

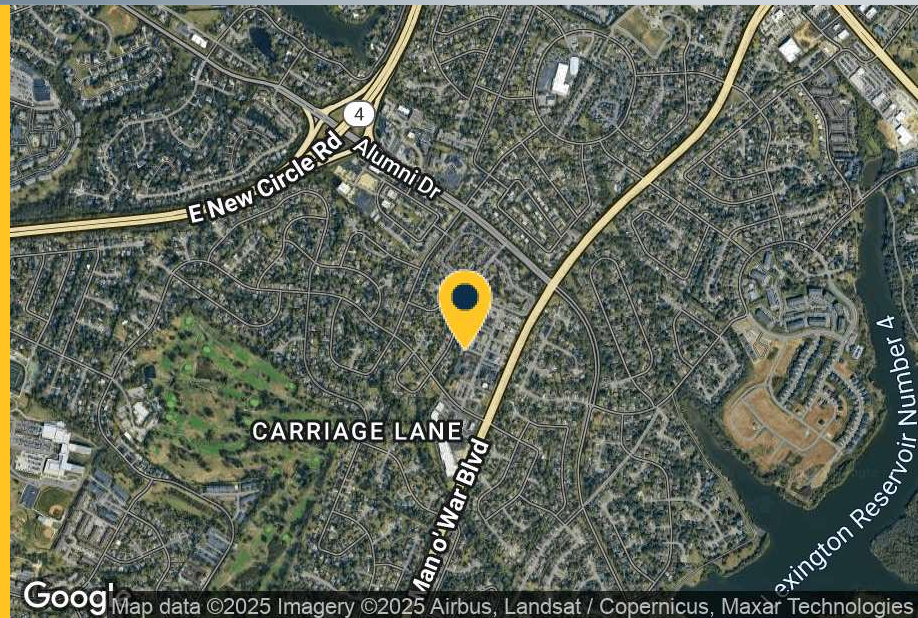
3167 CUSTER DRIVE LEXINGTON KY

2025

3167 Custer Drive
Lexington, KY 40517



OFFICE BUILDING
FOR LEASE



CHERYL JOHNSTON
Principal Broker
859.273.7389 X15
cjohnston@cmiproperties.com

CMIPROPERTIES

3167 CUSTER DRIVE LEXINGTON KY

3167 Custer Drive Lexington, KY 40517

FOR LEASE



PROPERTY DESCRIPTION

- 2 MONTHS FREE RENT WITH 36 MONTH LEASE
- Various space plans available
- Negotiable lease terms
- 24-Hour access
- Ample on-site parking
- Competitively priced

LOCATION DESCRIPTION

- Convenient Southeast Lexington Location
- Direct access to Man O' War Blvd
- Less than 1 mile to New Circle Road
- Four miles to Interstate 75 & 64
- Residential and business offices nearby

OFFERING SUMMARY

Lease Rate:	\$1,112.58 - 1,454.00 per month
Available SF:	1,027 - 1,454 SF
Lot Size:	1 Acres
Building Size:	10,355 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,662	41,254	90,115
Total Population	13,187	90,195	207,275
Average HH Income	\$59,511	\$65,823	\$66,063

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,027 - 1,454 SF	Lease Rate:	\$1,112.58 - 1,454.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 103	Available	1,454 SF	Gross	\$1,454 per month	First floor access. Large open conference room ideal for group meetings. Common area restrooms for tenants and their clients. Plenty of on-site parking. Tenant pays for their own phone and internet. Rent includes electric, water, dumpster, common area maintenance, property taxes and insurance.
Suite 301	Available	1,027 SF	Gross	\$1,113 per month	Second floor access. Four offices. Common area restrooms for tenants and their clients. Plenty of on-site parking. Tenant pays their own phone and internet. Rent includes electric, water, dumpster, common area maintenance, property taxes and insurance.

