

For Lease

Executive Place



2285 Executive Drive Lexington, Fayette, Kentucky, 40505

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Executive Summary



Property Details

4th Floor	10,106 RSF; Available 5/1/23
Rental Rate	\$19.95 PSF Full Service
Building Size	38,962 SF
Zoning	P-1, Professional Office
Cross Streets	Winchester Road & Executive Drive

Location Map



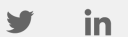
Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	1,672	26,907	66,390
Total Population:	3,696	60,838	158,329
Average HH Income:	\$91,932	\$77,046	\$78,431
Median HH Income:	\$76,134	\$53,940	\$50,928



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Complete Highlights

PROPERTY HIGHLIGHTS

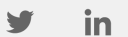
- 4th Floor: +/-10,106 SF for lease; Available 5/1/23
- Building signage available with full floor lease
- +/-38,367 RSF, four-story office building located in Eastern Fayette County
- Two-story atrium located at entrance greeted by polished granite/marble in the lobby
- Two passenger elevators
- Common conference room available for tenant use
- Controlled building access system
- 126 surface parking spaces
- Easy access to I-75 and I-64 interchanges and only minutes from downtown Lexington
- Adjacent to Hamburg Place regional shopping center, offering abundant options for nearby shopping, dining and entertainment
- Zoned P-1, Professional Office



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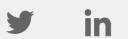
Additional Photos



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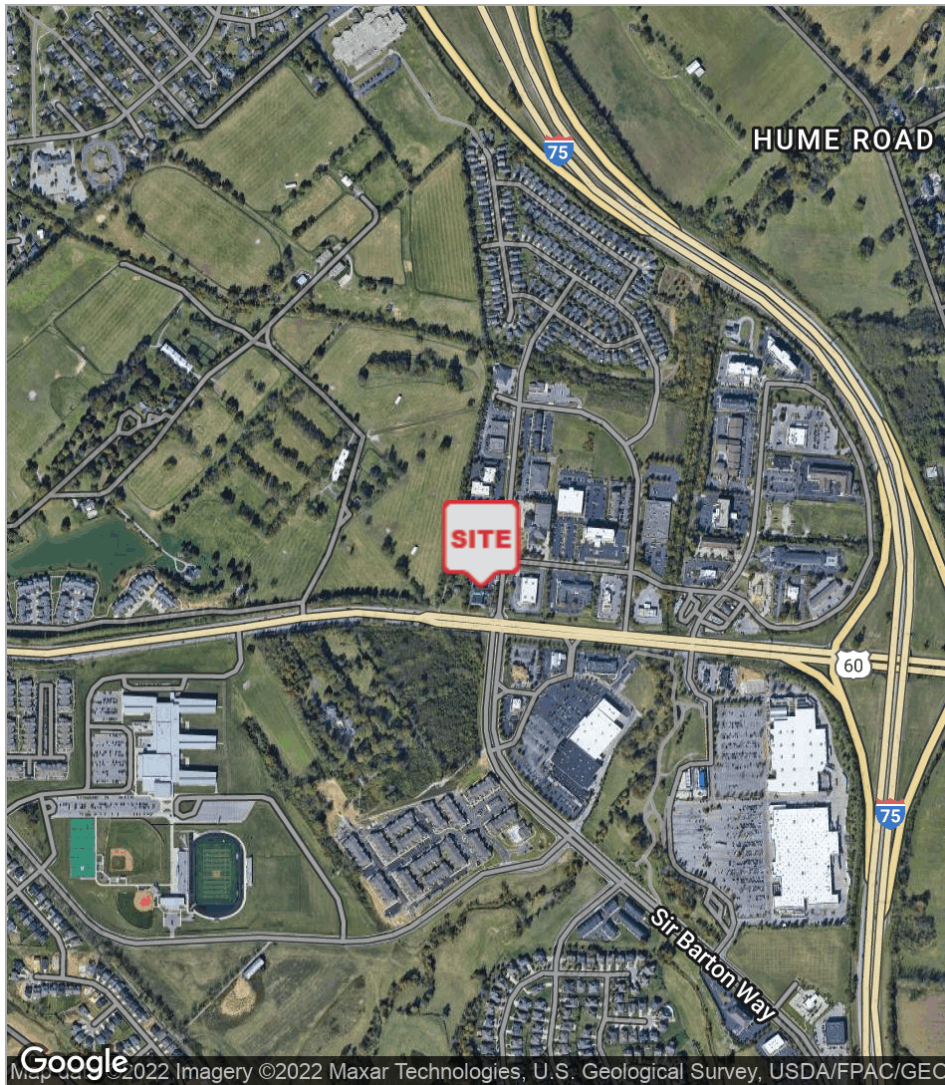
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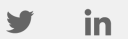
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Location Maps



