



Office Building

2401-2409 Regency Road
Lexington, Kentucky 40503

Property Highlights

- +/-25,000 SF office building
- +/-1,368 - 1,820 SF for lease
- Strategically located in south Lexington on Regency Road and Pasadena Drive, just off Nicholasville Road
- Close proximity to banks, restaurants and shopping
- New Circle Road, the Blue Grass Airport and downtown Lexington are just minutes away
- Rental Rate: \$13.50 PSF Modified Gross

Spaces

Lease Rate

Size

Suite 301

\$13.50 SF/yr

1,820 SF

Suite 302

\$13.50 SF/yr

1,368 SF

For More Information

Jim Holbrook

Assistant Vice President

O: 859 422 4415

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Commercial Real Estate Services, Worldwide.

For Lease

1,368 - 1,820 SF | \$13.50 SF/yr

Office Space



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

For Lease

1,368 - 1,820 SF | \$13.50 SF/yr

3rd Floor



OVERALL ROOM DIMENSIONS ARE INTENDED TO REPRESENT GENERAL ROOM SIZES AND NOT FINISH DIMENSIONS. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



Cathy Burgess Interiors
100 New Park Drive, Suite 102 Lexington, Kentucky 40502
859.224.2000 | 859.224.2007

2401 REGENCY ROAD
THIRD FLOOR
LEXINGTON, KENTUCKY

DATE	09.14.21
SCALE	N.T.S.
DRAWN BY	NAIF
REVISION	09.17.21

ASBUILT
FLOOR PLAN

A-1

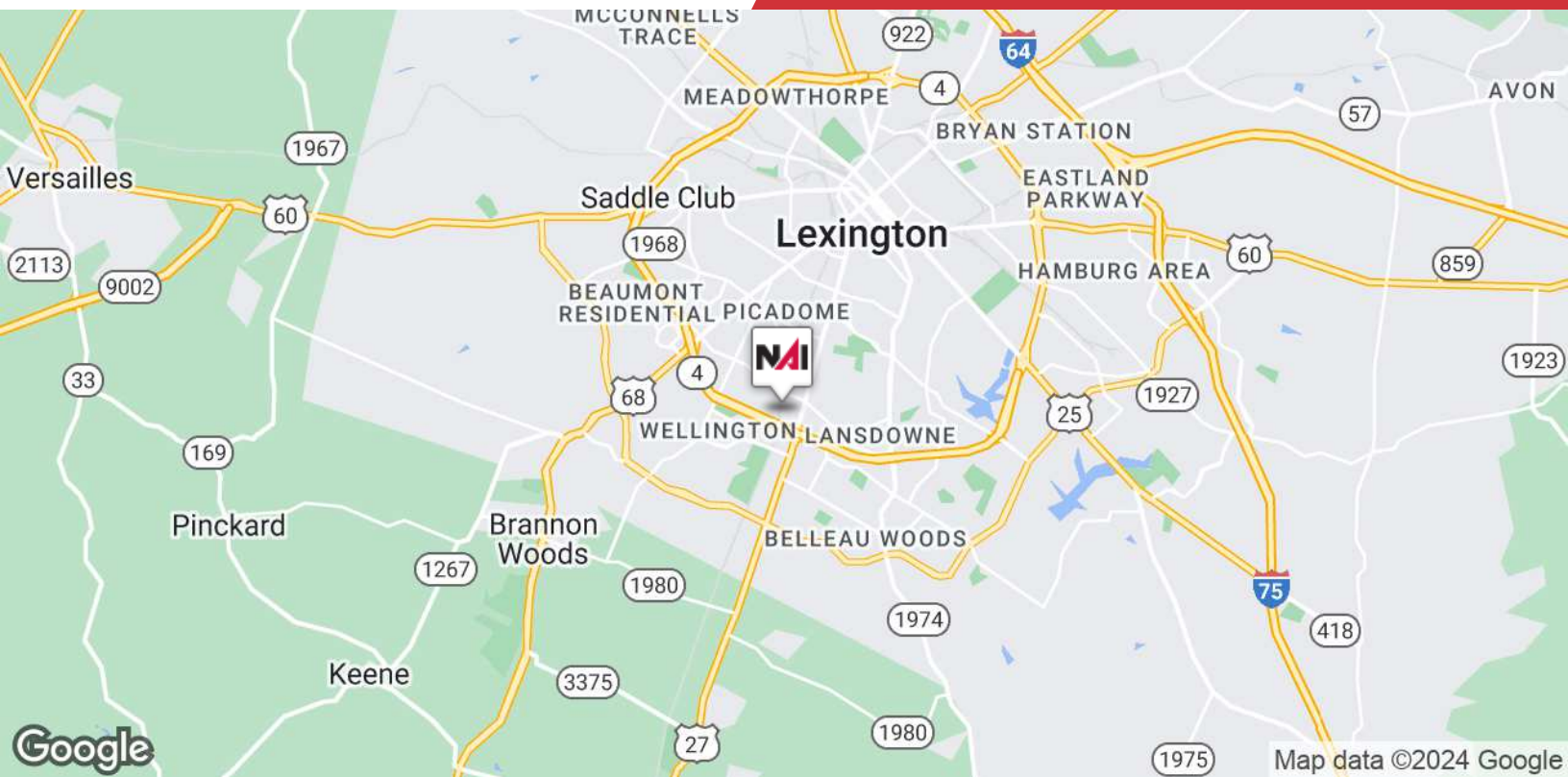


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For Lease

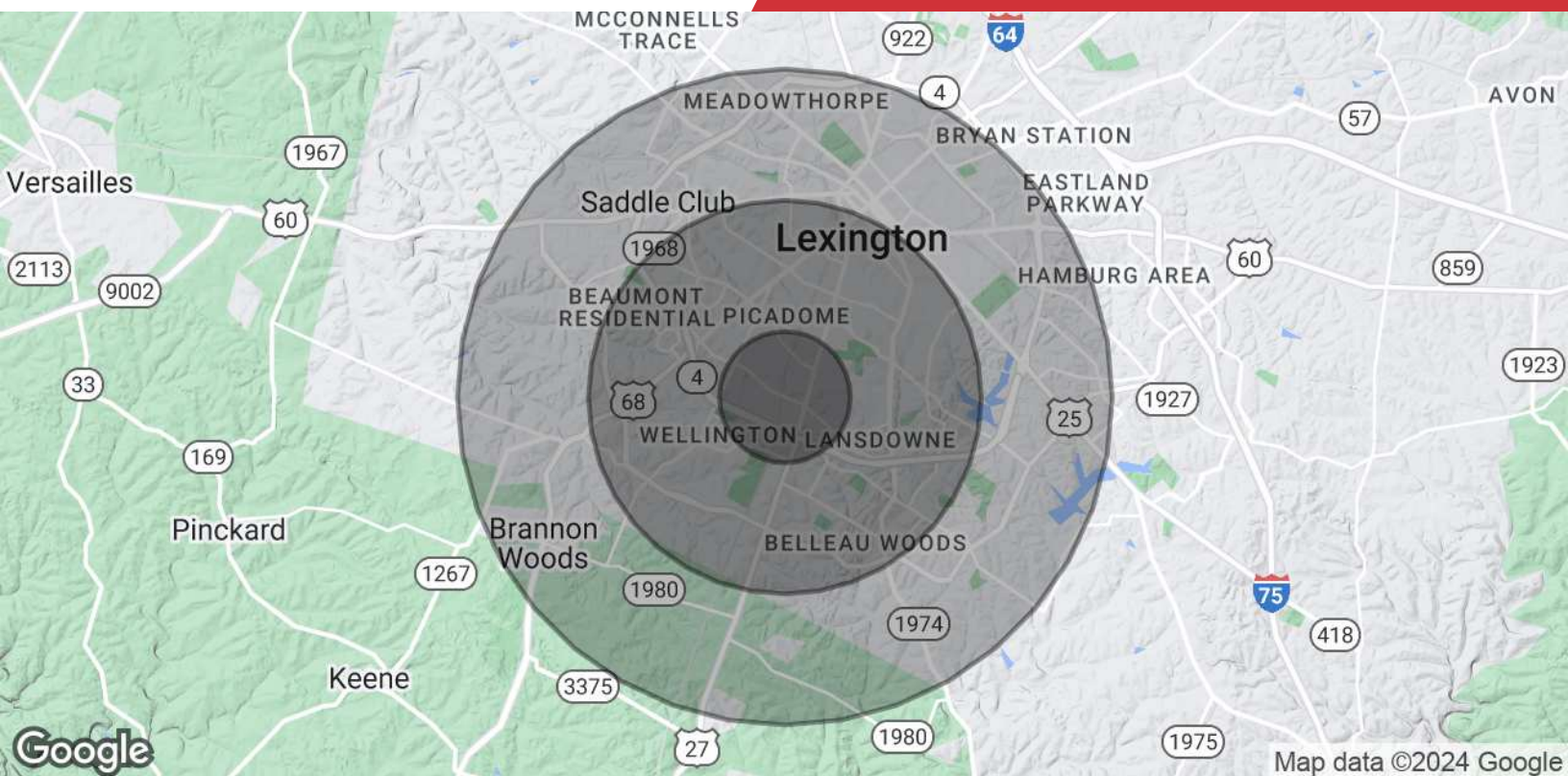
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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,454	127,167	240,058
Average Age	40.3	34.6	34.8
Average Age (Male)	38.1	33.1	33.7
Average Age (Female)	41.7	35.8	36.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,446	54,984	102,242
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$83,931	\$82,992	\$79,884
Average House Value	\$157,587	\$224,337	\$244,663

* Demographic data derived from 2021 STDB