



Office & Lab Space

232-236 North Plaza Drive
Nicholasville, Kentucky 40356

Property Highlights

- +/-10,000 SF professional office building with condos for lease
- 1st Floor Condo: +/-3,380 SF lab space with equipment
- 2nd Floor Condo: +/-4,455 SF (can be subdivided) office space; Includes reception area, 9 private offices, open space, breakroom and 3 restrooms
- Building signage available for second floor space
- Back-up generator capacity available
- Nearby retailers include Walmart, Applebee's, Sonny's BBQ, Bruster's Ice Cream, Peppers Mexican Restaurant, Zaxby's, Dairy Queen and more
- Rental Rate: \$10.00 - \$15.00 PSF
- Rent includes operating expenses plus utilities and janitorial

Spaces

1st Floor

Lease Rate

\$15.00 SF/yr

Space Size

3,380 SF

2nd Floor

\$10.00 SF/yr

4,455 SF

For More Information

Jim Kemper

Vice President
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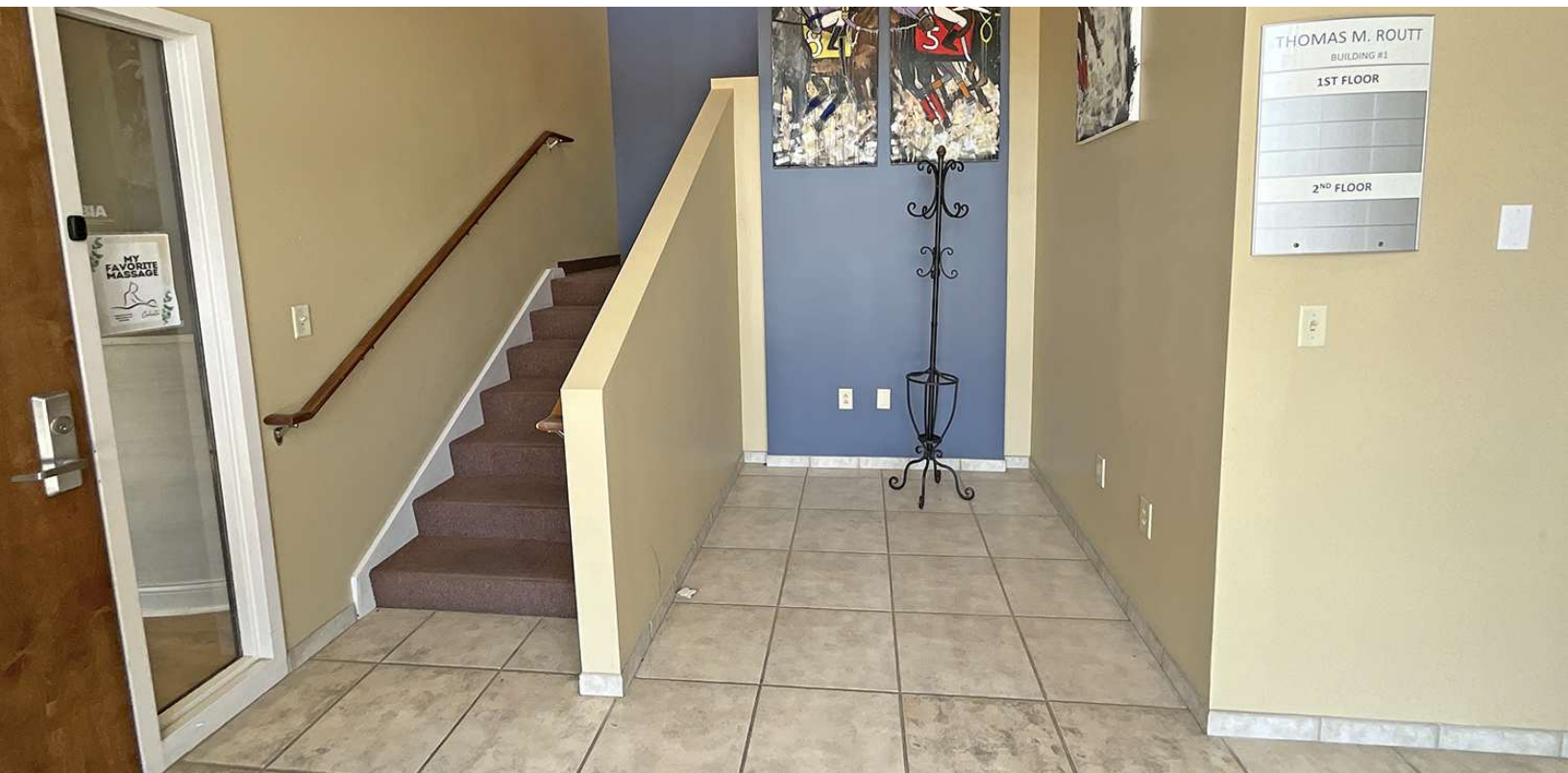
J.L. Cannady, CCIM

