



Keithshire Place Office Suites

3330 Partner Place & 570 Delzan Place
Lexington, Kentucky 40503

Property Highlights

- +/-104,974 SF retail/office center
- +/-1,343 - 5,957 SF available for lease
- Heavily populated trade area with +/-200,000 population within a 5 mile radius
- Keithshire Way is the southern boundary road connecting Reynolds Road to Clays Mill Road and carries traffic to Meijer, Target and Lexington's regional mall, Fayette Mall
- Keithshire Place also has convenient access to the Blue Grass Airport, downtown Lexington, upscale residential communities, office, hotel accommodations, financial institutions and other amenities
- Rental Rates: \$6.95 - \$10.00 PSF
- NNN's estimated to be \$2.60 PSF

Spaces	Rate	Size	NNN
Suite 12/13	\$10.00 SF/yr	1,680 - 3,552 SF	\$2.60 PSF
Suite 26	\$6.95 SF/yr	3,583 - 5,957 SF	\$2.60 PSF
Suite 27	\$6.95 SF/yr	2,374 - 5,957 SF	\$2.60 PSF
Suite 31	\$6.95 SF/yr	1,879 SF	\$2.60 PSF
Suite 33	\$6.95 SF/yr	1,343 SF	\$2.60 PSF

For More Information

Al Isaac

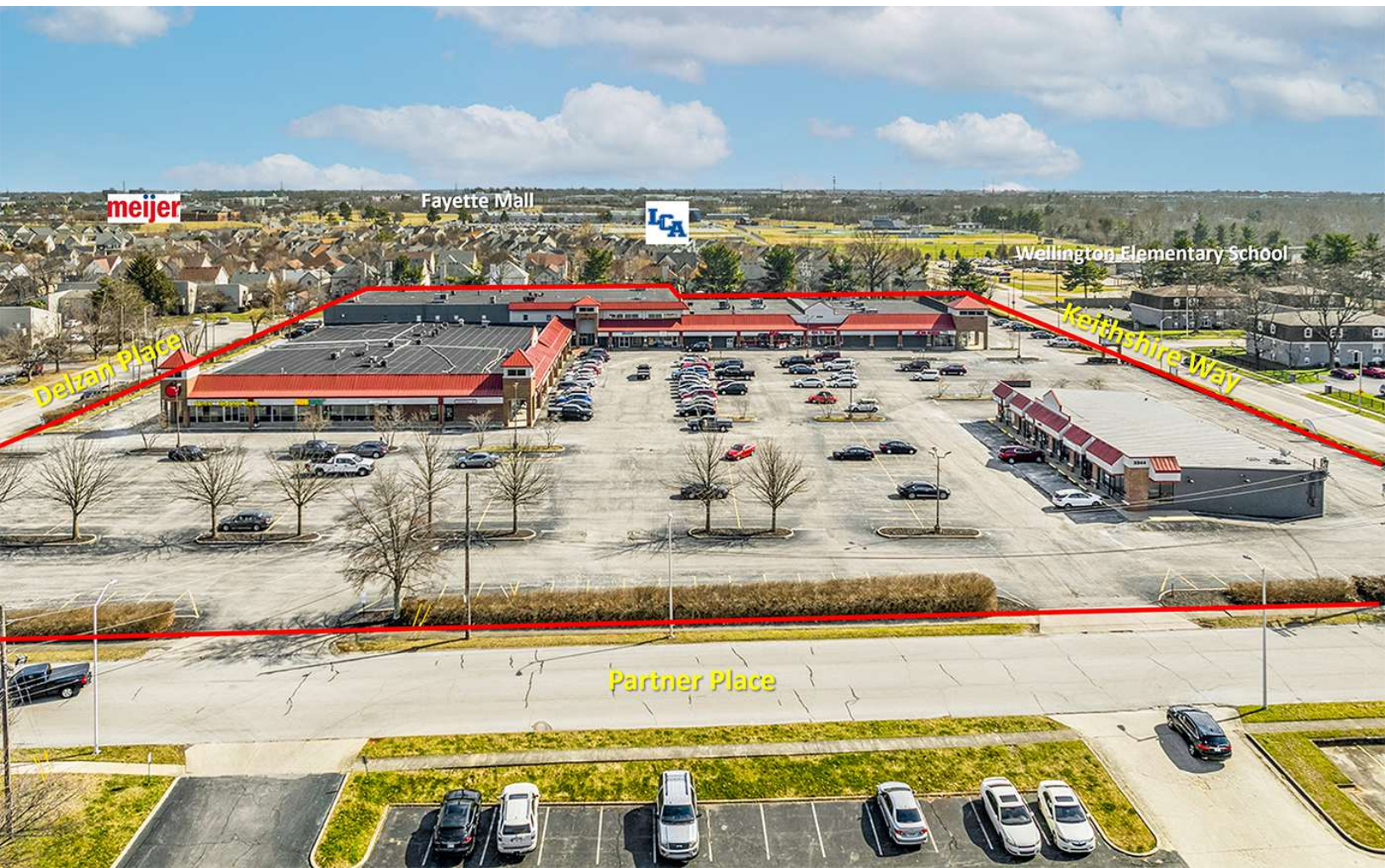
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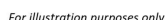
Jim Holbrook