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Retailer Map

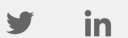


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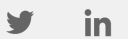
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Available Spaces



SUITE	SIZE	LEASE RATE	AVAILABILITY	LEASE TYPE
4th Floor	10,106 SF	\$19.95 psf	5/1/23	Full Service



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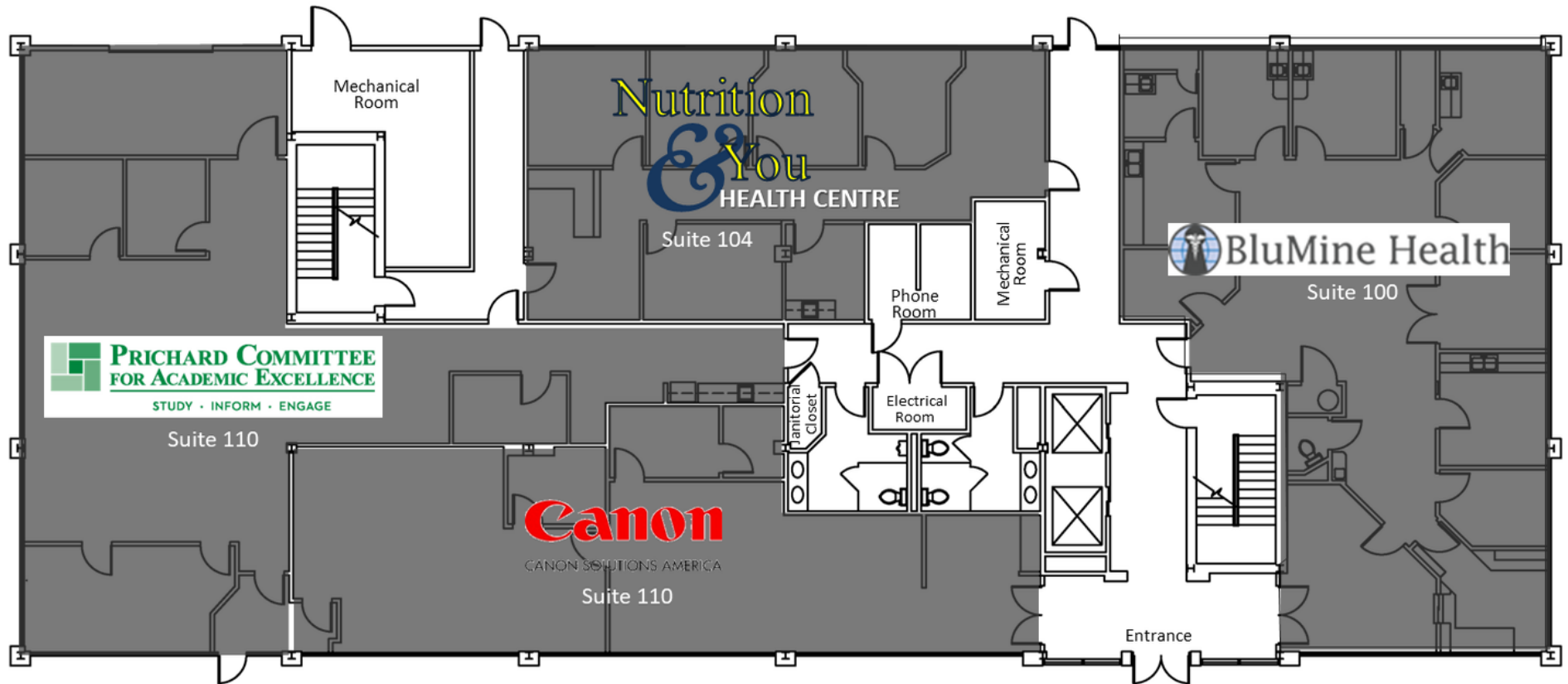


