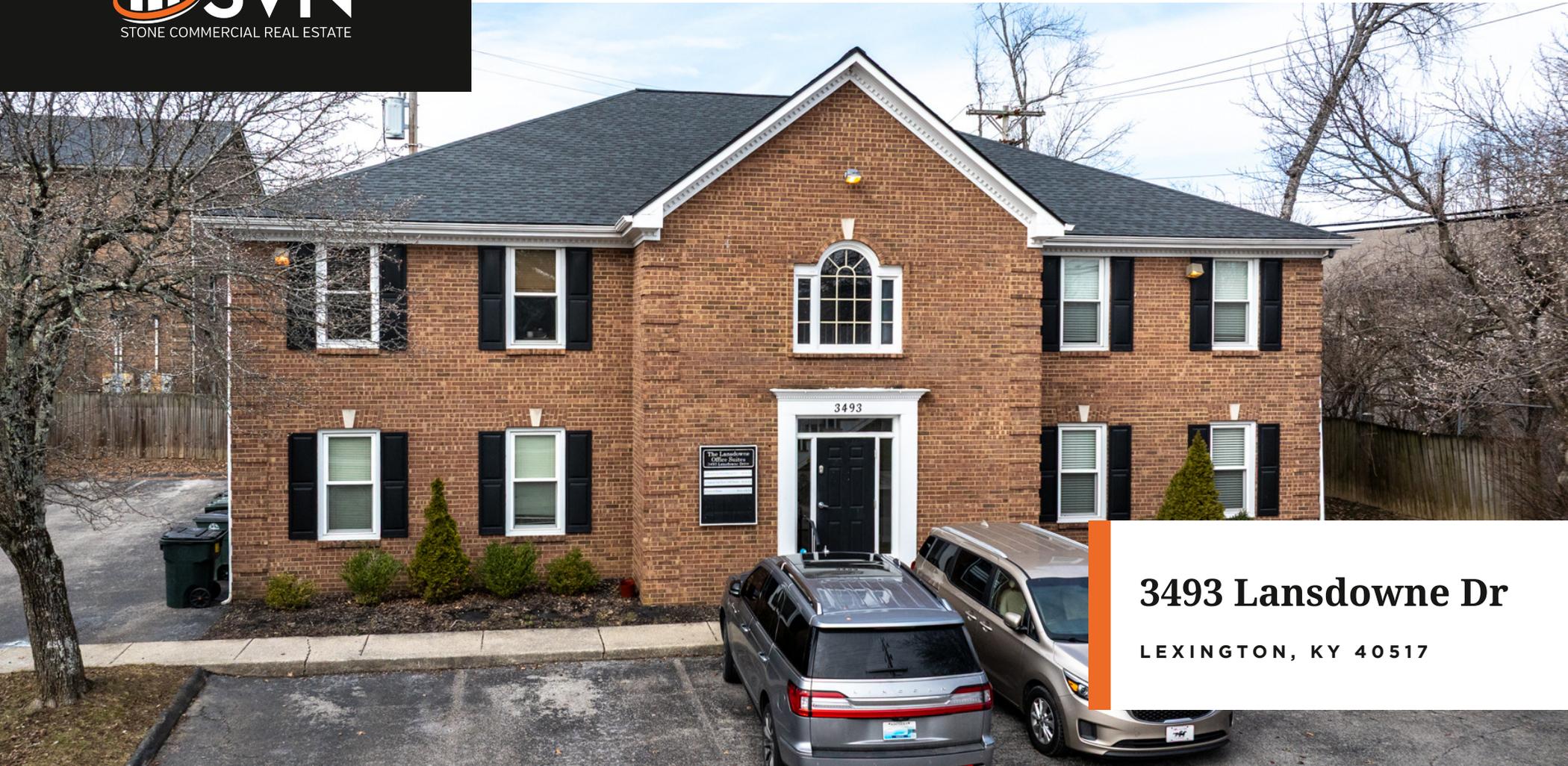




Lansdowne Office Suite for Lease



3493 Lansdowne Dr

LEXINGTON, KY 40517

PRESENTED BY:

WADE HAGA, CCIM

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PROPERTY SUMMARY

3493 LANSDOWNE DR

LEXINGTON, KY 40517

OFFERING SUMMARY

LEASE RATE: \$725.00 per month (MG)

AVAILABLE SF: 638 SF

ZONING: P-1

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present a highly affordable second-floor office suite for lease at 3493 Lansdowne Drive in Lexington, KY. Offered at just \$725 per month (MG) plus utilities, this 638 SF suite provides an exceptional opportunity for small professional users seeking quality space in a prime southeast Lexington location.

The suite features a functional layout ideal for attorneys, therapists, consultants, insurance agents, or other small office users seeking an efficient and economical workspace.

For more information, or to schedule a time to view this property in person, contact Wade Haga at 859-285-2202 or wade.haga@svn.com



PROPERTY HIGHLIGHTS

- Affordable option for small professional users
- Tenant only pays utilities in addition to rent
- Layout includes a private restroom, two private offices, storage, a reception/open work area, and a private back entrance.
- Convenient access to Nicholasville Rd & Tates Creek Rd
- Minutes to Fayette Mall, The Summit, and major retail amenities
- Ample on-site parking



**MAJOR
THOROUGHFARE
ACCESS**



**AFFORDABLE
OPTION FOR SMALL
BUSINESS**



**CLOSE TO MAJOR
RETAIL AREAS**

For marketing purposes only,
exact locations not warranted

AERIAL



Nicholasville Rd | VPD 69,662+



Reynolds Rd

Landsdowne Dr





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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.