Vice President
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For Lease

3,380 - 4,455 SF | \$10 - 15 SF/yr

Office & Lab Condos



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Lease Information

Lease Type:	Plus Utilities	Lease Term:	Negotiable
Total Space:	3,380 - 4,455 SF	Lease Rate:	\$10 - \$15 SF/yr

Available Spaces

Suite	Size (SF)	Rate	Description
1st Floor	3,380 SF	\$15.00 SF/yr	Equipped with; -600 amp electrical service -Three (3) five-ton HVAC units -Multiple 220V floor mounted electrical outlets in mass spec room -Built-in stainless steel cabinets -Labconco chemical fume hood -Thermo Scientific incubator -Thermo Scientific freezer -Hanson Labcool refrigerator -Olympian back up generator
2nd Floor	4,455 SF	\$10.00 SF/yr	Includes reception area, 9 private offices, open space, breakroom and 3 restrooms; Building signage available



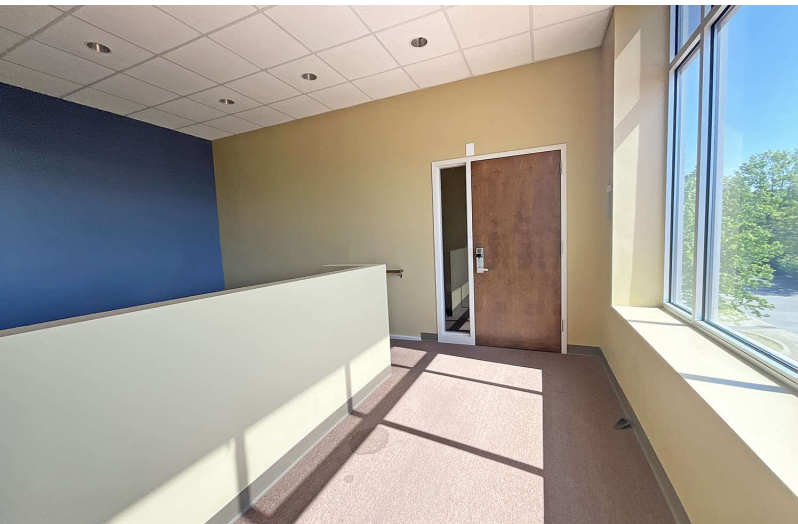
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For Lease

