



**SALE / LEASE**

# Free-Standing Office Near UK Campus For Sale or Lease

**350 ELAINE DRIVE**

Lexington, KY 40504

**PRESENTED BY:**

**WADE HAGA**

O: 859.306.0605

[wade.haga@svn.com](mailto:wade.haga@svn.com)

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present an ideally located office facility for sale and lease. The 18,208 sf building is perfect for a single user or is easily demised to accommodate multiple users. The two-story building, formerly an administrative office and dialysis clinic, offers flexible B-1 zoning, ADA accessibility, significant plumbing capability, multiple points of entry, and on-site surface parking.

Lexington's primary healthcare providers are all within 1.5 miles of the property, including Baptist Health Lexington, UK Chandler Hospital, CHI Saint Joseph Hospital and Lexington Clinic. Oliver Lewis Way, which provides direct access to I-64 and I-75, is 1.2 miles away. Next door, two new hotels (Candlewood Suites and Tru by Hilton) are in the final stages of construction.

For further inquiry or to schedule a personal tour please reach out to Wade Haga at 859.306.0605 // [wade.haga@svn.com](mailto:wade.haga@svn.com)

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## OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| SALE PRICE:   | \$1,800,000         |
| LEASE RATE:   | \$17.00 SF/yr (NNN) |
| AVAILABLE SF: | 7,626 - 18,208 SF   |

| SPACES         | LEASE RATE    | SPACE SIZE |
|----------------|---------------|------------|
| WHOLE BUILDING | \$17.00 SF/yr | 18,208 SF  |
| FIRST FLOOR    | \$17.00 SF/yr | 7,626 SF   |
| SECOND FLOOR   | \$17.00 SF/yr | 10,582 SF  |



COMPLETE HIGHLIGHTS



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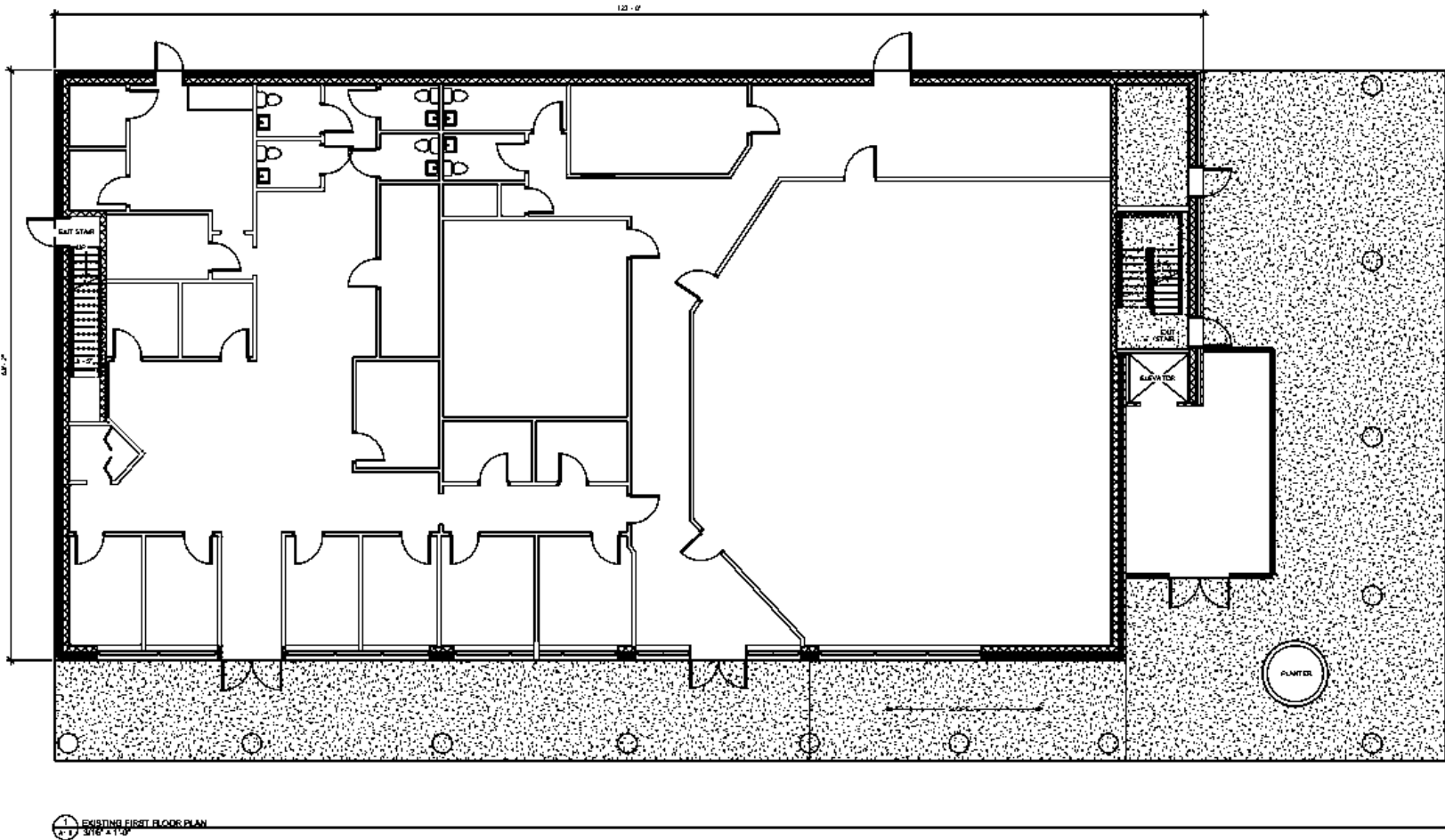
LOCATION INFORMATION

