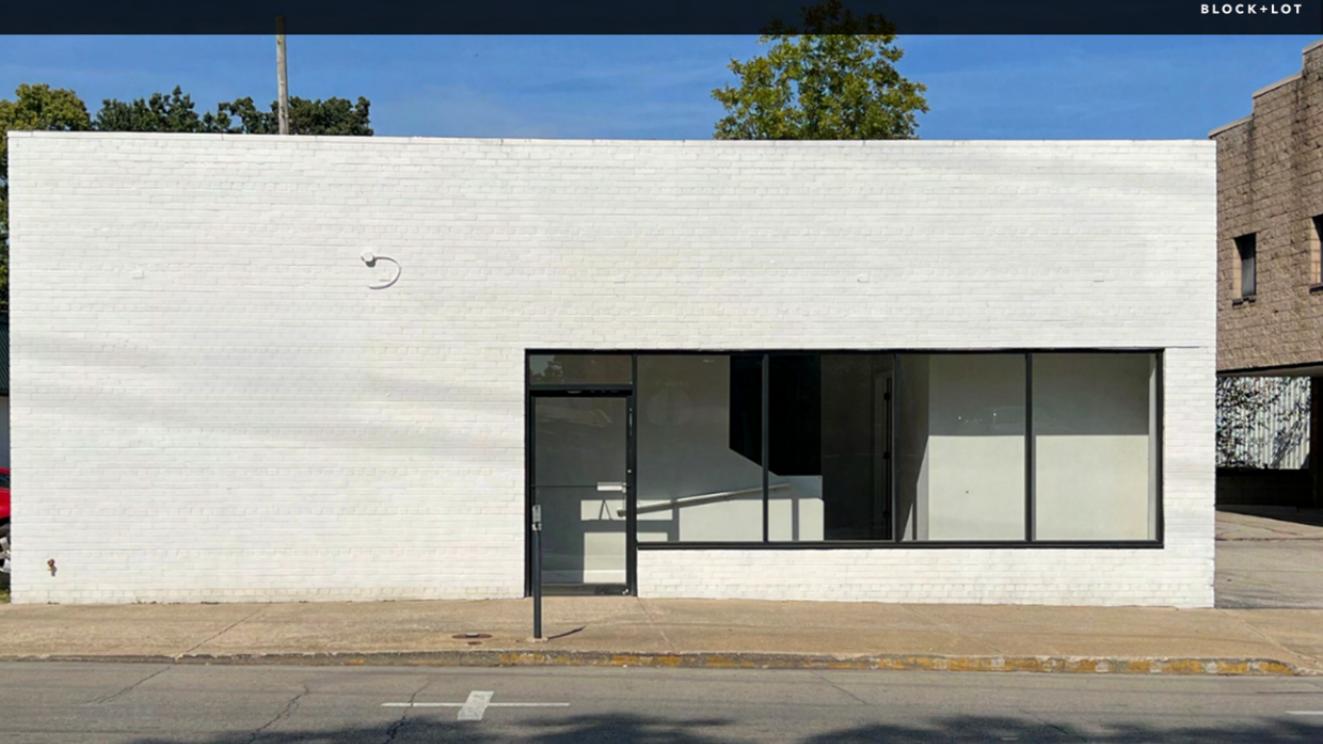


OFFICE SPACE FOR LEASE


BLOCK + LOT



116 SOUTH MAPLE STREET
WINCHESTER, KY 40391

Adam Boardman
C: 859.338.8243
O: 859.309.0099

Adam@BALRealEstate.com



PROPERTY DESCRIPTION:

2,200 SF
\$12.50 PSF + NNN
Zoned B-2

Welcome to 116 South Maple St., a prime 2,200 square foot office building located in the heart of Winchester, Kentucky. This well maintained and recently updated office space offers an ideal environment for your business to thrive. With its strategic location and versatile layout, this property is a perfect fit for various professional office users.

This property includes 5 private offices, a large conference room, full kitchen, 2 bathrooms, and a covered parking area behind the building.

PROPERTY HIGHLIGHTS:

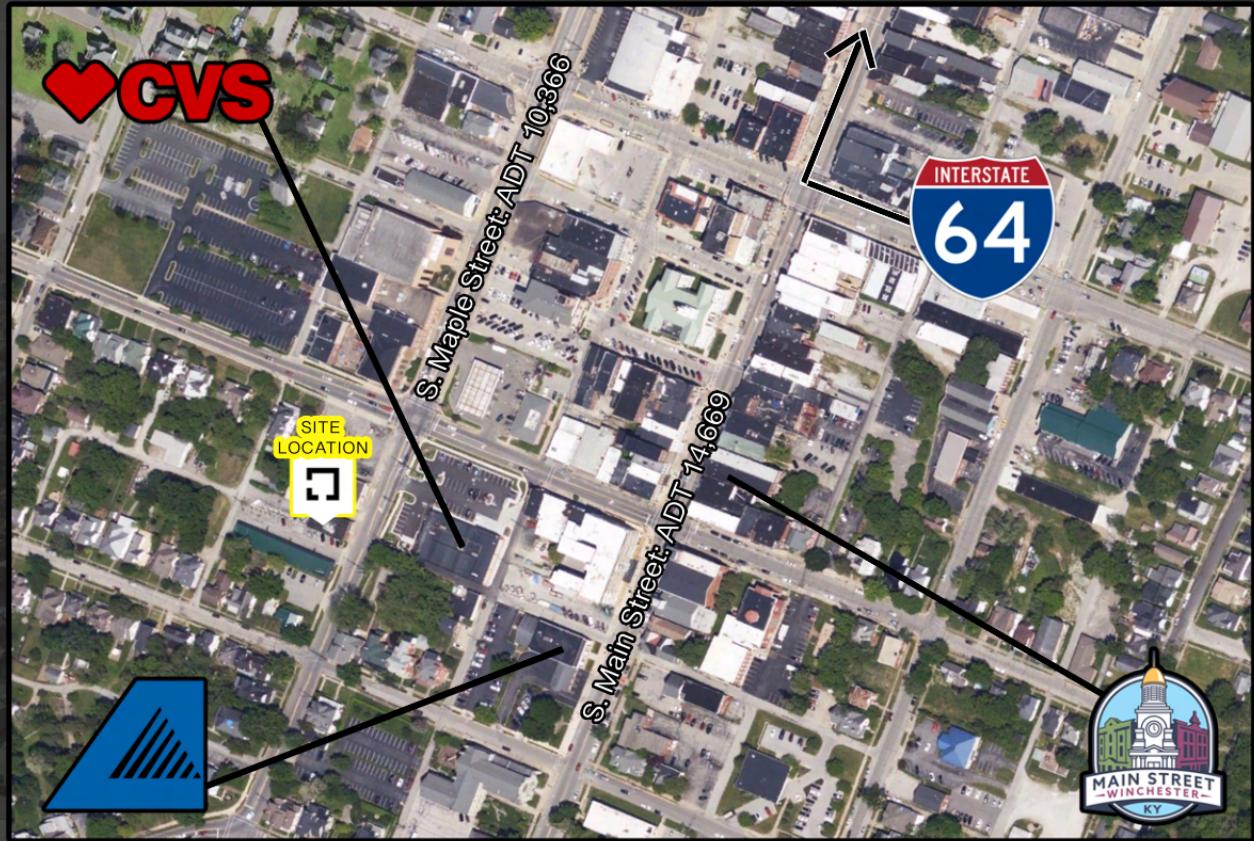
- Located in Downtown Winchester, KY
- Ample parking on site along with street parking
- Great Visibility
- Full Kitchen
- Multiple Large Offices
- Large Conference Room

LOCATION DESCRIPTION:

Located one block from Main St. in Downtown Winchester, KY, within walking distance to multiple restaurants and retail shops. Minutes from I-64 and 20 minutes to Lexington, KY.



AERIAL



ADDITIONAL PHOTOS



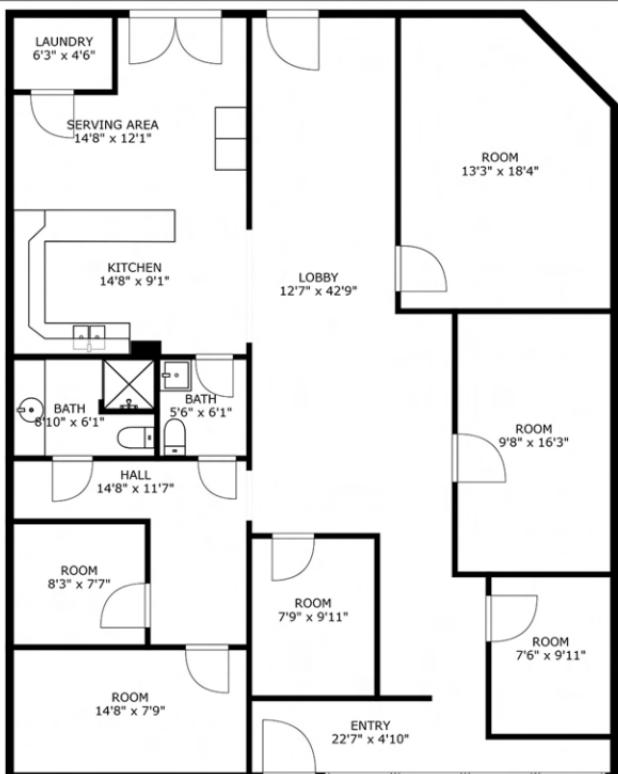
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLAN



FLOOR 1

This FloPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole.
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FloPlan