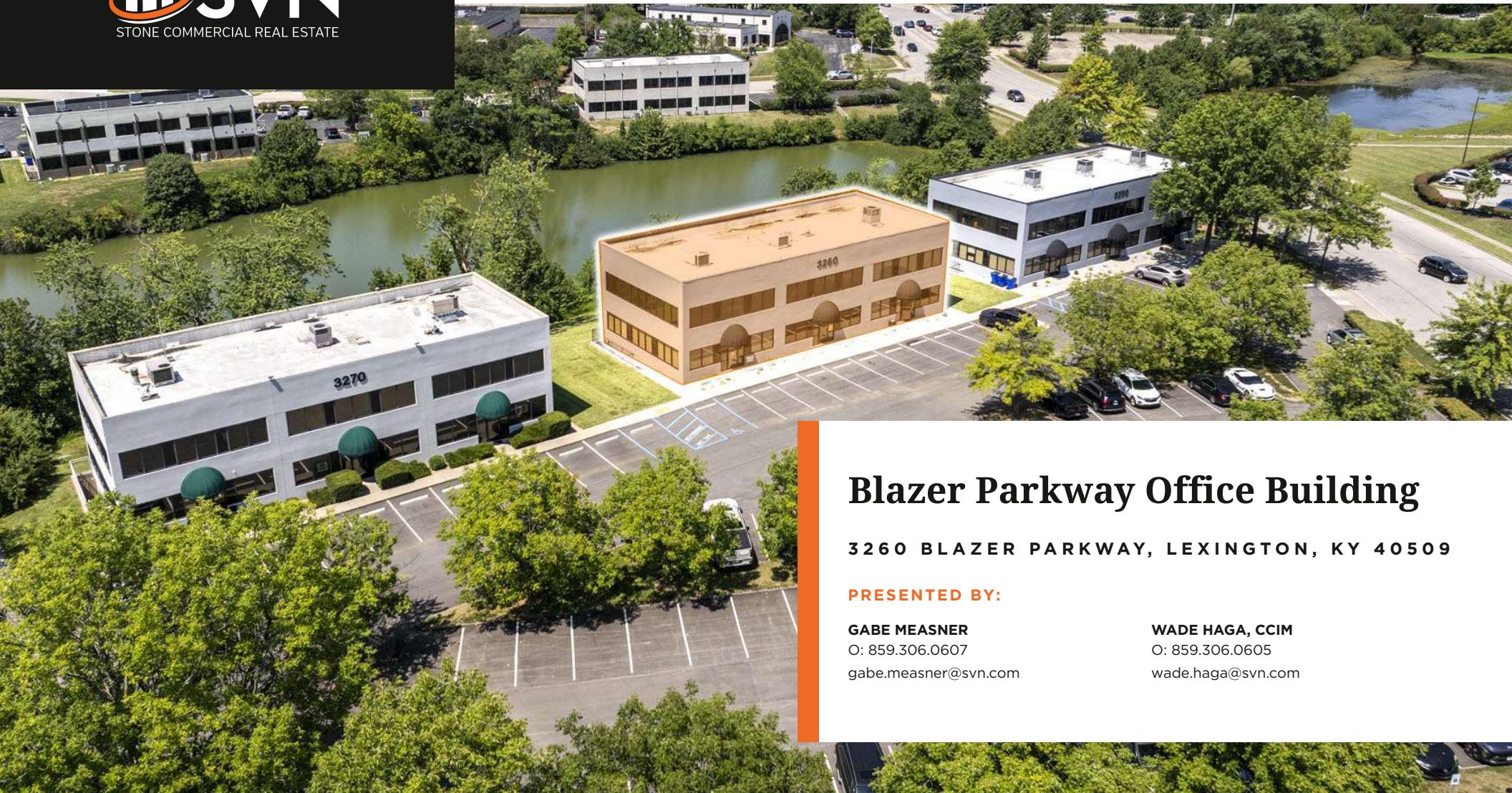




# Offering Memorandum



## Blazer Parkway Office Building

3260 BLAZER PARKWAY, LEXINGTON, KY 40509

### PRESENTED BY:

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## PROPERTY SUMMARY

### BLAZER PARKWAY OFFICE BUILDING

3260 BLAZER PARKWAY  
LEXINGTON, KY 40509

#### OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (MG)
BUILDING SIZE:	10,530 SF
AVAILABLE SF:	2,280 SF
ZONING:	P-1

## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present Suite 100 at 3260 Blazer Parkway in Lexington, Kentucky. This  $\pm$ 2,280 SF professional office suite offers an ideal opportunity for businesses seeking a functional and well-located space in the heart of Lexington's Blazer Office Park.

