

# FOR LEASE

161 N Eagle Creek Dr, Lexington, KY 40509

\$19.00 /SF/Year



North Eagle Creek Office Park consists of two "Class A" newer constructed glass office buildings in a suburban campus setting. The buildings are directly across the street from the newly constructed St. Joseph Hospital complex. Immaculately landscaped and professionally managed office space is available for smaller professional suites up to as large as 14,000 square feet. Some available spaces are in move-in ready condition. Some shell space available ideal for medical professionals.

North Eagle Creek Office Park is conveniently located across North Eagle Creek Drive from the newly St. Joseph East Hospital. It has convenient access to New Circle Road from Richmond Road and Interstates I-64/75 from Man O'War Blvd. Medical practices with patients coming from Eastern Kentucky can easily give direction to Eagle Creek Drive from Man O'War at Hamburg.

## Highlights

- Directly Across the Street from St. Joseph East Hospital
- Building Signage Available for Full Floor Tenants
- Shell Space Condition- "Design Your Own Floor Plan"
- Attractively Landscaped Grounds
- Professional Property Management
- Excellent Access to Interstates, Man of War and New Circle Road
- Growth Area

## Property Details

Spaces Available: **Suite 50** - 3,060 SF  
**Suite 60** - 1,190 SF  
**Suite 101** - 1,206 SF  
**Suite 150** - 4,192 SF  
**Suite 300** - 6,953 SF

Rental Rate: \$19 /SF/Year (NNN)

Property Type: Office

Building Class: A

Zoning Description: P-1 - Professional Office



**JAMES M. SCHRADER**

**859-288-5008**

[jschrader@schradercommercial.com](mailto:jschrader@schradercommercial.com)

444 E Main Street, Suite 110  
PO Box 21793 Lexington, KY 40522

**SCHRADER**  
COMMERCIAL PROPERTIES, LLC

**859-288-5008 / [schradercommercial.com](http://schradercommercial.com)**

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# Suite 50 & Suite 60 - Floor Plan



**KNIEP, OCHENSKI & POLK**  
**E O P**  
 ARCHITECTS  
 201 W. Short St., Suite 200  
 Lexington, KY 40502  
 (606) 257-7538  
 www.eopa.com

**LEASE PLAN**  
 161N EAGLE CREEK DR.  
 LEXINGTON, KY 40509

**SCHRADER**  
 COMMERCIAL PROPERTIES, LLC  
 172 E. Park Ave., P.O. Box 71932  
 Lexington, KY 40502  
 www.schradercommercial.com

# Suite 101 - Floor Plan





# Suite 300 - Floor Plan

