

For Lease

Newtown Business Center



1051 Newtown Pike

Lexington, Fayette County, Kentucky, 40511

For More Information:

Chad Voelkert, Vice President

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For Lease

Newtown Business Center

Executive Summary



Property Details

Available SF	+/-2,748 - 6,676 SF
Lease Rate	\$9.95 - \$14.00 PSF
Lot Size	+/-9.88 AC
Building Size	+/-86,011 SF
Zoning	Zoned B-1 & B-4

Location Map



Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	2,754	30,595	62,473
Total Population:	6,833	74,822	152,645
Average HH Income:	\$38,104	\$45,342	\$54,433
Median HH Income:	\$26,820	\$29,861	\$37,100



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Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present Newtown Business Center, a +/-86,011 SF four-building, mixed-use development offering office/retail/flex and warehouse facilities on +/-9.88 AC. Newtown Business Center is located at the intersection of Newtown Pike and New Circle Road with easy access to downtown Lexington, Interstates 75/64 and Blue Grass Airport.

LOCATION OVERVIEW

Newtown Business Center is situated on +/-9.88 acres at the northern corner of Newtown Pike & New Circle Road, Newtown Business Center is only minutes from Lexington's other thriving business areas. Newtown Business Center also has convenient access to downtown Lexington, upscale residential communities, retail services, financial institutions, hotel accommodations & other amenities. Newtown Business Center's has good visibility and easy access to downtown Lexington, Interstates 75/64 and Blue Grass Airport. Lexington is located within 500 miles of 75% of the nations population.

Lease Rate: \$9.95 - 14.00 SF/Yr (NNN)



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Available Spaces

Available

805 Newtown Circle

<u>Suite</u>	<u>Office Sq. Ft.</u>	<u>Doors</u>	<u>Rate</u>	<u>Occupancy</u>
130	6,676	--	\$9.95 psf NNN	Immediate

1051 Newtown Pike

<u>Suite</u>	<u>Office Sq. Ft.</u>	<u>Rate</u>	<u>Occupancy</u>
136	2,748	\$14.00 psf NNN	Immediate
160/170	4,088	\$14.00 psf NNN	Immediate



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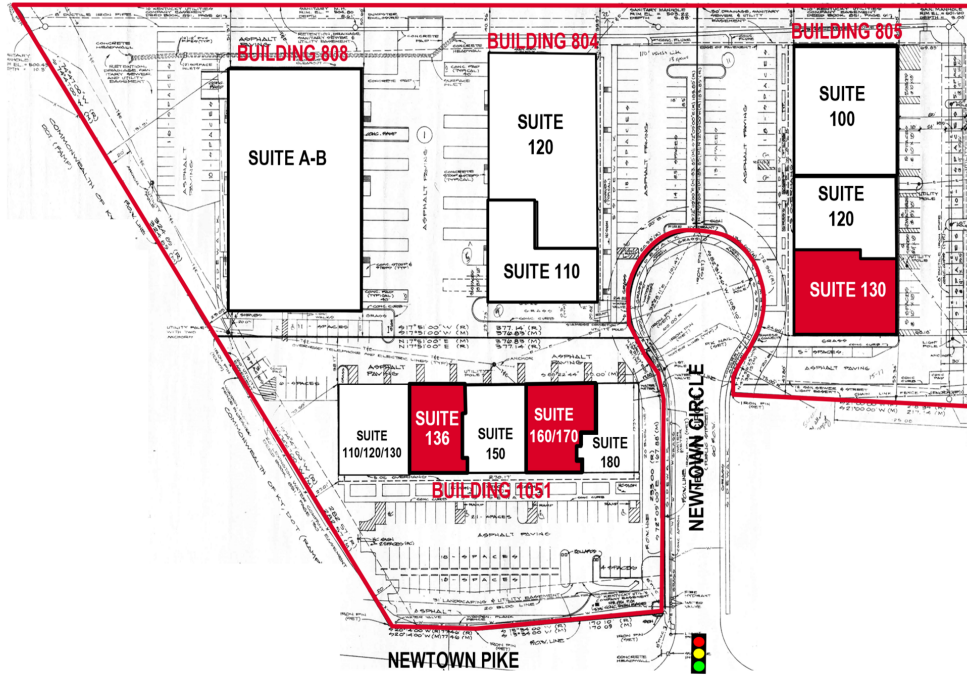
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Available Spaces



