

FOR LEASE

CLASS-A PROFESSIONAL OFFICE SPACES



161 N. EAGLE CREEK DR.
LEXINGTON, KY 40509



MAC MCLEAN
859.806.0161
mac@balrealestate.com



AMY MELLINGER
859.619.5369
amy@balrealestate.com



LUCAS WITT
859.948.5646
lucas@balrealestate.com



01: EXECUTIVE SUMMARY

161 N. EAGLE CREEK DR.



PROPERTY DESCRIPTION

Block + Lot is pleased to present this Class A office building for lease in Lexington. The building is located directly across the street from the CHI St. Joseph medical campus, offering an exceptional location for professional office users. With recent renovations, flexible suite sizes, and nearby access to Richmond Road, Man o' War, and New Circle, this building provides a highly convenient and visible option for growing practices and professional firms.

-Suite 150: 4,192 RSF (\$19.50 PSF MG)

- o Description: First Floor corner office wrapped in windows delivered in white box condition for Tenant customization.



**4,192 RSF
AVAILABLE**



**\$19.50 PSF
MODIFIED GROSS**



**ZONED
P-1**

amy@balrealestate.com
lucas@balrealestate.com

859.619.5369
859.948.5646

 **BLOCK+LOT**

02: PROPERTY OVERVIEW

161 N. EAGLE CREEK DR.

PROPERTY HIGHLIGHTS

CLASS A OFFICE

Class A office spaces with building common areas undergoing renovation.

MANAGEMENT

On-site property management.

FLEXIBLE

Flexible suite sizes with excellent visibility.

PARKING

Abundant surface parking ensures convenience and accessibility.

LOCATION

Excellent location minutes from Man o' War, Richmond Road, New Circle, and I-75



amy@balrealestate.com
lucas@balrealestate.com

859.619.5369
859.948.5646

 BLOCK+LOT

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



(Suite 150)



(Suite 150)



(Suite 150)



(Suite 150)

161 N. EAGLE CREEK DR.

amy@balrealestate.com
lucas@balrealestate.com

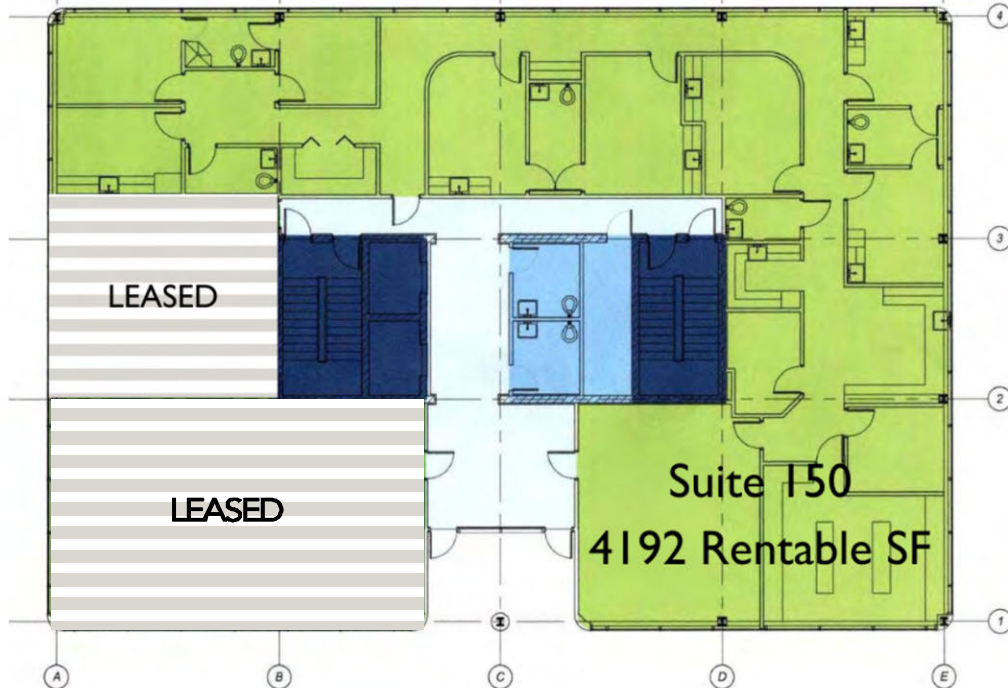
859.619.5369
859.948.5646

 BLOCK+LOT

02: PROPERTY OVERVIEW

161 N. EAGLE CREEK DR.

FLOOR PLAN - FIRST LEVEL



03: LOCATION INSIGHTS

SITE MAP

161 N. EAGLE CREEK DR.



(LOT LINES ARE APPROXIMATE)

03: LOCATION INSIGHTS

SURROUNDING BUSINESSES
161 N. EAGLE CREEK DR.



TEXAS
FLOOR DECOR
TACO BELLS
Kroger
Piercens
PNC
Rally's
Batteries + Bulbs
Carmax

SITE

CH1 St. Joseph's Health
A Division of Concentra