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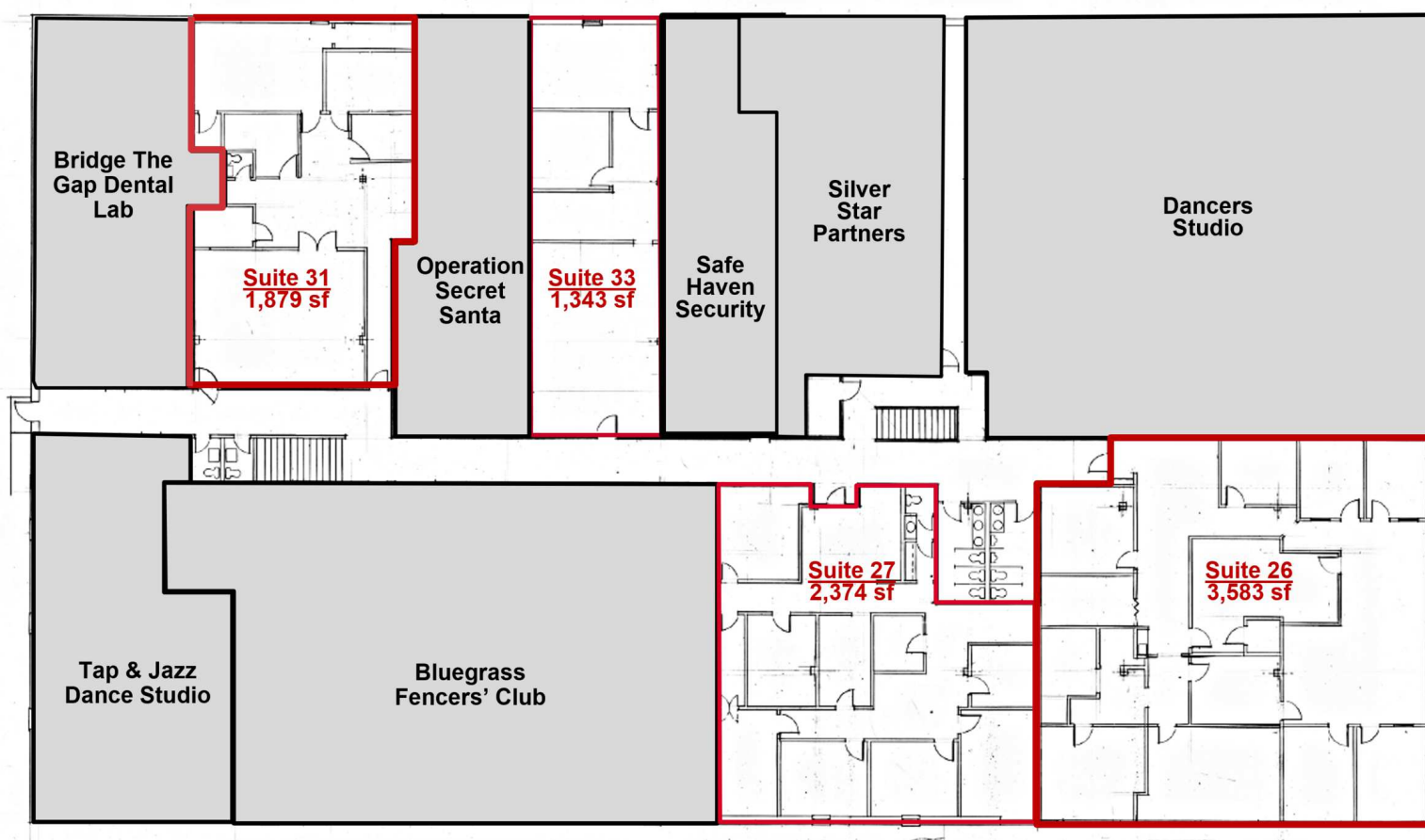
Lease Information

