

# FOR Sale or LEASE

1409 N Forbes Rd, Lexington, KY 40511

\$2,350,000



Space Available:	33,754 SF
For Sale:	\$2,350,000
For Lease:	\$12.00 /SF/Yr
Lease Type:	Modified Gross (Tenant responsible for utilities & interior janitorial)
Building Size:	33,754 SF
Ceiling Height:	10 FT
Property Type:	Office
Zoning:	B-1



## HIGHLIGHTS:

Building naming rights available for full floor user

Large floorplate of 16,800 SF per floor

Easy access to downtown, New Circle Road, University of Kentucky, Frankfort and Interstates

Ample on-site parking –  
194 parking spaces, 5.8 spaces per 1,000 SF

Super competitive lease rates

Refurbishment available for credit tenants

Available immediately

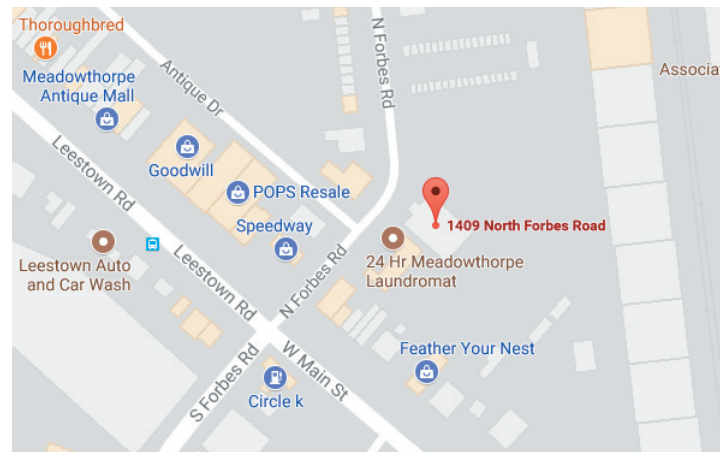
Zoning is B-1, a portion of the parking is overlapped with R-4

Lab space currently exists in the building

Building has a freight elevator and a brand new passenger elevator is being installed

Modified Gross Lease, Tenant responsible for utilities & interior janitorial

Located just off Leestown Road/West Main Street.  
Near Central Business District and New Circle Road.



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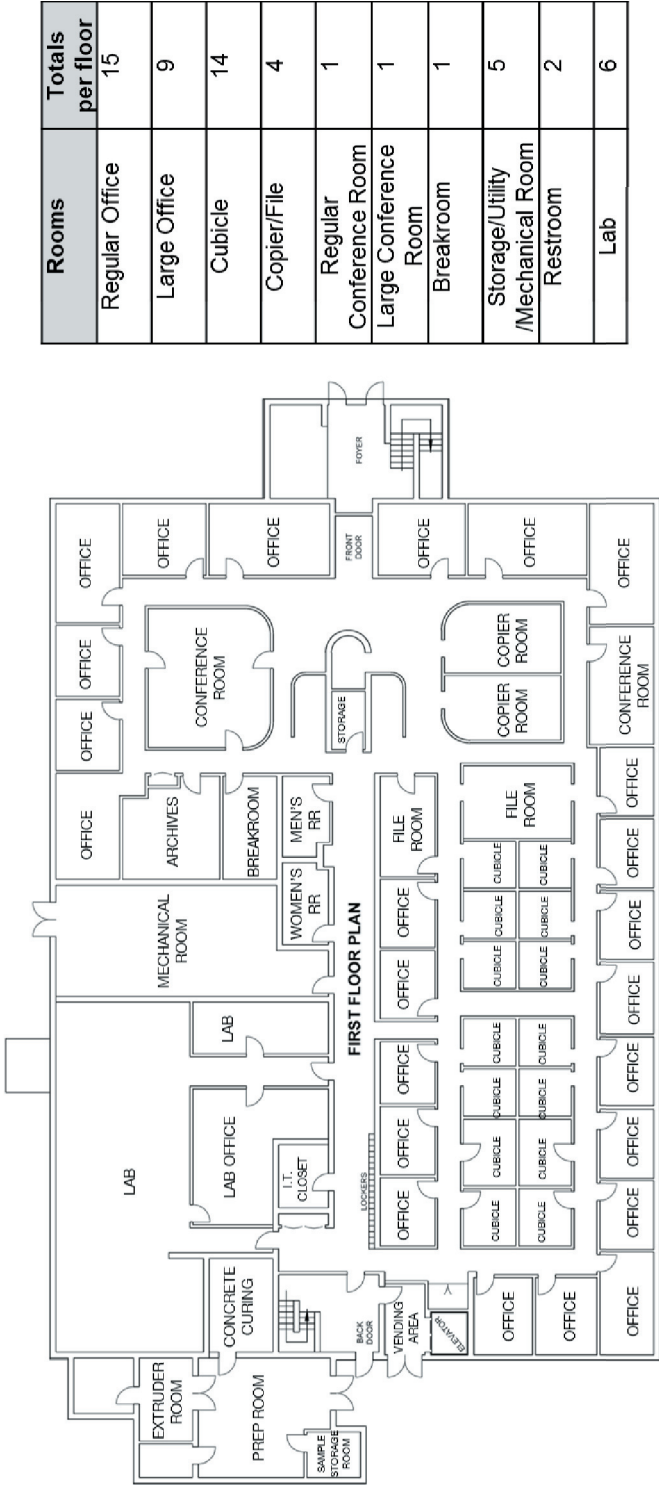
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# First Floor - Floor Plan

