

OFFICE BUILDING FOR LEASE

# 120 PROSPEROUS PL

LEXINGTON, KY 40509



**GORDY HOAGLAND, CCIM**

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WHITE  OAK  
COMMERCIAL REAL ESTATE



## PROPERTY DESCRIPTION

White Oak Commercial Real Estate is pleased to present for lease 120 Prosperous Place, a well-positioned suburban office featuring a tenant mix comprised of professional office and medical users.

Located at the corner of Richmond Rd and Man O War Blvd, the property benefits from ease of access to both I-75 and Downtown Lexington. The surrounding area is one of Lexington's most active commercial hubs with an extensive mix of national retailers, restaurants, medical services and professional offices.

## PROPERTY HIGHLIGHTS

- Ample Parking: 4 spots/1,000 SF
- Tenants include Baptist Health, LifeStance, True Title and Forward Edge Associates
- Existing Medical fit-up available
- Space can be configured to meet a Tenant's needs

## OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (Full Service)
Number of Units:	3
Available Space:	2,070 - 12,000 SF
Lot Size:	2.87 AC
Building Size:	47,754 SF
Zoning:	P-1 Professional Office

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,511	40,370	86,290
Total Population	14,032	92,665	199,837
Average HH Income	\$69,108	\$100,358	\$90,863

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# Floor Plan: Suite 102

**For Lease**



## LEASE INFORMATION

### SUITE 102

Total Space:	5,234 SF
Lease Type:	Full Service
Lease Rate:	\$22.00/SF
Lease Term:	Negotiable

## HIGHLIGHTS

- Medical Fit-up
- Lobby and Reception
- 12-15 Exam Rooms/Offices
- 3 Private Restrooms
- Break Room
- Lab space
- Procedure Room

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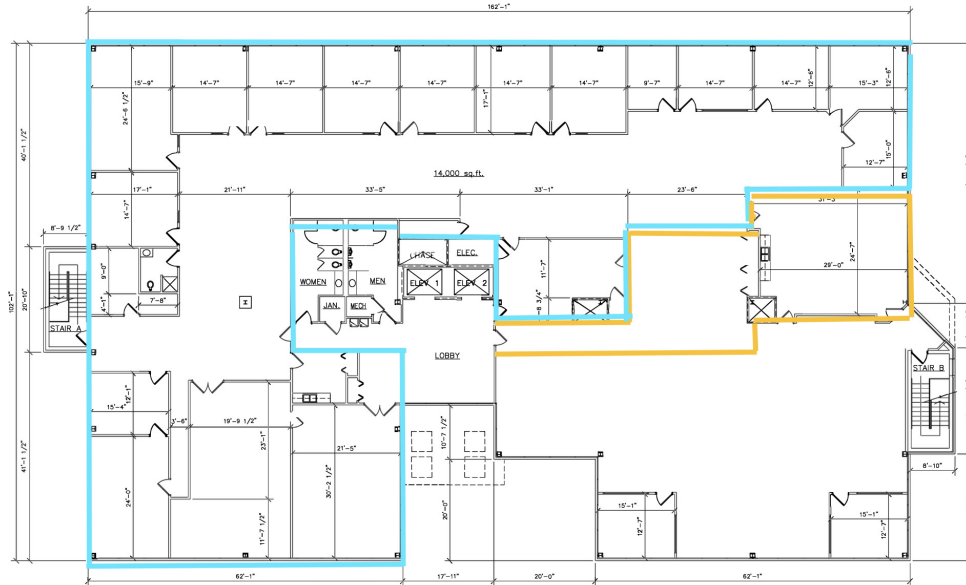
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# Floor Plan: Suite 301 & 302

**For Lease**



## LEASE DETAILS

### SUITE 301

Space Available:	9,930 SF
Lease Type:	Full Service
Lease Rate:	\$22.00/SF
Lease Term:	Negotiable

### SUITE 302

Space Available:	2,070 SF
Lease Type:	Full Service
Lease Rate:	\$22.00/SF
Lease Term:	Negotiable