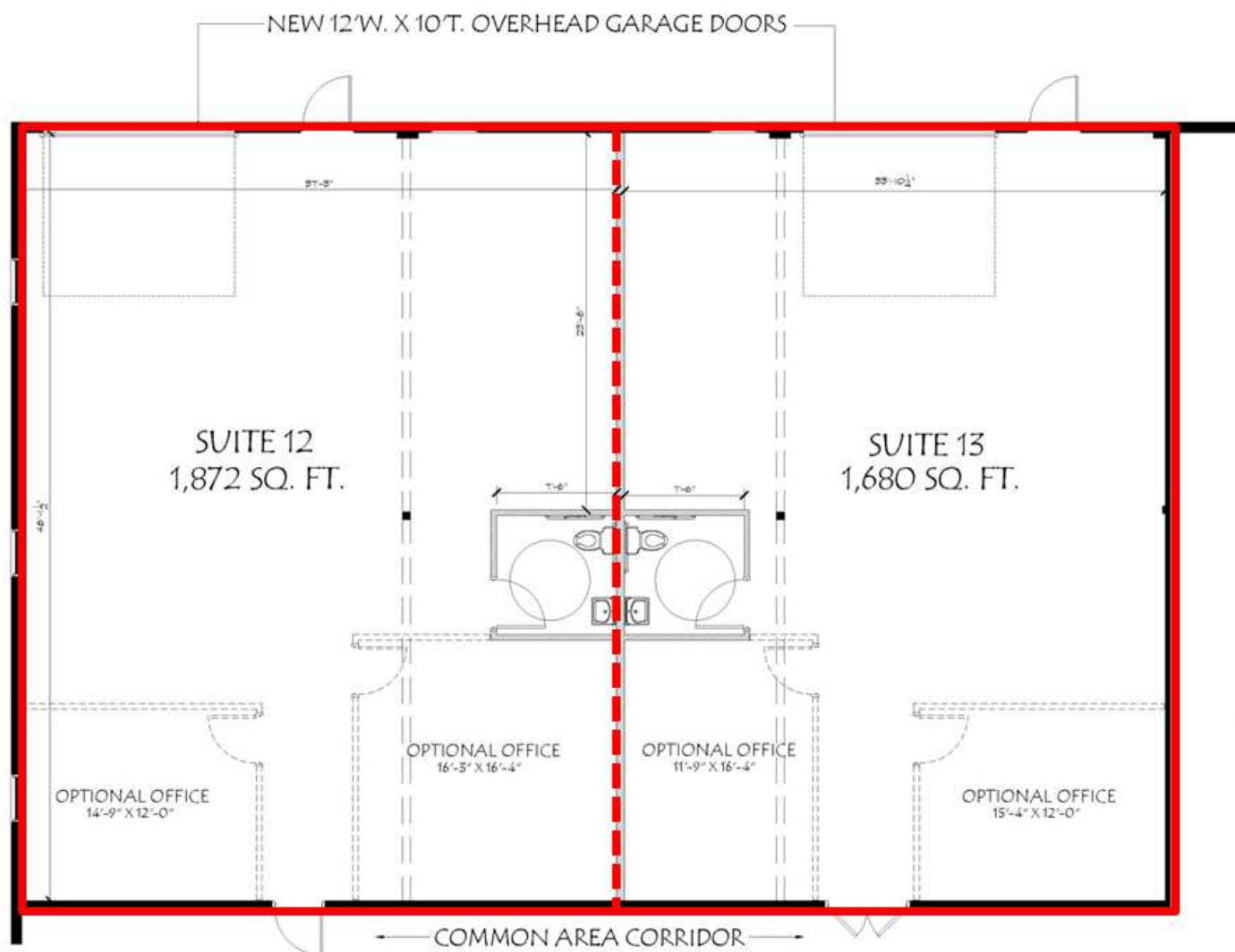
Lease Type:	NNN	NNN:	\$2.60 PSF
Total Space:	1,343 - 5,957 SF	Lease Rate:	\$6.95 - \$10.00 SF/yr

