

**PREMIER MEDICAL OFFICE BUILDING  
AVAILABLE FOR LEASE | 6,000 SF**

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**200 CITY HILL DRIVE, LONDON KY**



# Second Floor Leasing Opportunity ±6,000 SF

The second floor offers approximately ±6,000 square feet of Class A medical office space available for immediate occupancy. The suite is fully built-out and turnkey ready, providing a modern, efficient layout ideal for a wide range of medical specialties.

The space includes four exam rooms and one procedure room, along with a thoughtfully designed mix of administrative and physician offices. A large primary physician office features an en-suite private bathroom and shower, offering an elevated level of convenience and privacy. The suite also includes an additional physician office, a manager's office, and four additional private offices suitable for administrative staff, consultation rooms, or specialty uses.

Patients are welcomed by a spacious waiting area filled with natural light, enhanced by expansive windows that create a bright and comfortable environment. The layout is designed to support both patient flow and operational efficiency, making the space well-suited for established practices, expanding physician groups, or specialty clinics seeking a high-quality medical environment.

With direct access via the building's elevator and interior staircase from the two-story atrium lobby, the suite benefits from strong visibility and a professional, institutional-quality setting consistent with premier medical office buildings.



## Property Information

<b>Lease Rate</b>	<b>\$23/SF</b>
<b>Lease Type</b>	<b>Full Service</b>
<b>Available SF</b>	<b>6,000 sf +/-</b>
<b>Year Built</b>	<b>2004</b>

## LISTING BROKER

JDS REAL ESTATE SERVICES, INC

**KY RE Lic: 237042**

**Jennifer D. Stein, Broker**

**KY RE Lic: 217507**

**213.446.5366**

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## OUT OF STATE COOPERATING BROKER

ZEUSTRA

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**PA License: RS322215**

# EXTERIOR PHOTOS





- Impressive Two-Story Atrium Lobby featuring expansive floor-to-ceiling glass
- Institutional-Quality Finishes including modern tile flooring and contemporary lighting
  - Excellent Patient Experience with spacious open common areas
- Elevator and Interior Staircase Access providing convenient access to the second floor
- Professional Tenant Directory located within the lobby for clear tenant visibility and wayfinding
- Abundant Natural Light throughout the lobby and common areas from large architectural window walls
- Highly Maintained Institutional Setting consistent with Class A medical office standards

# LOBBY PHOTOS



# LOBBY PHOTOS

II





- ±6,000 SF Class A Medical Office Space available for lease on the second floor
  - Turnkey Medical Build-Out ready for immediate occupancy
- Four (4) Exam Rooms and One (1) Procedure Room supporting a variety of medical specialties
  - Large Primary Physician Office with Private En-Suite Bathroom and Shower
  - Additional Physician Office and Manager's Office providing dedicated administrative space
  - Four (4) Additional Private Offices suitable for staff, consultations, or specialty uses
- Spacious Patient Waiting Area enhanced by abundant natural light from expansive windows
- Direct Access via Elevator and Interior Staircase from the building's two-story atrium lobby

# 2<sup>ND</sup> FLOOR SUITE PHOTOS

II



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# AERIAL OVERVIEW

## RETAIL & HOSPITAL CORRIDOR



**CommonSpirit**  
Saint Joseph London  
150 Bed Regional Hospital



<b>Walmart</b> Supercentre	<b>TRACTOR SUPPLY CO</b>
<b>DOLLAR TREE</b>	<b>Office DEPOT</b>
<b>Walgreens</b>	<b>GameStop</b>
<b>TEXAS ROADHOUSE</b>	<b>Michaels</b> THE ARTS AND CRAFTS STORE
<b>PNC</b>	<b>TACO BELL</b>

<b>LOWE'S</b>	<b>planet fitness</b>	<b>Petsense</b> by US Tractor Supply
<b>AT&amp;T</b>	<b>DUNKIN' DONUTS</b>	<b>HARBOR FREIGHT</b>
<b>Advance Auto Parts</b>	<b>Kroger</b>	