

OFFICE FOR LEASE



**698 PERIMETER DRIVE
LEXINGTON, KY 40517**



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PROPERTY DESCRIPTION:

Suite 201: +/- 1,558 - 4,755 SF
Zoned P-1 (Professional Office)
\$15 PSF/Year + Utilities + Janitorial

Located in a highly-accessible area of town, 698 Perimeter Drive is zoned P-1 (Professional Office) and would be a perfect fit for a variety of business uses. Current Tenants include: Buchart Orthodontics, Gina Johnson-Higgins, DMD Family Dentistry, Dental Concepts & Implant Center, and Don Sizemore & Associates.

The lobby entry way provides lots of sunlight. The space is fit up for a professional office with open areas and some glassed-walled individual offices. This space would work well for a variety of professional offices including accounting, architecture, financial advising, insurance, and law. Surface parking is ample and included in the monthly lease rate.

Suite 201: The space consists of a reception area, two conference rooms, 15 offices, a break room, open workstation areas, and storage and coat closets. The space can be divided.

LOCATION DESCRIPTION:

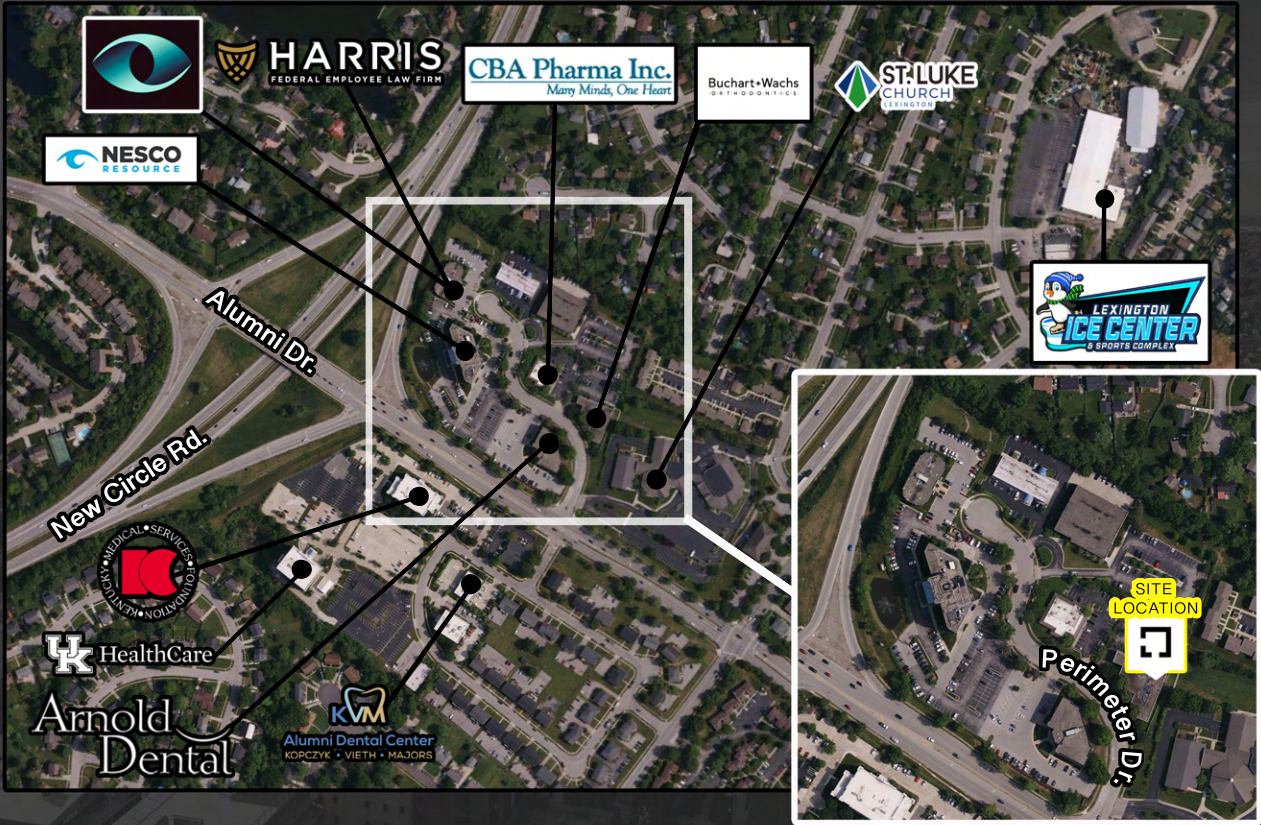
The property is conveniently located 0.2 mile from the Alumni Drive and New Circle Road interchange. The building provides excellent visibility on Perimeter Drive.