Available Spaces

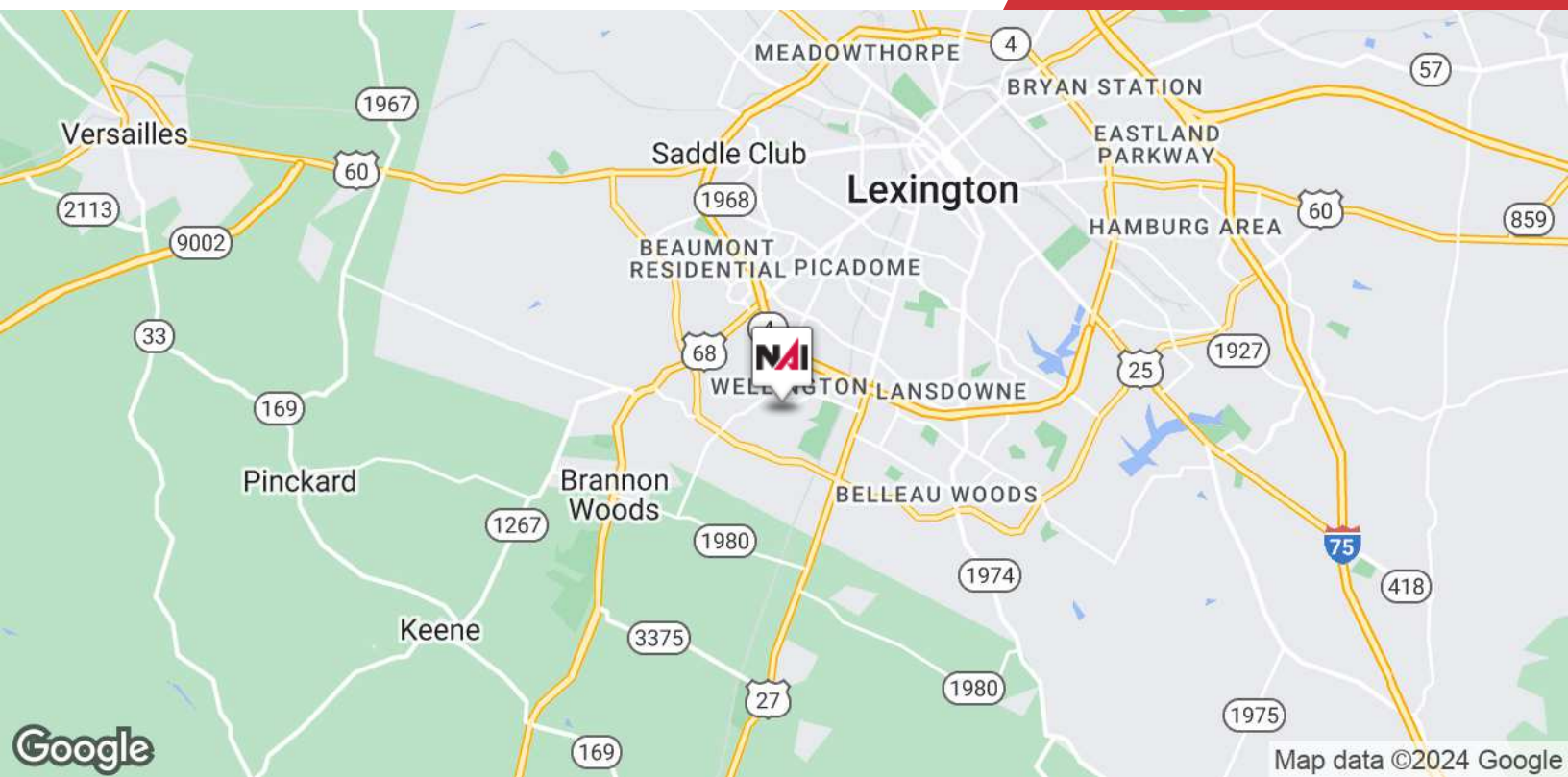
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 12/13	1,680 - 3,552 SF	NNN	\$10.00 SF/yr	2 - overhead garage doors ('12x10'); can be divided
Suite 26	3,583 - 5,957 SF	NNN	\$6.95 SF/yr	-
Suite 27	2,374 - 5,957 SF	NNN	\$6.95 SF/yr	-
Suite 31	1,879 SF	NNN	\$6.95 SF/yr	-
Suite 33	1,343 SF	NNN	\$6.95 SF/yr	-

