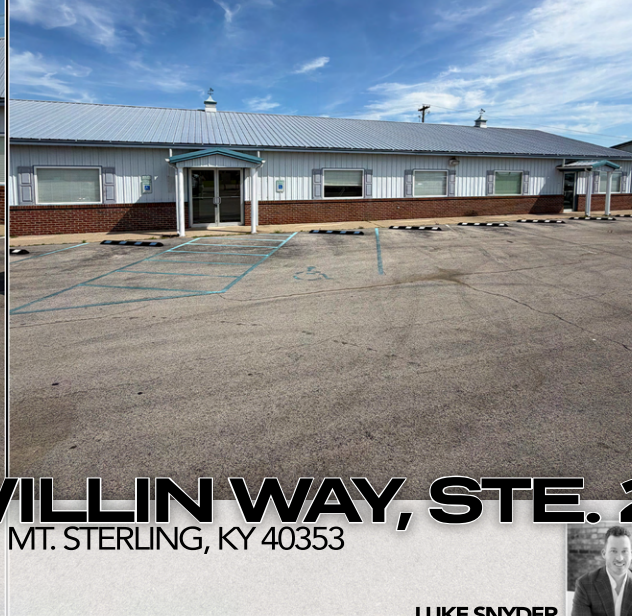


FOR LEASE

MEDICAL OFFICE SPACE



509 WILLIN WAY, STE. 2

MT. STERLING, KY 40353



LUKE SNYDER
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01: EXECUTIVE SUMMARY

509 WILLIN WAY, STE. 2



PROPERTY DESCRIPTION

Exceptional opportunity to sublease a fully built-out medical office located in Mt. Sterling, KY. This approximately 3,818-square-foot professional office space is thoughtfully designed and ready for immediate occupancy, making it ideal for medical, healthcare, wellness, or other professional office users. The floor plan features five private offices/exam rooms, two restrooms, a dedicated storage room, and a water fountain, all centered around a spacious open-concept reception and waiting area. The existing medical office buildout offers a turnkey solution allowing a new tenant to begin operations quickly.

Property Highlights:

- Fully built-out medical office
- Five private offices/exam rooms
- Turn-key move-in-ready condition
- Ample parking



3,818 SF



**\$14.00 PSF+
MODIFIED GROSS**



**ZONED
COMMERCIAL**

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



509 WILLIN WAY, STE. 2

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 BLOCK+LOT

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02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



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03: LOCATION INSIGHTS

AERIAL

509 WILLIN WAY, STE. 2



03: LOCATION INSIGHTS

AERIAL

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