|                  |  |
|------------------|--|
| BUILDING NAME    | Free-Standing Office Near UK Campus<br>For Sale or Lease |
| STREET ADDRESS   | 350 Elaine Drive   |
| CITY, STATE, ZIP | Lexington, KY 40504                                      |
| COUNTY           | Fayette  |

PROPERTY HIGHLIGHTS

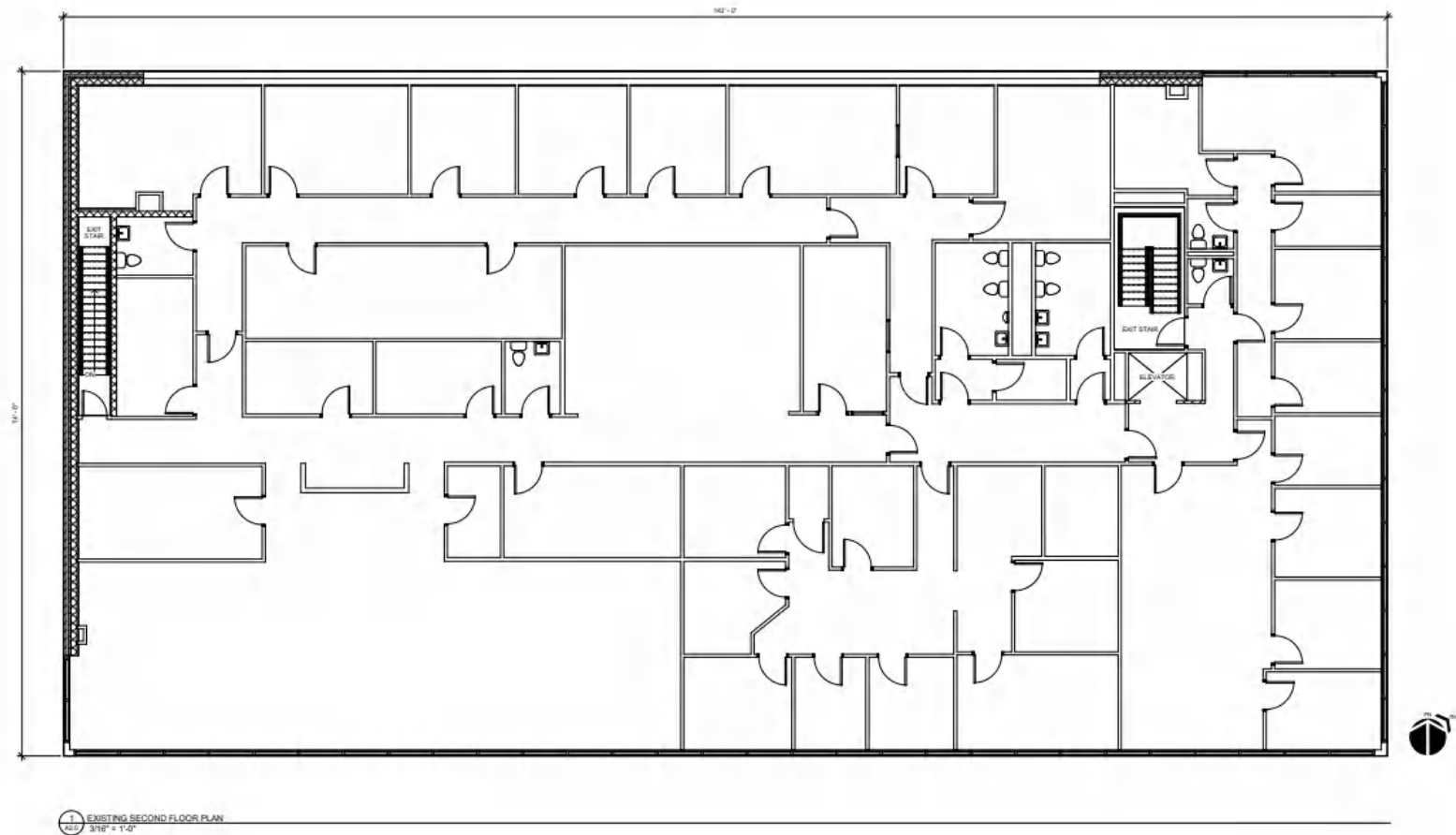
- For Sale and Lease
- First Floor - 7,626 SF; Second Floor - 10,582 SF
- Single or Multiple Users
- Medical Office Amenities
- Excellent Proximity to Regional Hospitals and Clinics
- For Sale and Lease
- Single or Multiple Users
- Flexible Zoning
- Excellent Proximity to UK Campus, Regional Hospitals and Clinics

