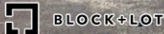


FOR LEASE

CLASS-A PROFESSIONAL OFFICE SPACES

161 N. EAGLE CREEK DR.
LEXINGTON, KY 40509



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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 100: 1,206 RSF (\$19.50 PSF MG)
 - o Description: Delivered in white box condition for Tenant customization.
- 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.



**1,206-4,192
RSF**



**\$19.50 PSF
MODIFIED GROSS**



**ZONED
P-1**

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



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 BLOCK+LOT

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



(Suite 150)



(Suite 150)



(Suite 150)



(Suite 150)

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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.

