

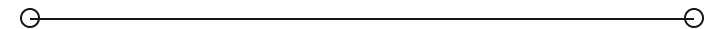


**LEASE**

## Strategically Located Corporate Drive Office Space

**851 CORPORATE DRIVE**

Lexington, KY 40503



**PRESENTED BY:**

**WESTON LOCKHART**

O: 859.306.0613

C: 859.317.3538

[weston.lockhart@svn.com](mailto:weston.lockhart@svn.com)

**TRAVIS ROSE**

O: 859.306.0598

C: 859.806.1591

[travis.rose@svn.com](mailto:travis.rose@svn.com)



PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to bring to market 851 Corporate Drive. To this day, Corporate Drive in Lexington is one of the city’s most strategically located suburban office developments. This office building is conveniently located off Harrodsburg Road and 0.2 miles from New Circle Road. This nearly 18,000 sf building is under new ownership and has significantly improved since the transfer. Regarding amenities, 851 Corporate Drive is directly across Harrodsburg Road from Beaumont Centre, containing many shopping, fitness, office, coffee, and breakfast, lunch, and dinner locations.

The suite available at this time was leased by one single tenant for different divisions of their business. Suite 103 is 1,610 SF with various breakdowns of amenities, including private offices, open floor plans, kitchenettes, and natural light, and can be modified easily to adhere to your office needs.

For further inquiry or to schedule a personal tour, please reach out to Weston Lockhart at 859.317.3538 // weston.lockhart@svn.com.

PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Corporate Drive is one of Lexington’s most strategically planned Suburban Office Developments
- Amenities surrounding include Beaumont Centre (Texas Roadhouse, Bad Ass Coffee, Beaumont YMCA, etc)
- Signalized Access from Harrodsburg Road and only 0.2 miles from New Circle Road
- 17,642 sf office building with plenty of on-site parking
- Elevator Access

OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (Gross)
AVAILABLE SF:	1,610 SF
BUILDING SIZE:	17,642 SF

# LEASE SPACES

## LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1,610 SF	LEASE RATE:	\$15.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
First Floor Corporate Drive Office - Suite 103	Available	1,610 SF	Gross	\$15.00 SF/yr
Third Floor Corporate Drive Office - Suite 301	-	1,151 SF	Gross	\$12.77 SF/yr

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## ADDITIONAL PHOTOS



### WESTON LOCKHART

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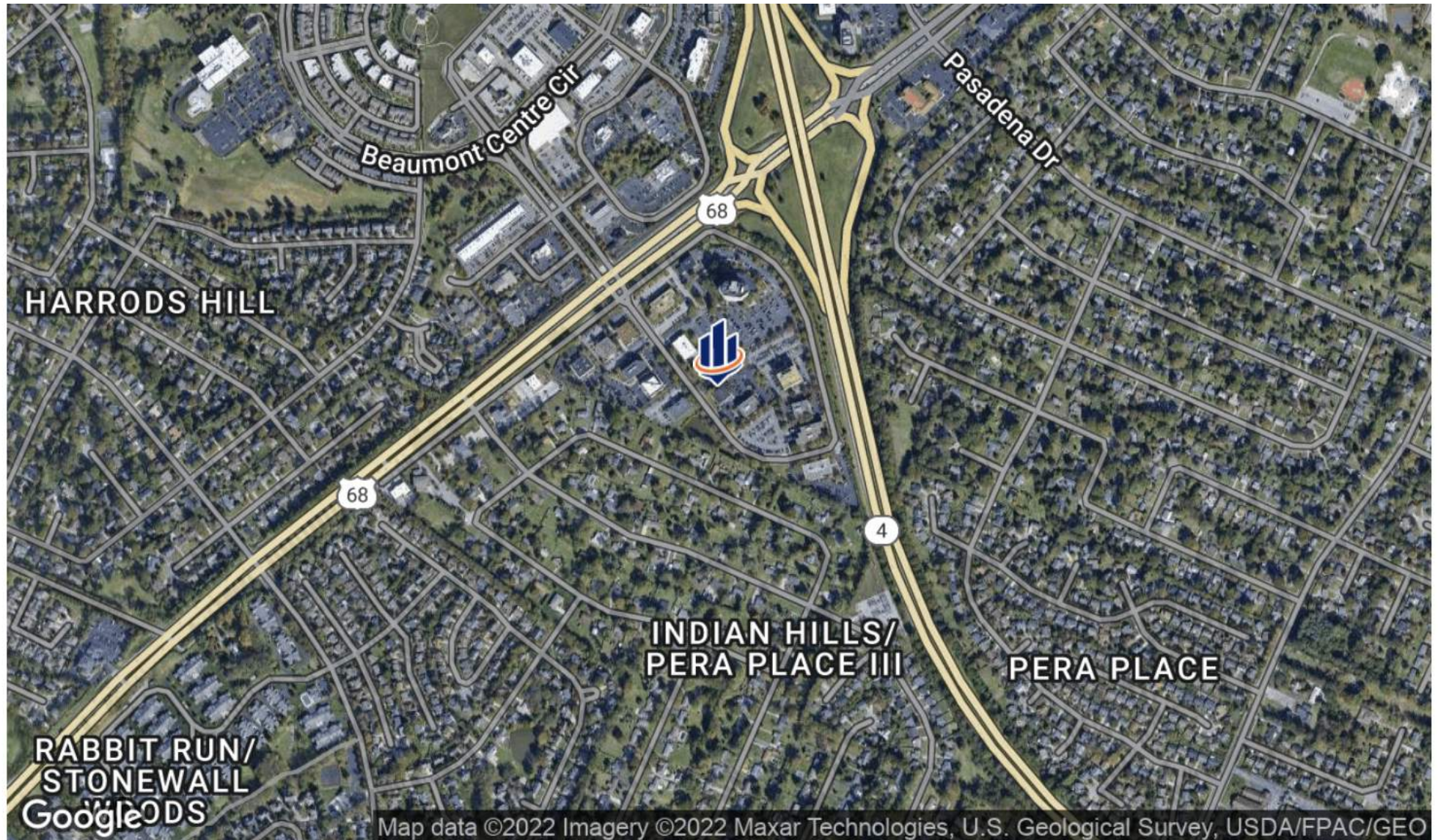
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## LOCATION MAP