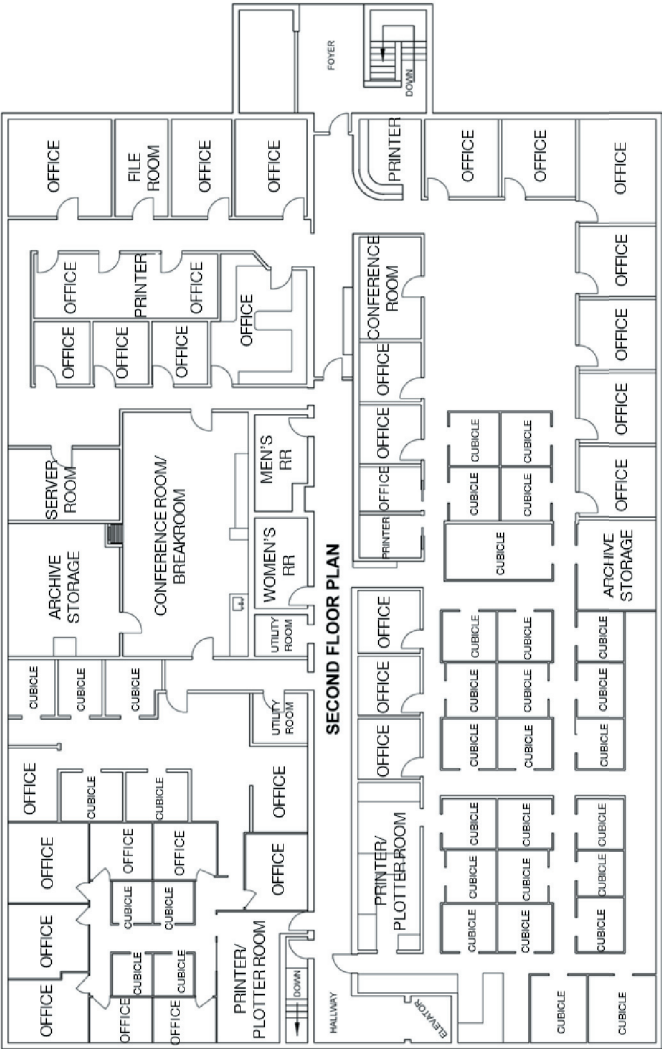


NOTE:  
ACTUAL DIMENSIONS OF DRAWING OBJECTS ARE APPROXIMATE.

