

For Lease

Office Building

4,335 - 8,670 SF | \$16.50 SF/yr



Burt Road Medical Clinic

177 Burt Road
Lexington, Kentucky 40503

Property Highlights

- +/-13,004 SF office building
- +/-8,670 SF for lease (minimum divisible +/-4,335 SF); Available 8/1/24
- Great location adjacent to retail, restaurants, office and medical
- Burt Road is approximately ½ mile from Baptist Health Hospital, 2 miles from the University of Kentucky campus, 3 miles from downtown and 5 miles from the Blue Grass Airport
- Close proximity to these markets make the site an ideal office/medical location for serving the business population
- Ample parking
- Zoned P-1, Professional Office
- Rental Rate: \$16.50 PSF modified gross
- Tenant pays utilities and interior janitorial services

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite A/B	\$16.50 SF/yr	8,670

For more information

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Commercial Real Estate Services, Worldwide.

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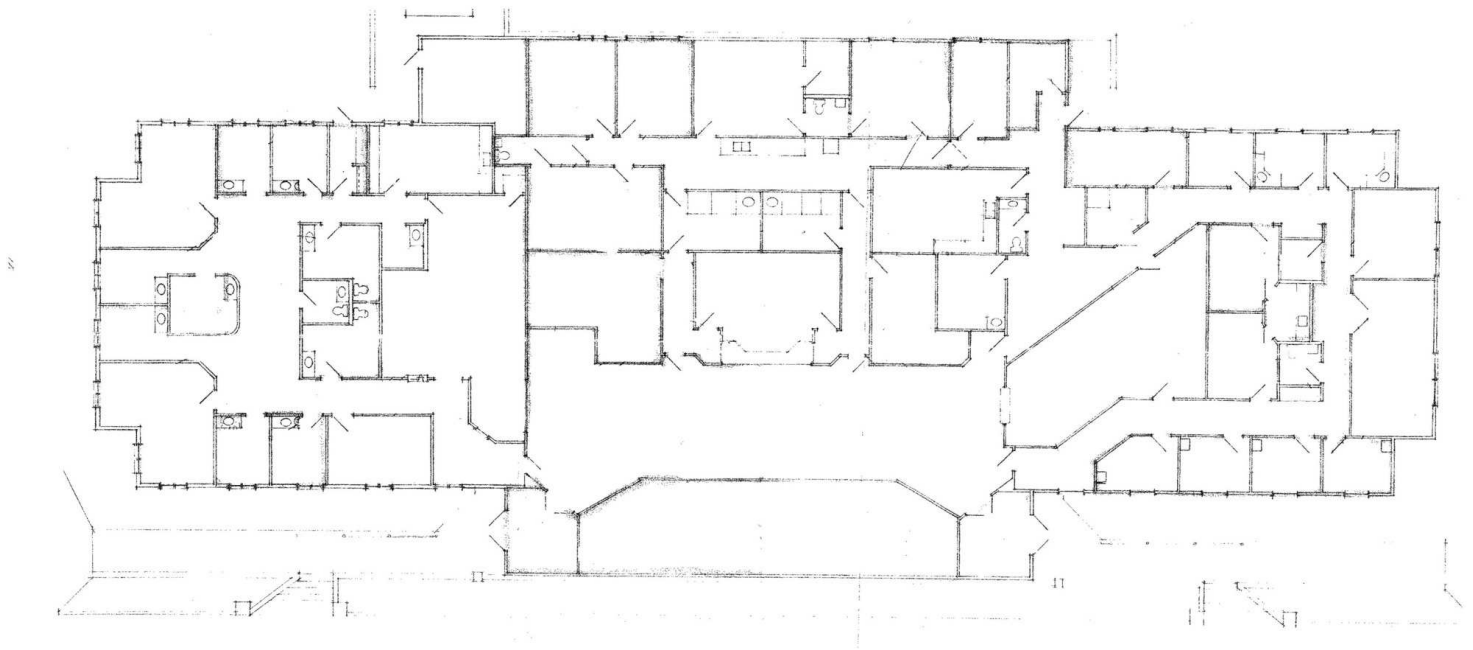
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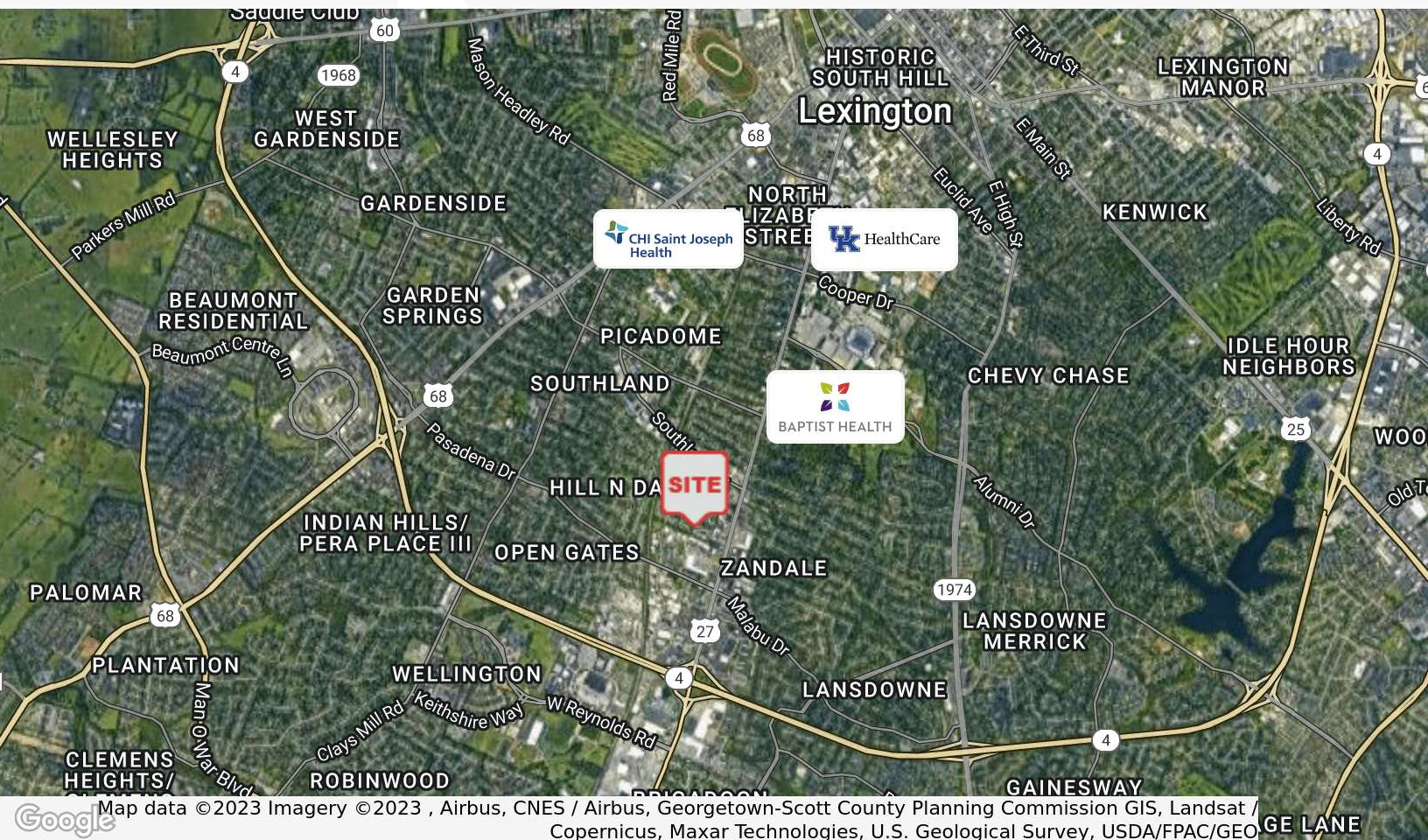