FLOOR PLAN FIRST FLOOR



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FLOOR PLAN SECOND FLOOR



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# AERIAL



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## ADDITIONAL PHOTOS



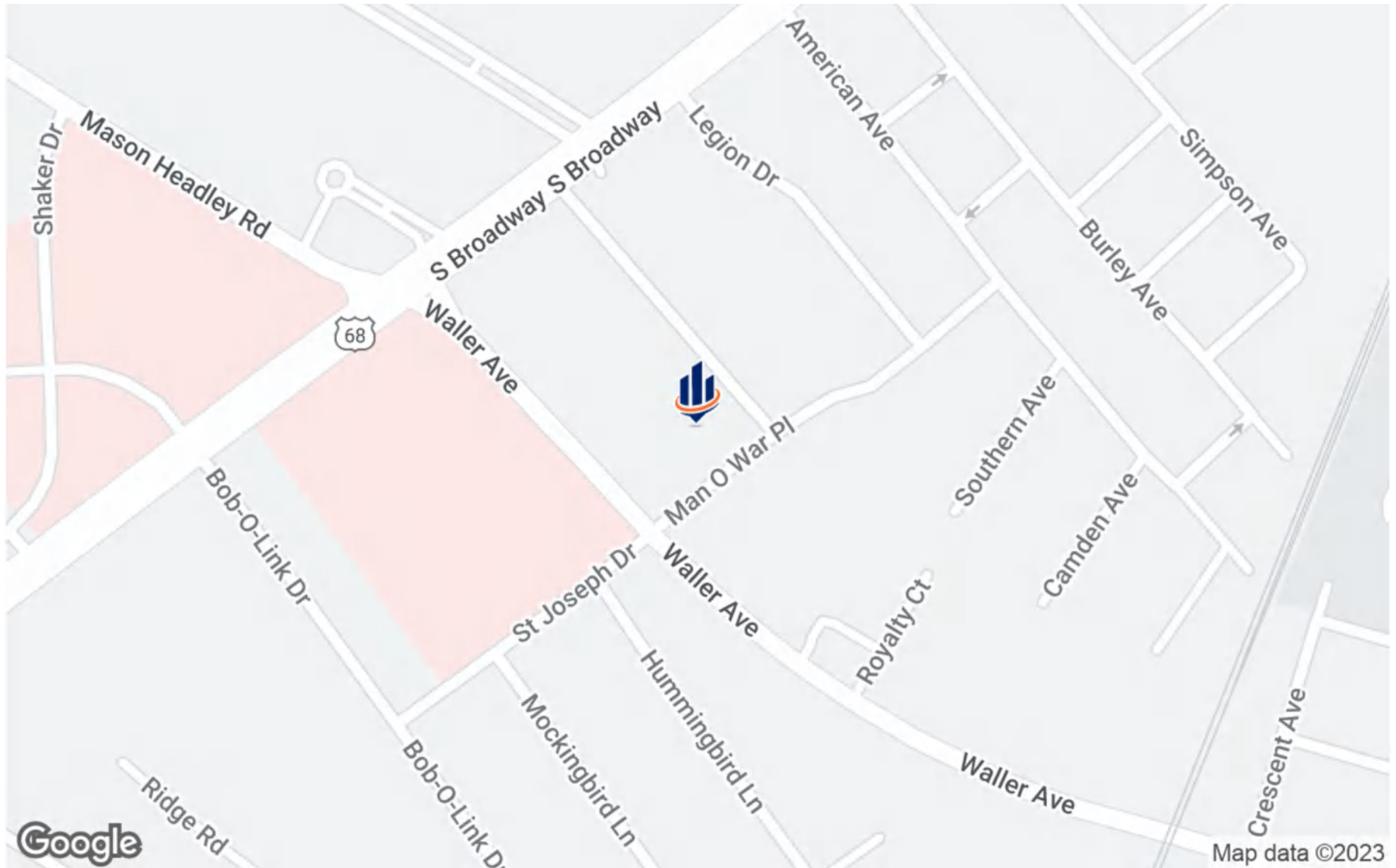
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## LOCATION MAP