4,455 SF | \$10 SF/yr

2nd Floor - Office Space



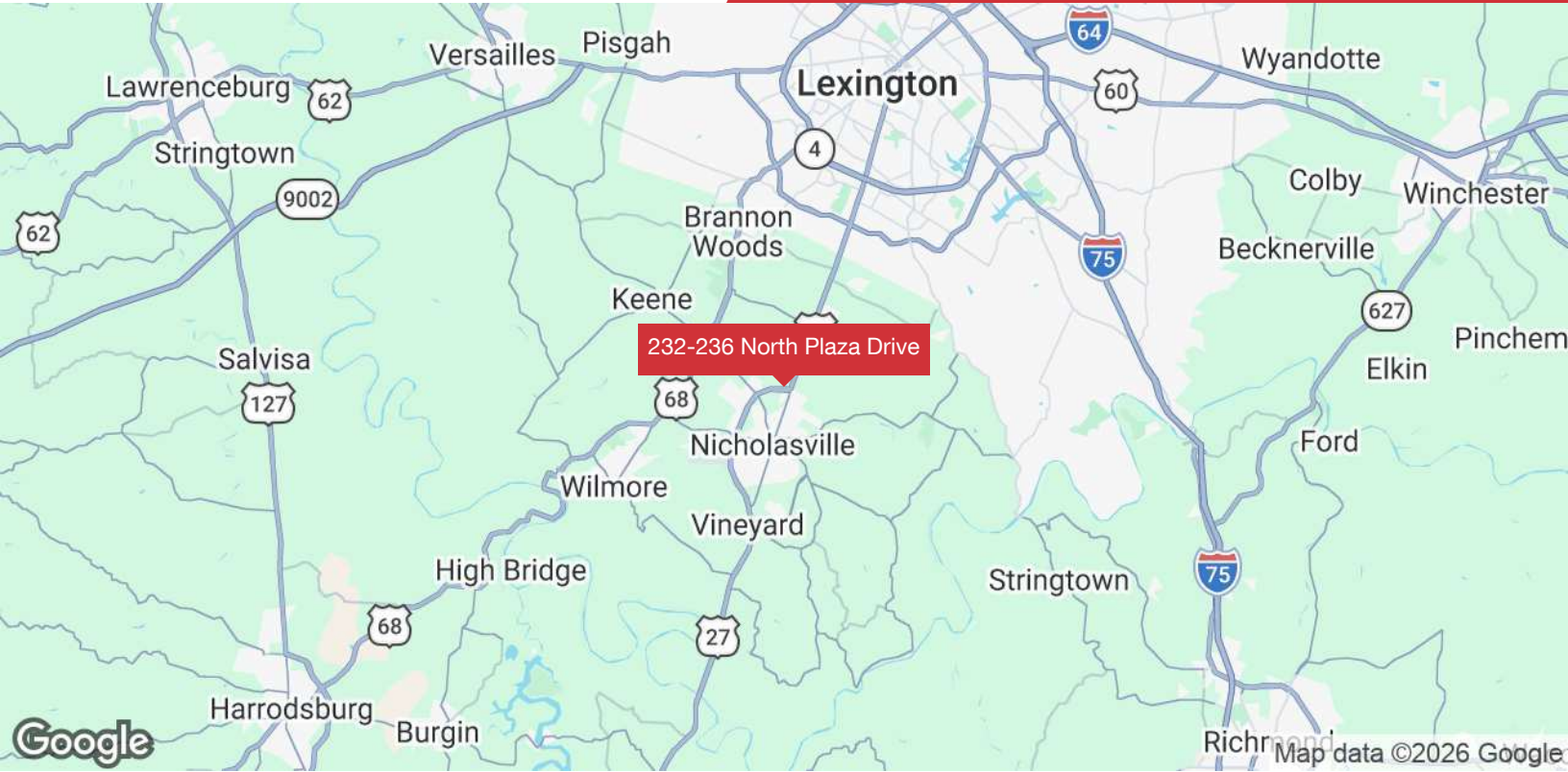
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For Lease