Rooms	Totals per floor
Regular Office	15
Large Office	9
Cubicle	14
Copier/File	4
Regular Conference Room	1
Large Conference Room	1
Breakroom	1
Storage/Utility /Mechanical Room	5
Restroom	2
Lab	6

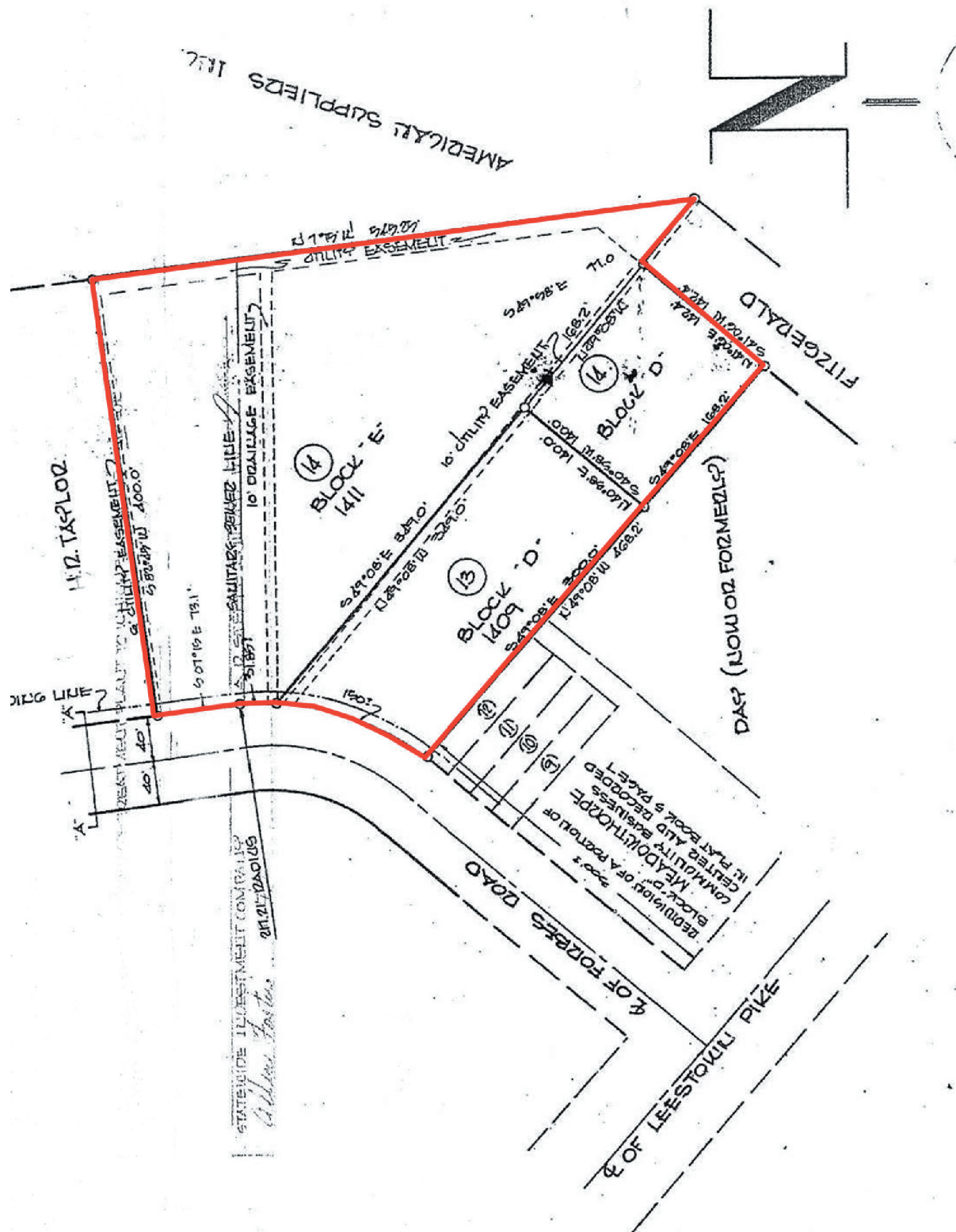
# Second Floor - Floor Plan

Rooms	Totals per floor
Regular Office	18
Large Office	16
Cubicle	34
Copier/File	6
Regular Conference Room	1
Large Conference Room	1
Breakroom	1
Storage/Utility/Mechanical Room	5
Restroom	2



NOTE: DIMENSIONS OF ROOMS ARE APPROXIMATE.







# Property Photos





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