Built in 1997 and zoned P-1, the property provides a professional environment within a well-maintained business corridor. The suite also offers convenient access to Richmond Road, Man O War BLVD, and I-75, making it easily accessible for clients and employees across the region.

The space is available for lease at \$15/SF/Year (Modified Gross), offering a cost-effective solution for tenants seeking accessibility, visibility, and convenience.



## PROPERTY HIGHLIGHTS

- **±2,280 SF OFFICE SUITE AVAILABLE (SUITE 100)**
- **LEASE RATE: \$15/SF/YEAR MODIFIED GROSS**
- **BUILT IN 1997 WITH MODERN PROFESSIONAL APPEAL**
- **ZONED P-1 FOR PROFESSIONAL OFFICE USE**
- **CONVENIENT LEXINGTON LOCATION WITHIN BLAZER OFFICE PARK**
- **AMPLE PARKING AND EASY ACCESS TO MAJOR THOROUGHFARES**



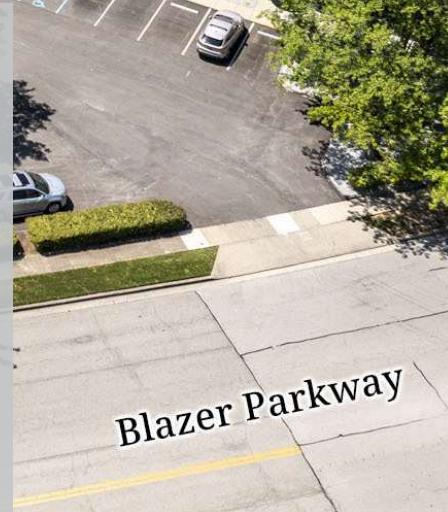
**Zoned P-1**



**\$15/SF/YR**



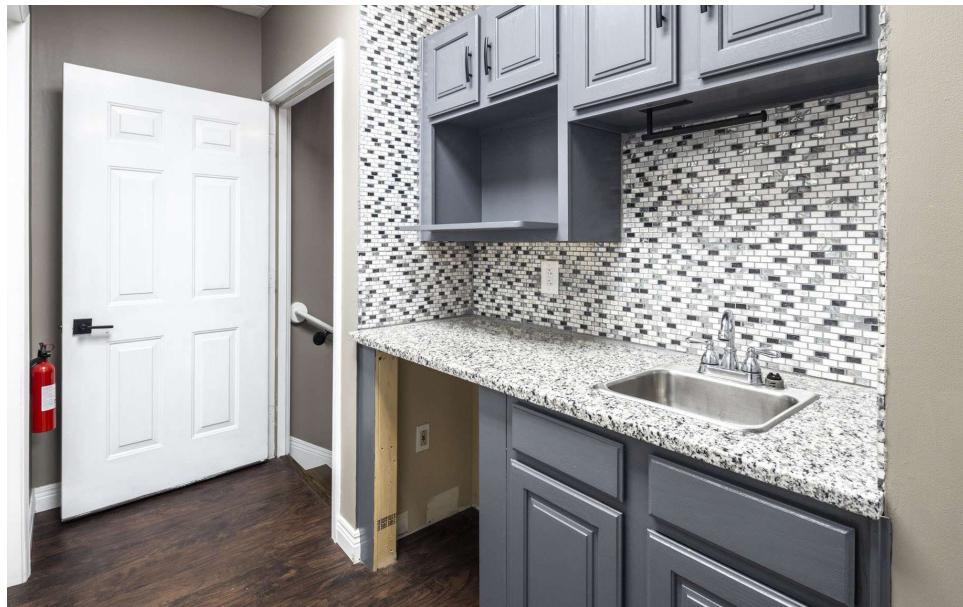
**2,280 SF**



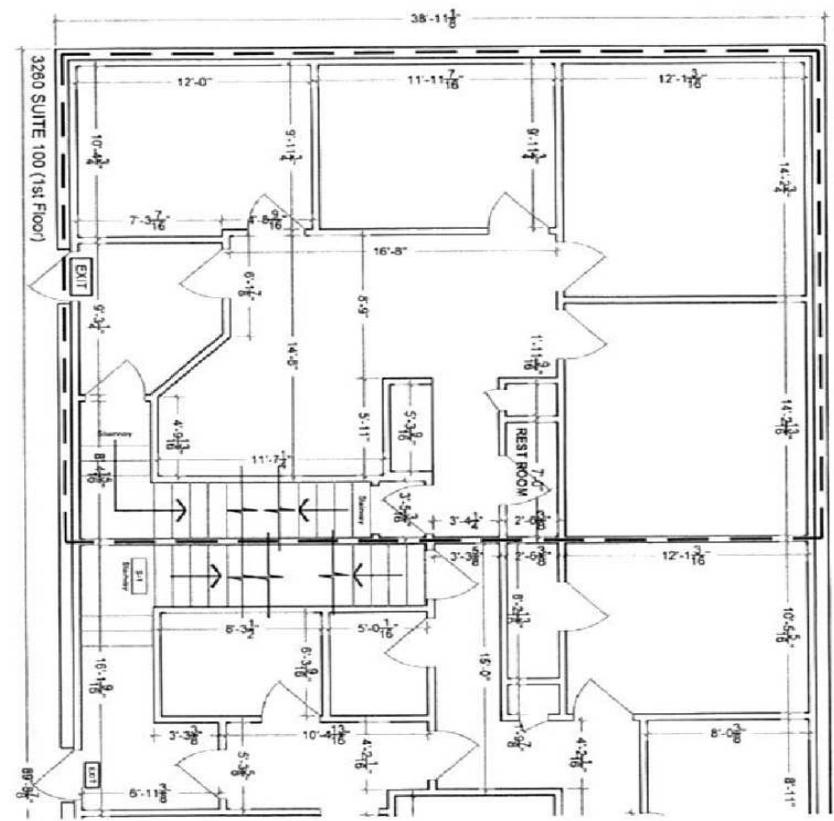
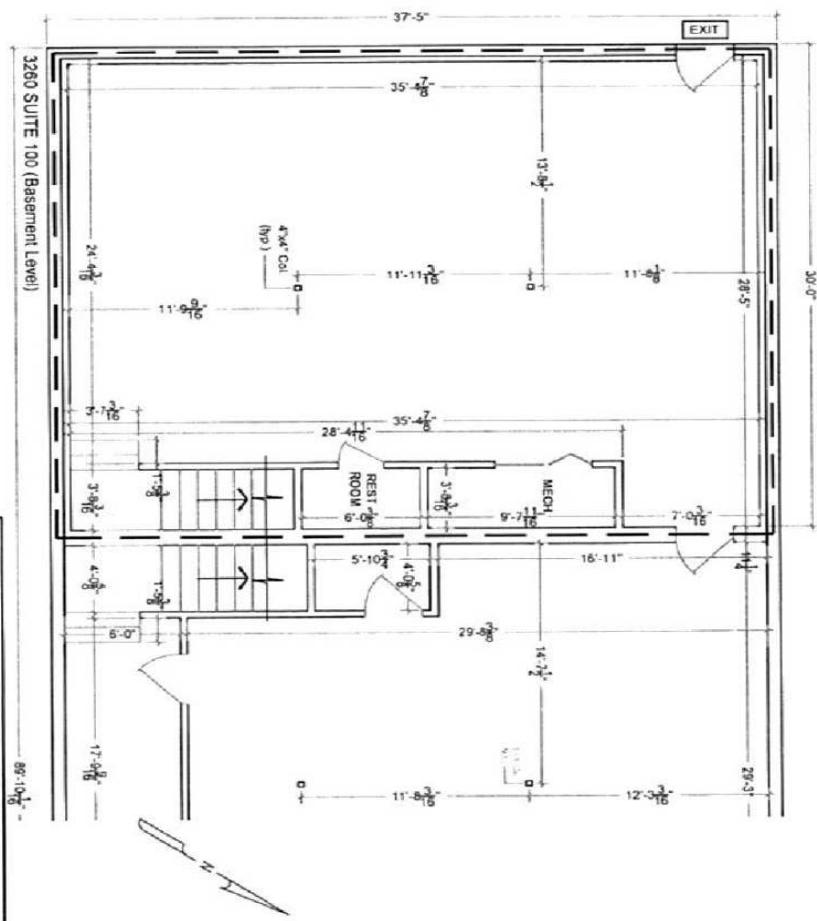




## INTERIOR PHOTOS



## SITE PLAN



3260 BLAZER PARKWAY  
SUITE 100  
DATE: 19AUG19  
SCALE: N.T.S.

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BLAZER PARKWAY OFFICE BUILDING | 3260 BLAZER PARKWAY, LEXINGTON, KY 40509

SVN  
STONE COMMERCIAL REAL ESTATE



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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.