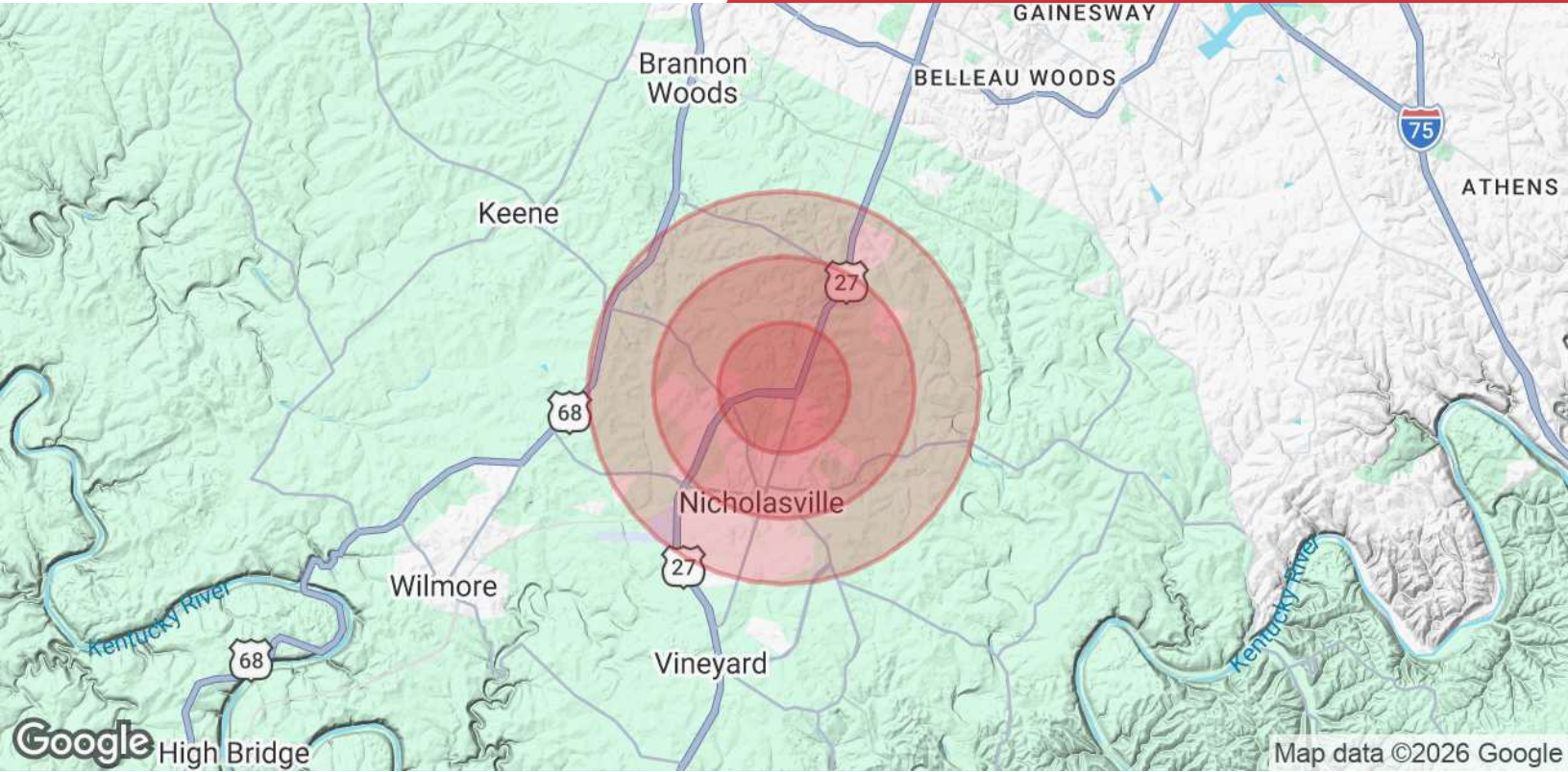
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	1 Mile	2 Miles	3 Miles
Population			
Total Population	4,381	14,825	25,759
Average Age	41.1	40.1	39.5
Average Age (Male)	37.4	37.1	37.8
Average Age (Female)	41.2	41.7	40.9
Households & Income			
Total Households	1,724	5,440	9,585
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$73,357	\$88,692	\$88,494
Average House Value	\$198,651	\$232,446	\$251,629

2025 American Community Survey (ACS)