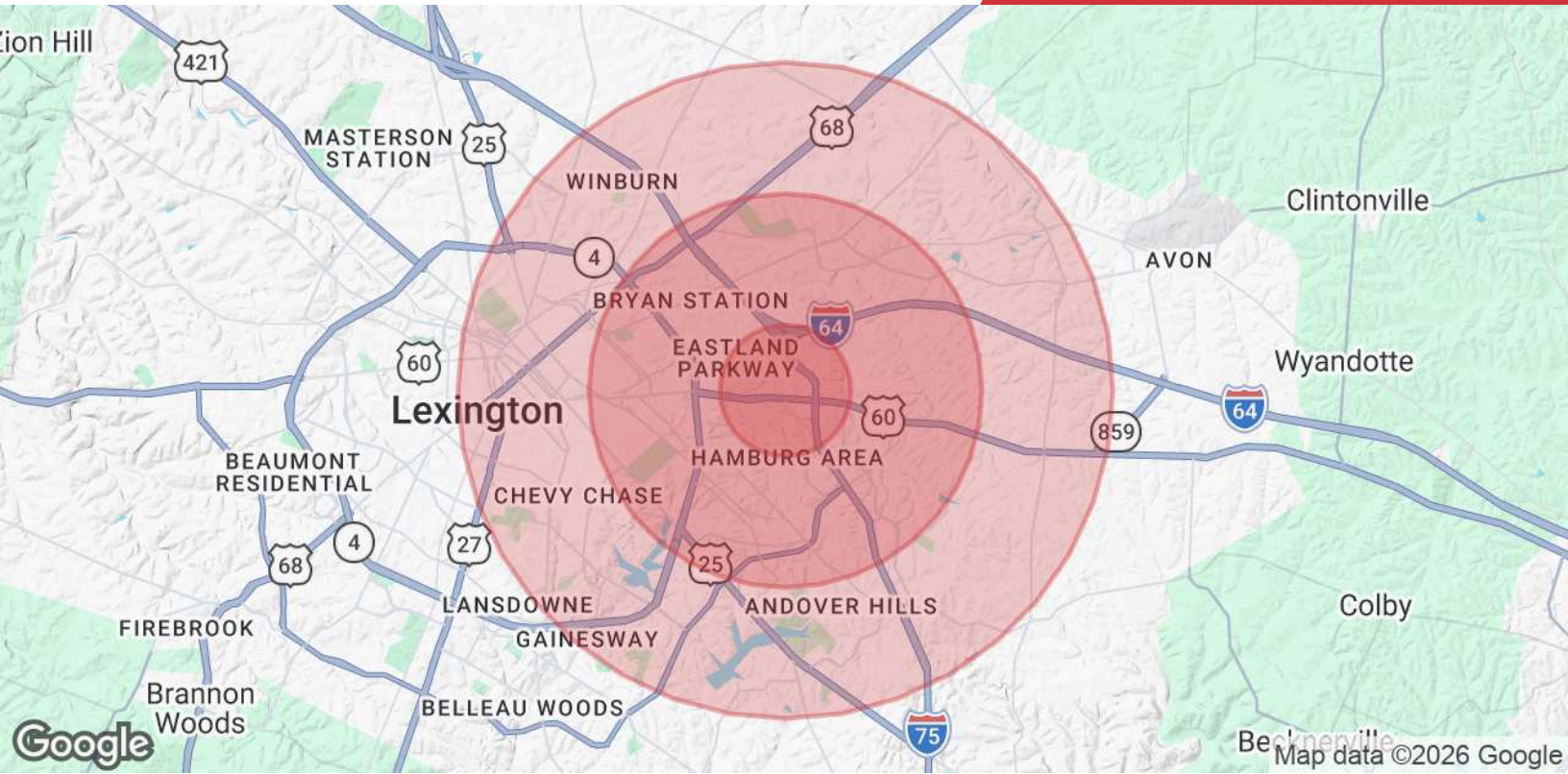


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771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com





Population	1 Mile	3 Miles	5 Miles
Total Population	3,696	60,838	158,329
Average Age	34.6	34.6	34.0
Average Age (Male)	35.7	34.1	33.3
Average Age (Female)	34.0	35.7	35.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,672	26,907	66,390
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$91,932	\$77,046	\$78,431
Average House Value	\$224,840	\$175,595	\$225,969

2020 American Community Survey (ACS)