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1st Floor

First Floor

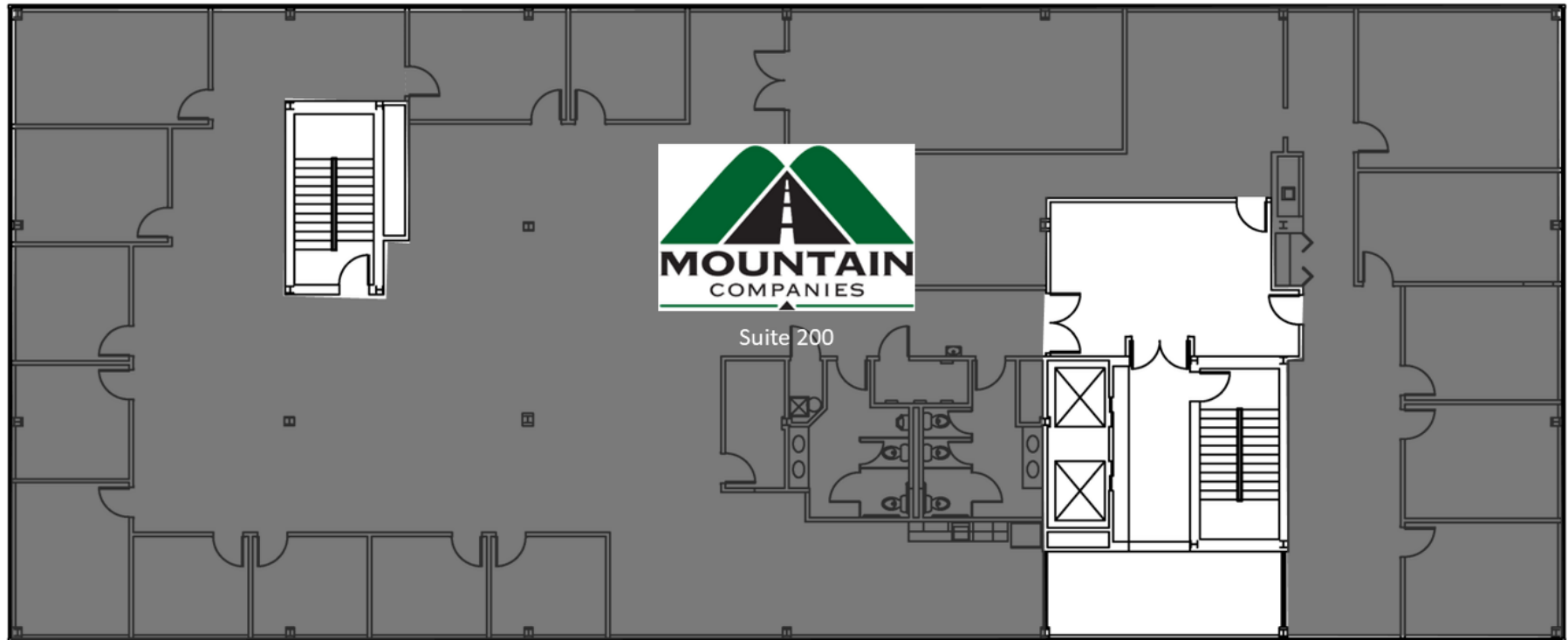


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2nd Floor

Second Floor



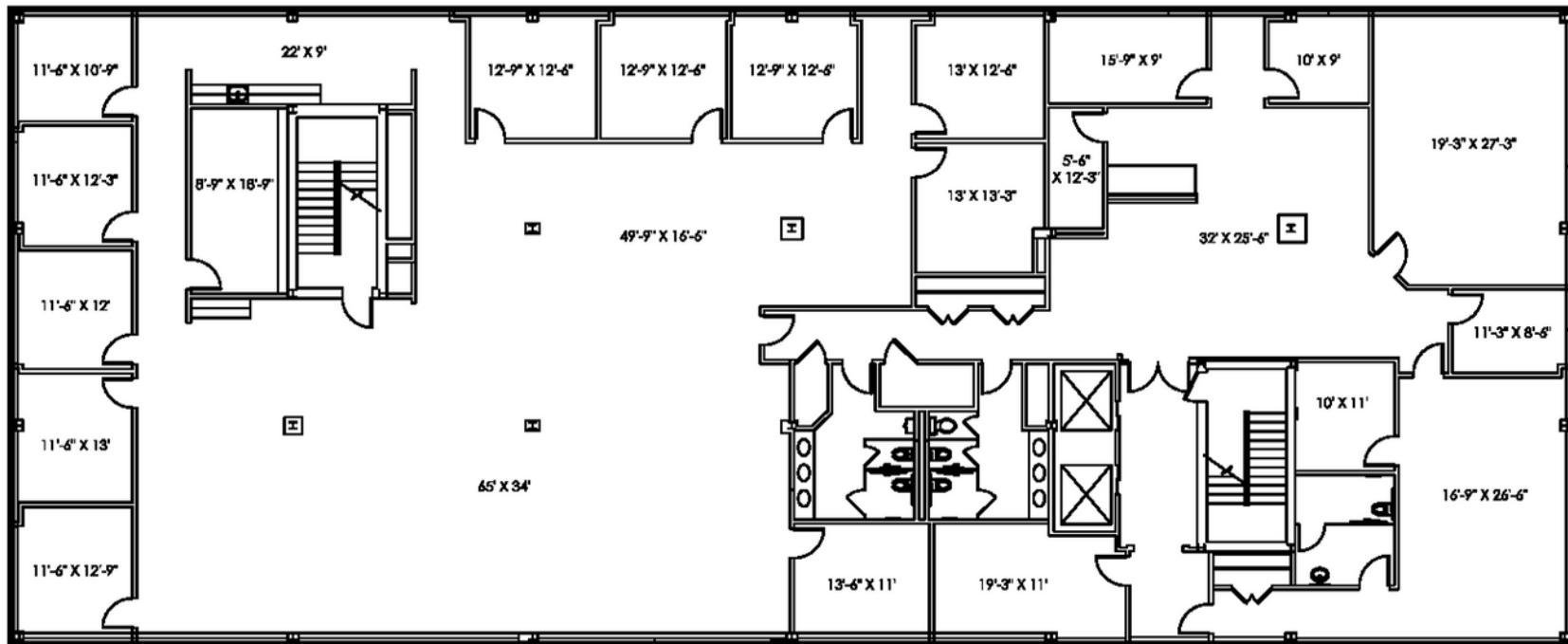
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4th Floor

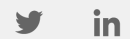
Fourth Floor

10,106 RSF
Available 5/1/23



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Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,696	60,838	158,329
MEDIAN AGE	34.6	34.6	34.0
MEDIAN AGE (MALE)	35.7	34.1	33.3
MEDIAN AGE (FEMALE)	34.0	35.7	35.2

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,672	26,907	66,390
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$91,932	\$77,046	\$78,431
AVERAGE HOUSE VALUE	\$224,840	\$175,595	\$225,969

