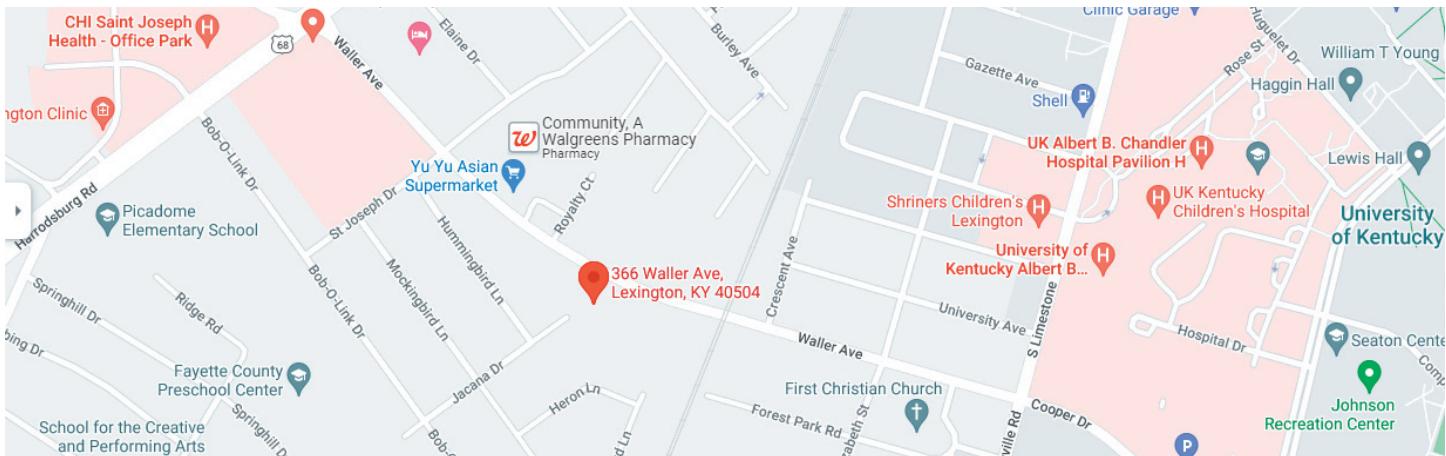


# FOR LEASE

366 Waller Ave, Lexington, KY 40504

\$500 /Month (Plus Gas & Electric)



Location, Location, Location!!! These small suites are a great option for any business that wants great visibility and a fabulous location. The building is extremely accessible with multiple types of thriving businesses already in place. All of these assets make it such a desirable place for your next business.



**LAURA ADAMS**

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PO Box 21793 Lexington, KY 40522

**SCHRADER**  
COMMERCIAL PROPERTIES, LLC

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**Suite 219**

Rental Rate: \$500/Month (Plus Gas & Electric)  
Space Available: 600 SF Office  
Zoning: P-1 - Professional Office

**Temporary Price Reduction Terms:**

**Must sign at least a two year lease by March 1, 2026 and tenant receives the first 6 months at \$500.00/ month plus utilities then escalates to \$600.00/month plus utilities for the remainder of the lease.**