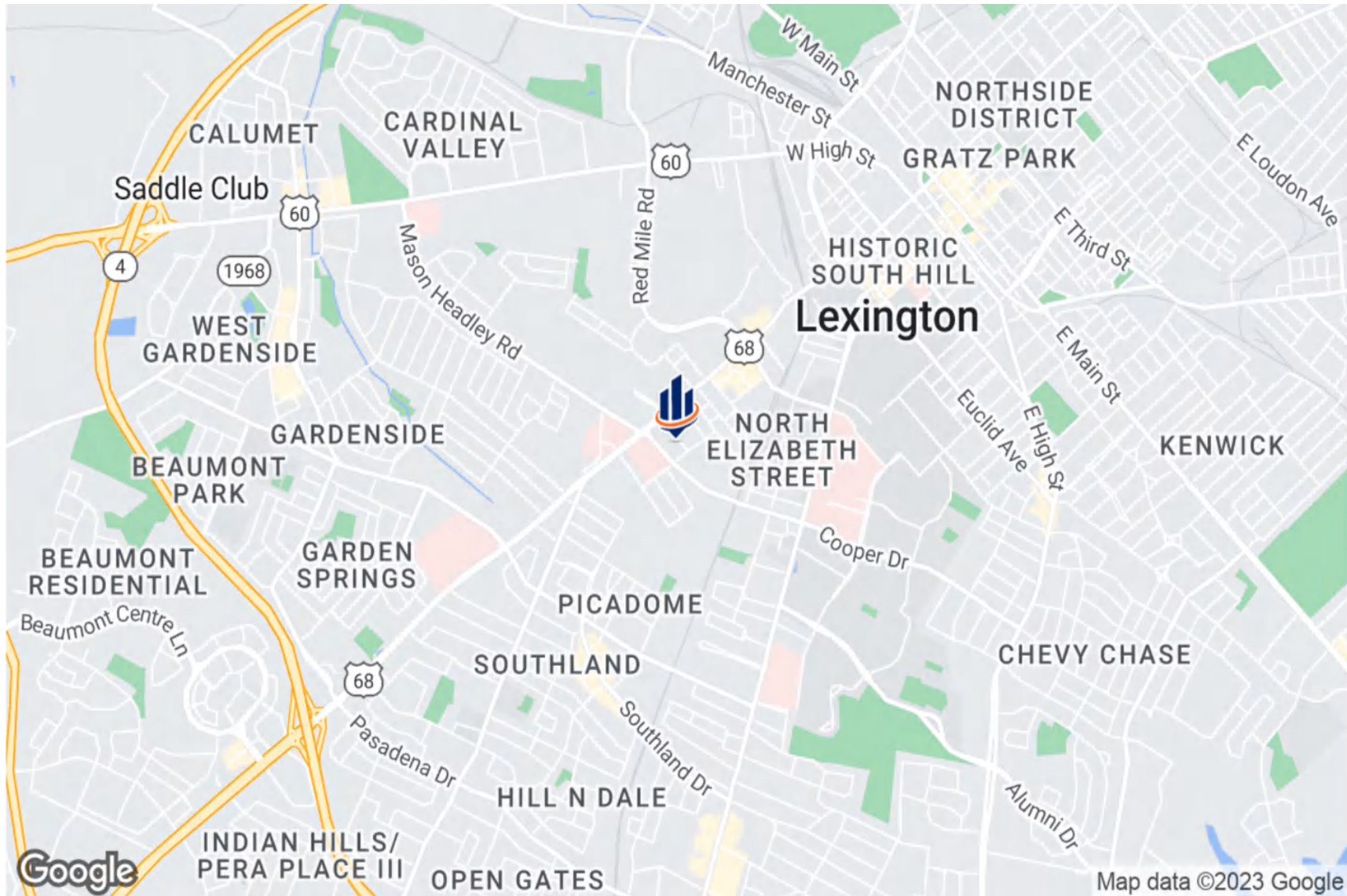


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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 16,206 | 54,046  | 110,924 |
| AVERAGE AGE          | 27.8   | 31.1    | 34.6    |
| AVERAGE AGE (MALE)   | 27.0   | 29.6    | 33.5    |
| AVERAGE AGE (FEMALE) | 28.7   | 32.4    | 35.8    |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 6,687     | 22,164    | 48,192    |
| # OF PERSONS PER HH | 2.4       | 2.4       | 2.3       |
| AVERAGE HH INCOME   | \$40,268  | \$44,949  | \$53,166  |
| AVERAGE HOUSE VALUE | \$190,049 | \$205,681 | \$235,341 |

\* Demographic data derived from 2020 ACS - US Census



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