Additional Photos

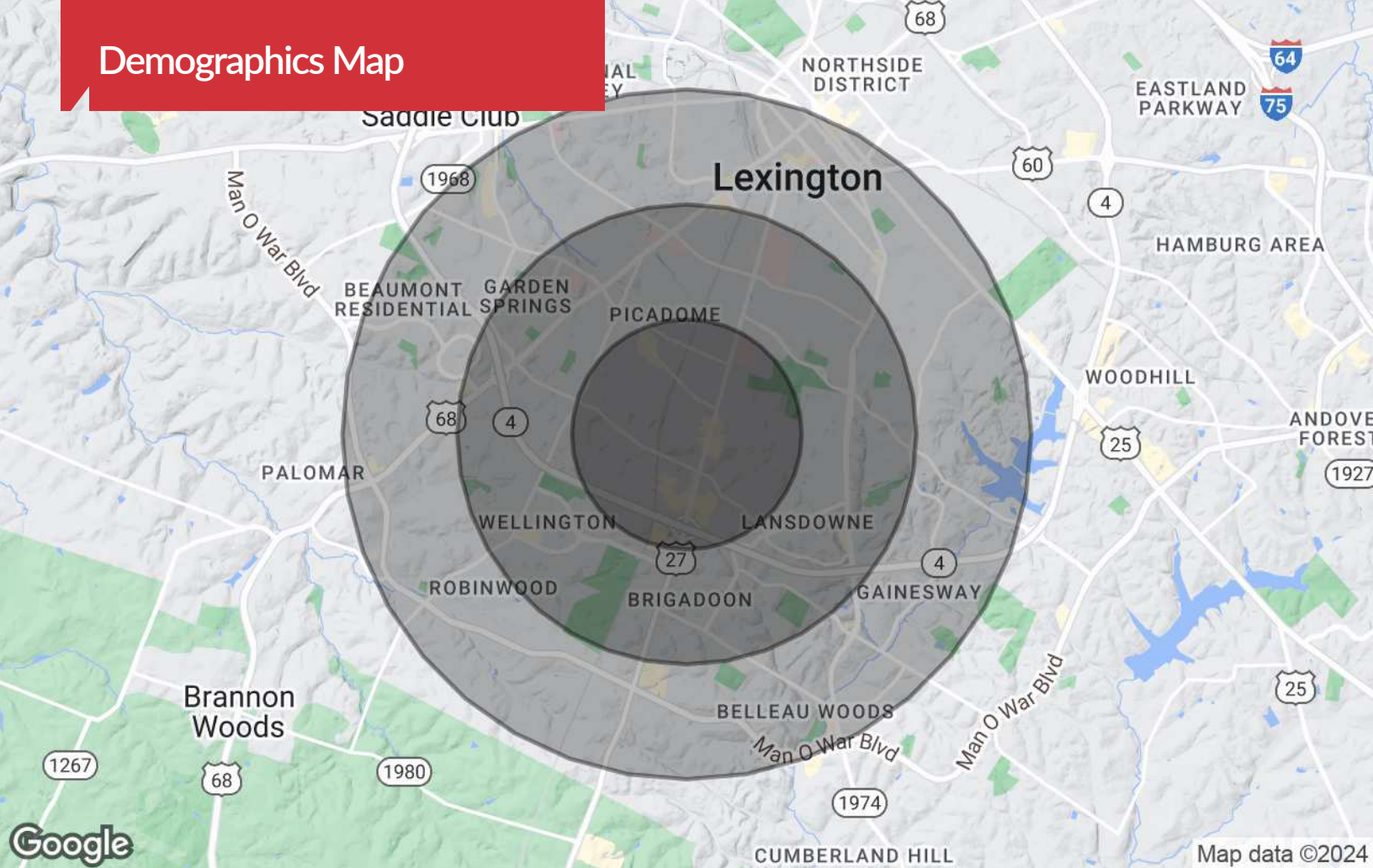


Suite A/B Floor Plan



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Demographics Map



Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	10,917	47,824	128,262
MEDIAN AGE	36.6	35.0	35.6
MEDIAN AGE (MALE)	35.6	34.6	34.3
MEDIAN AGE (FEMALE)	40.6	36.4	37.0

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	5,201	22,411	59,095
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$74,203	\$71,916	\$73,921
AVERAGE HOUSE VALUE	\$230,636	\$222,245	\$220,632

* Demographic data derived from 2023