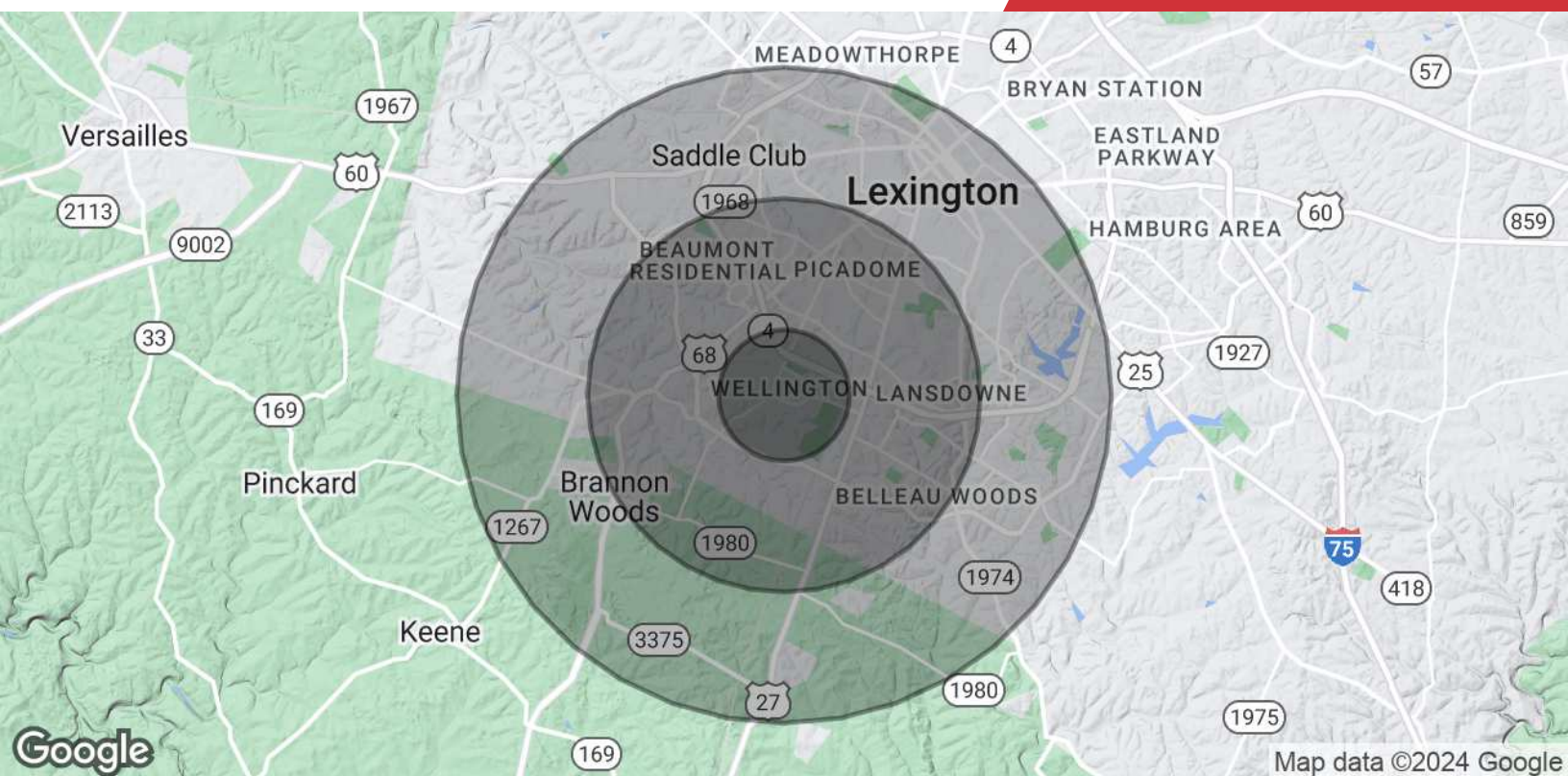
2nd Floor Office Suites





PROPOSED FLOOR PLAN





Population	1 Mile	3 Miles	5 Miles
Total Population	9,103	92,761	198,998
Average Age	42.3	39.6	38.7
Average Age (Male)	39.3	37.8	36.8
Average Age (Female)	44.7	41.1	40.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,681	40,237	84,520
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$109,094	\$104,188	\$96,530
Average House Value	\$234,475	\$215,037	\$247,822

* Demographic data derived from 2023 STDB