### WESTON LOCKHART

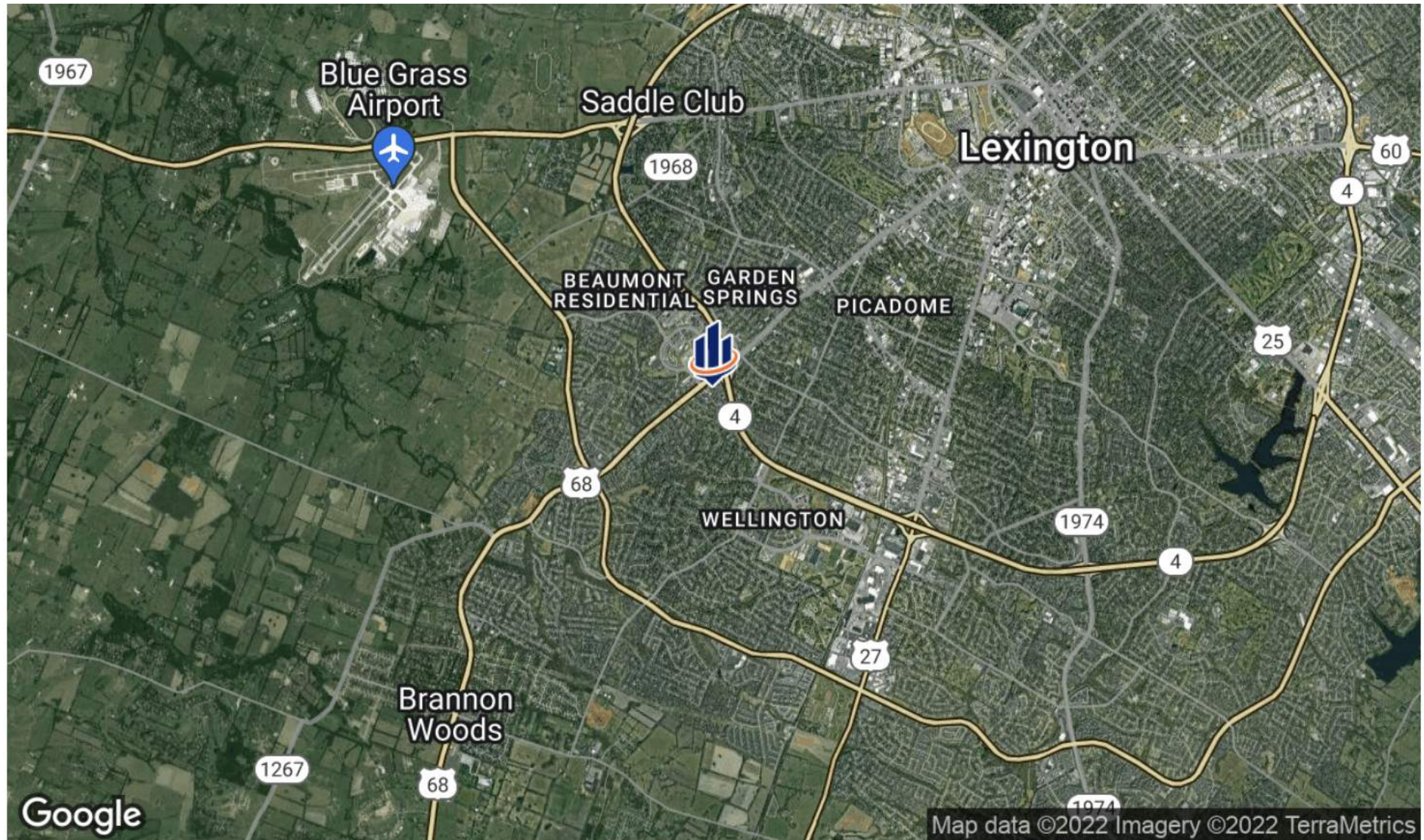
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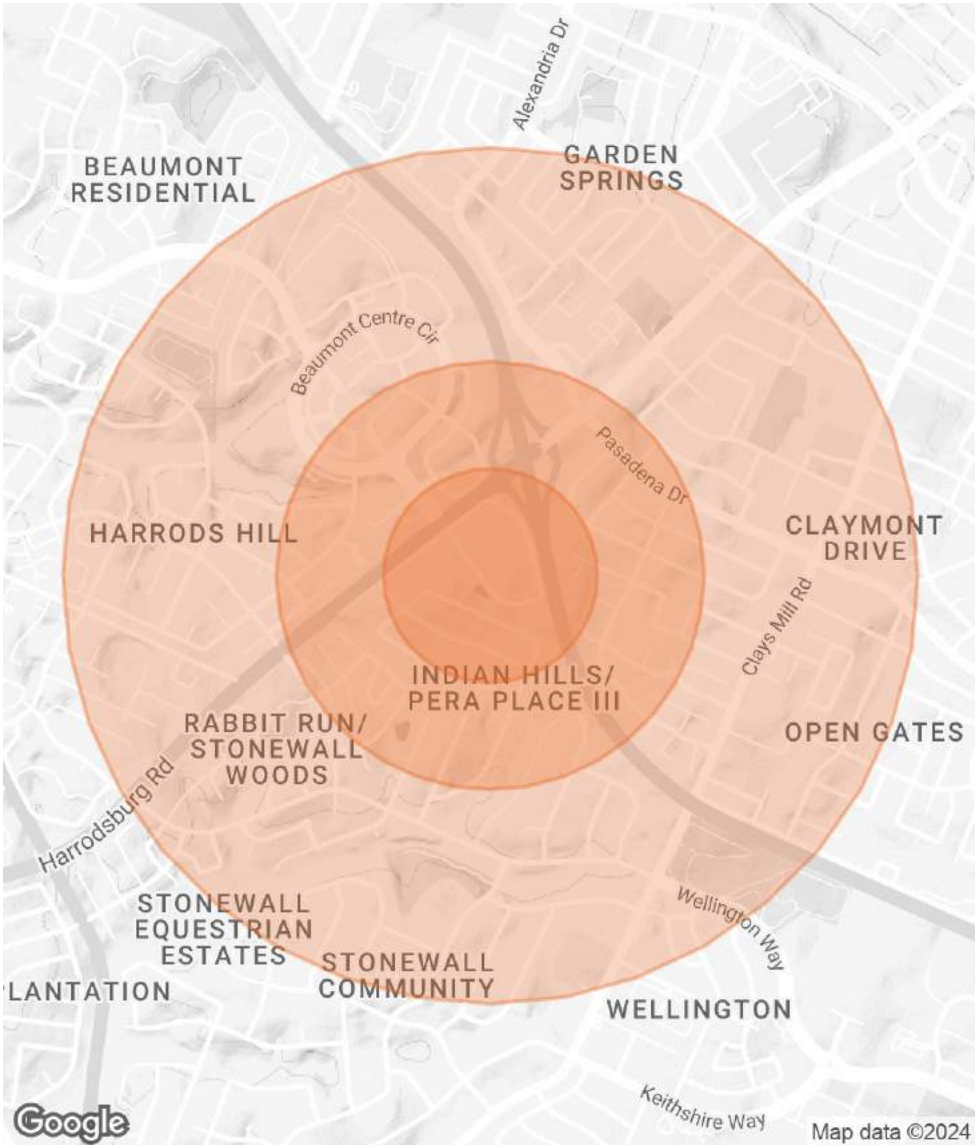


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	483	2,867	11,091
AVERAGE AGE	50.2	48.4	45.1
AVERAGE AGE (MALE)	50.1	46.3	43.5
AVERAGE AGE (FEMALE)	50.4	50.2	46.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	224	1,299	4,995
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$101,702	\$99,092	\$91,525
AVERAGE HOUSE VALUE	\$264,175	\$279,926	\$269,781

\* Demographic data derived from 2020 ACS - US Census



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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.

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