PROPERTY HIGHLIGHTS:

- Accessible location
- Mixture of offices/open areas
- Glass walls to bring light into the space



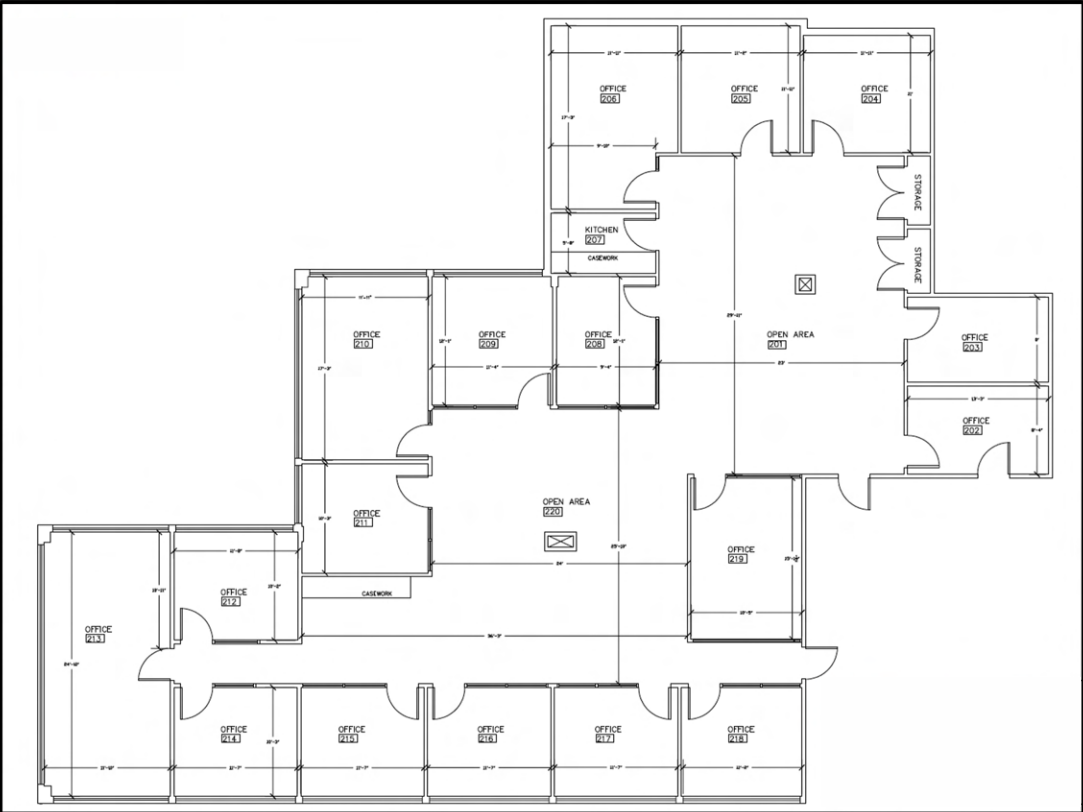
AERIAL



ADDITIONAL PHOTOS



FLOOR PLAN - Suite 201



FLOOR PLAN - Suite 201