## HIGHLIGHTS

### SUITE 301:

- 15+ Private Offices
- 2-3 Conference Rooms
- Kitchenette
- Private Restroom
- Lobby

### SUITE 302:

- Can be fit up to meet Tenant needs
- Can be combined with Suite 301

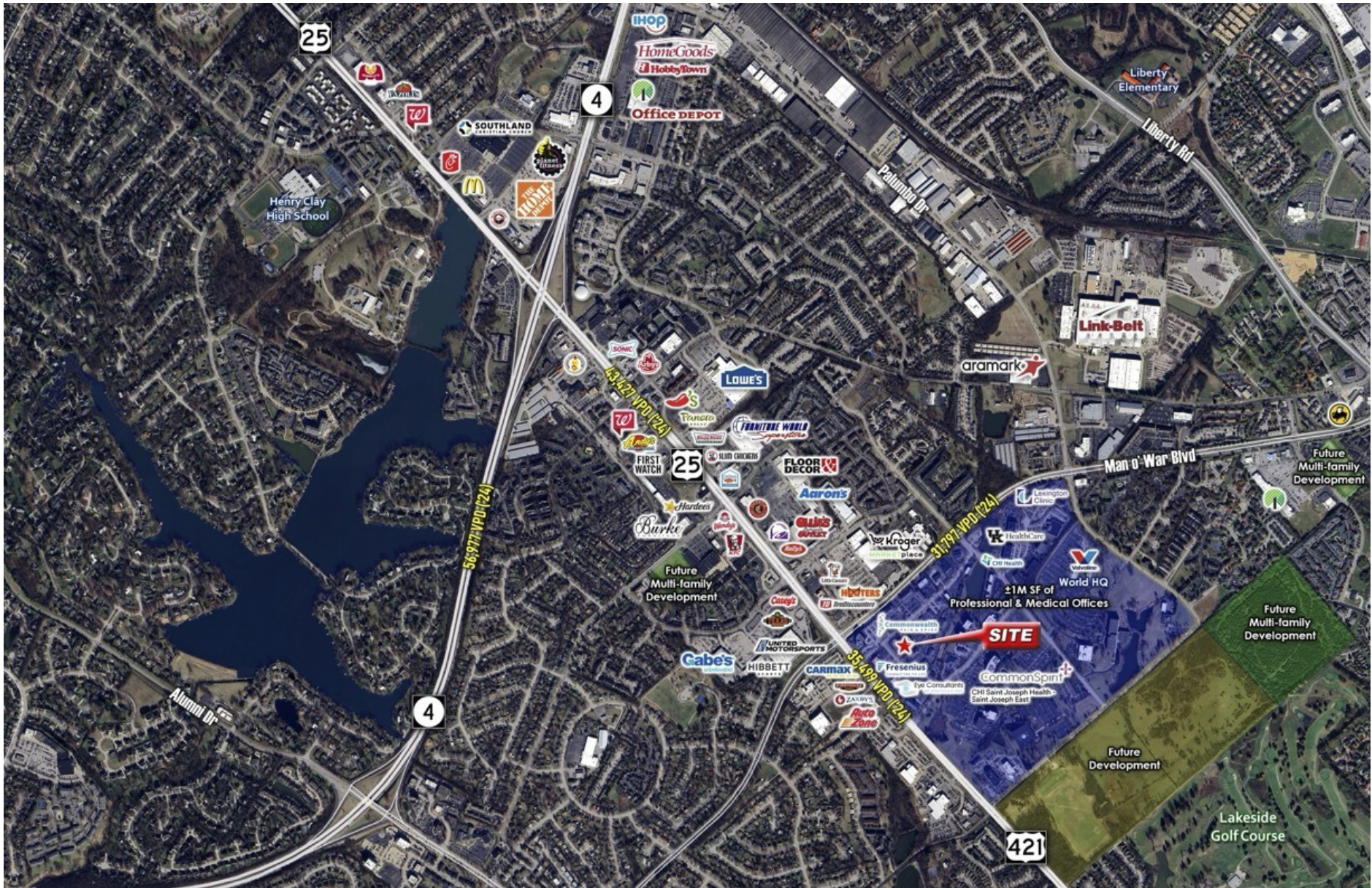
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# Retailer Map

