

# FOR SALE or FOR LEASE

1401 Harrodsburg Road, Unit 5A, Lexington, KY 40504



## HIGHLIGHTS:

Top floor corner office with abundant windows & natural light.

Directly off elevator which provided easy access.

6 exam rooms with sink and built-in cabinetry.

A physician office with private bathroom.

A patient bathroom with pass-through to the lab.

Large waiting room and private staff bathroom.

2 additional offices can be converted into exam rooms.

A private physician entrance.

Abundant parking available.

The location is heavily developed with a variety of commercial, residential and professional properties. High access and visibility from South Broadway/ Harrodsburg Road, which is a heavy traffic roadway connecting the downtown and south side of Lexington. Easy access to New Circle Road and downtown. Close proximity restaurants, hotels, and all services.

## Unit 5A

**For Sale:** **\$465,000**

**For Lease:** **\$20 /SF/Yr (Plus Condo Fee)**  
Motivated Owner Offering 1 Year Free Rent on a 5 year lease. Tenant is to pay condominium fees and \$20 psf in year 2 through 5.

Space Available: 3,082 SF

Property Type: Office / Medical Office

Zoning: P-1 - Professional Office



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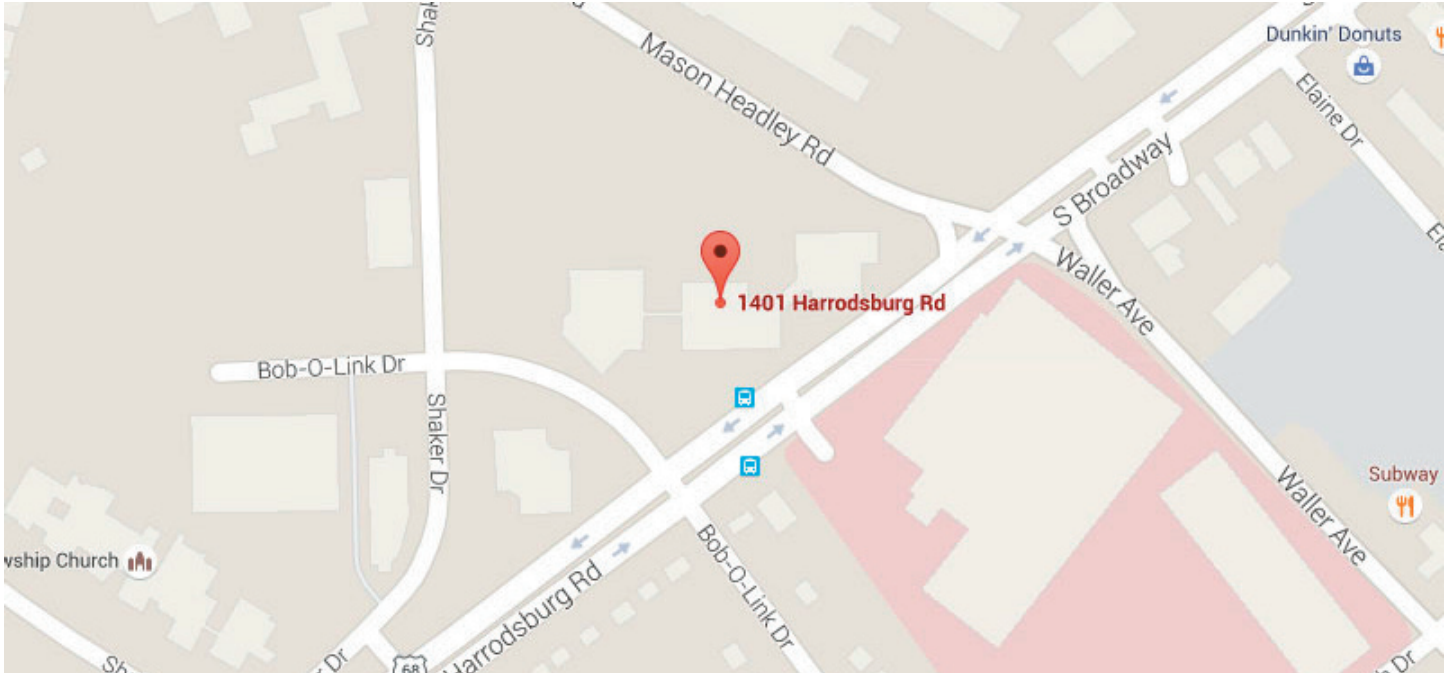
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# Property Map & Images





# Floor Plan