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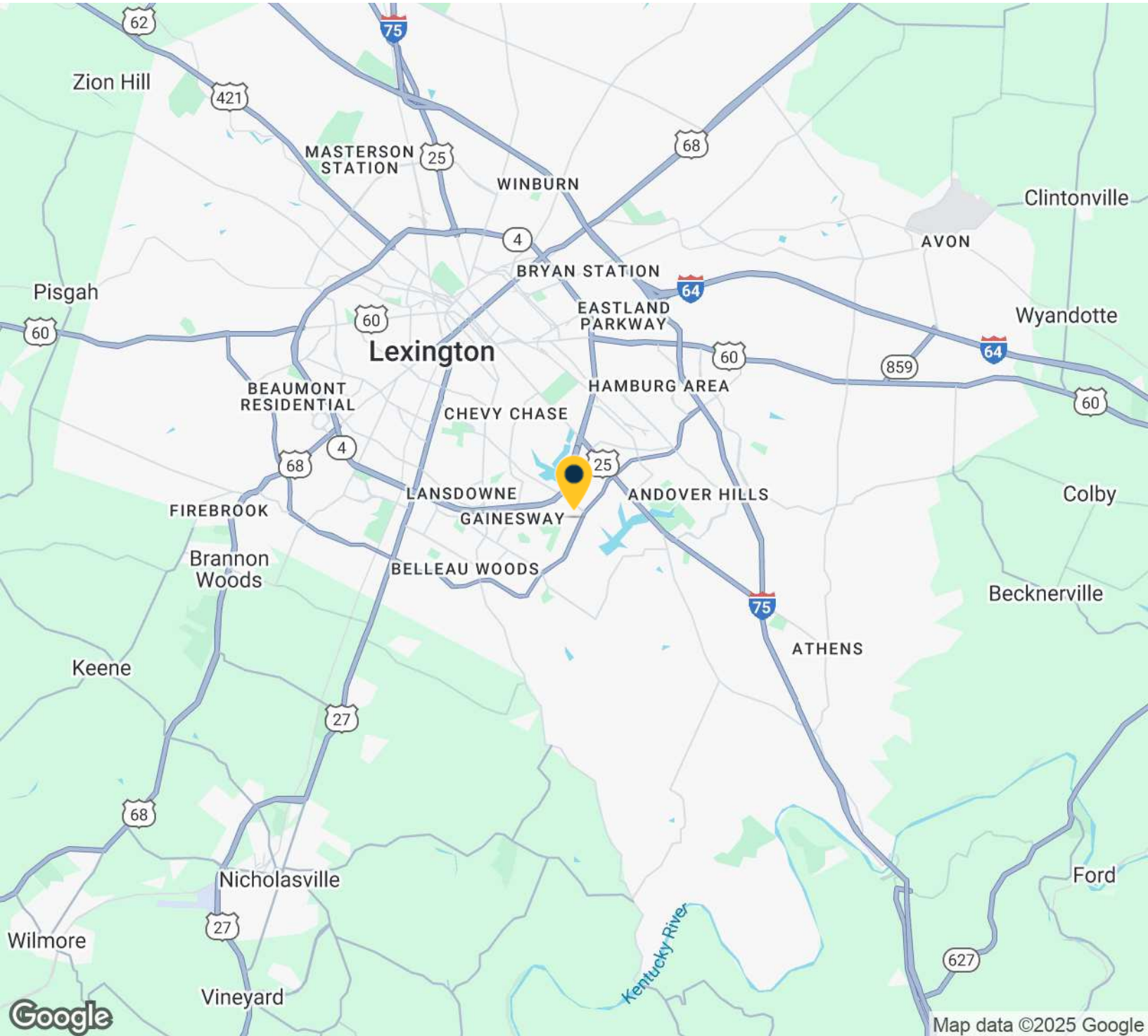
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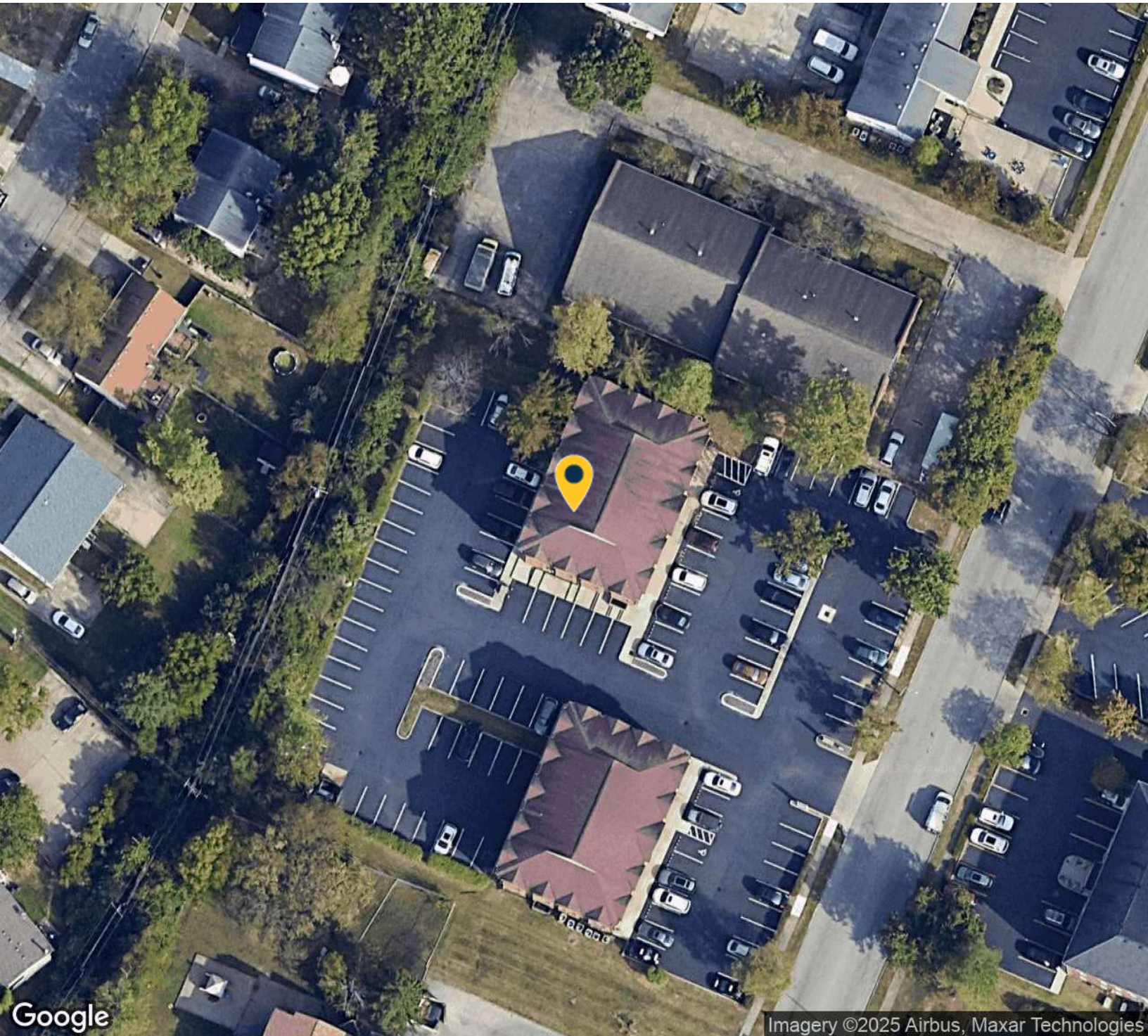
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