For Lease



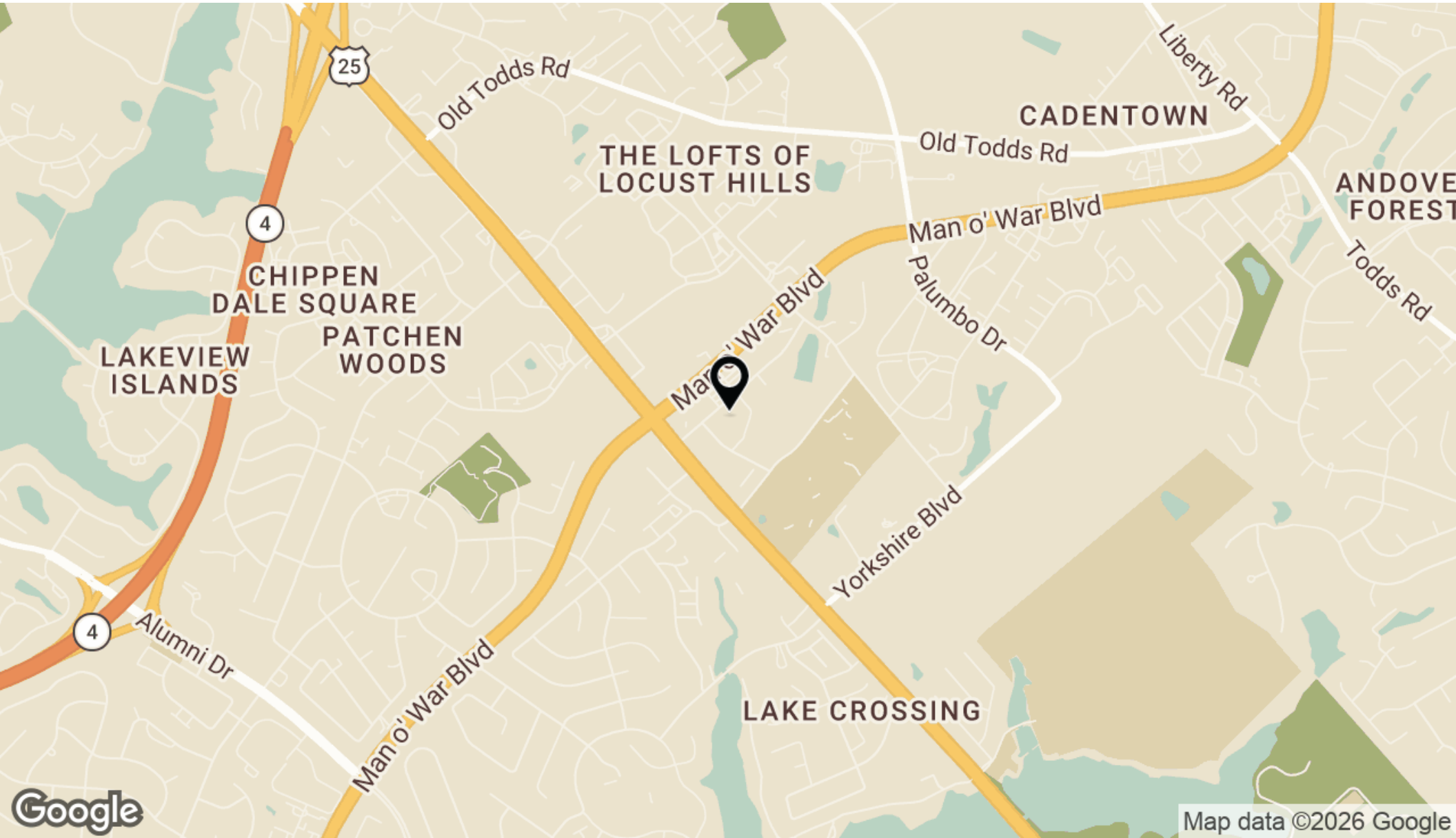
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