SUITE	SIZE	LEASE RATE	AVAILABILITY
Bldg 805, Suite 130	6,676 SF	\$9.95 psf	VACANT
Bldg 1051, Suite 136	2,748 SF	\$14.00 psf	VACANT
Bldg 1051, Suite 160-170	4,088 SF	\$14.00 psf	VACANT



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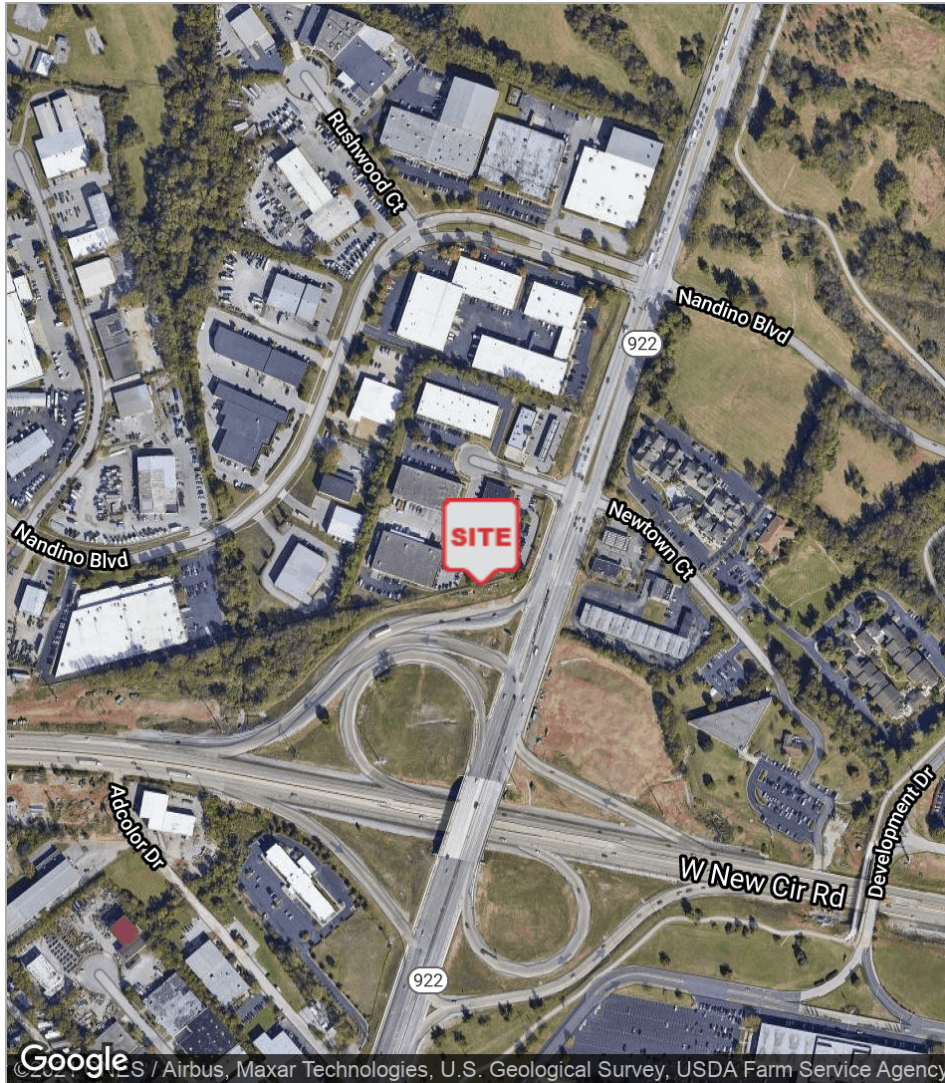


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Location Maps



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Aerial Photographs



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For Lease

Newtown Business Center

Bldg 805, Suite 130

805 Newtown Circle



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For Lease

Newtown Business Center

Bldg
1051, Suite 160/170

1051 Newtown Pike



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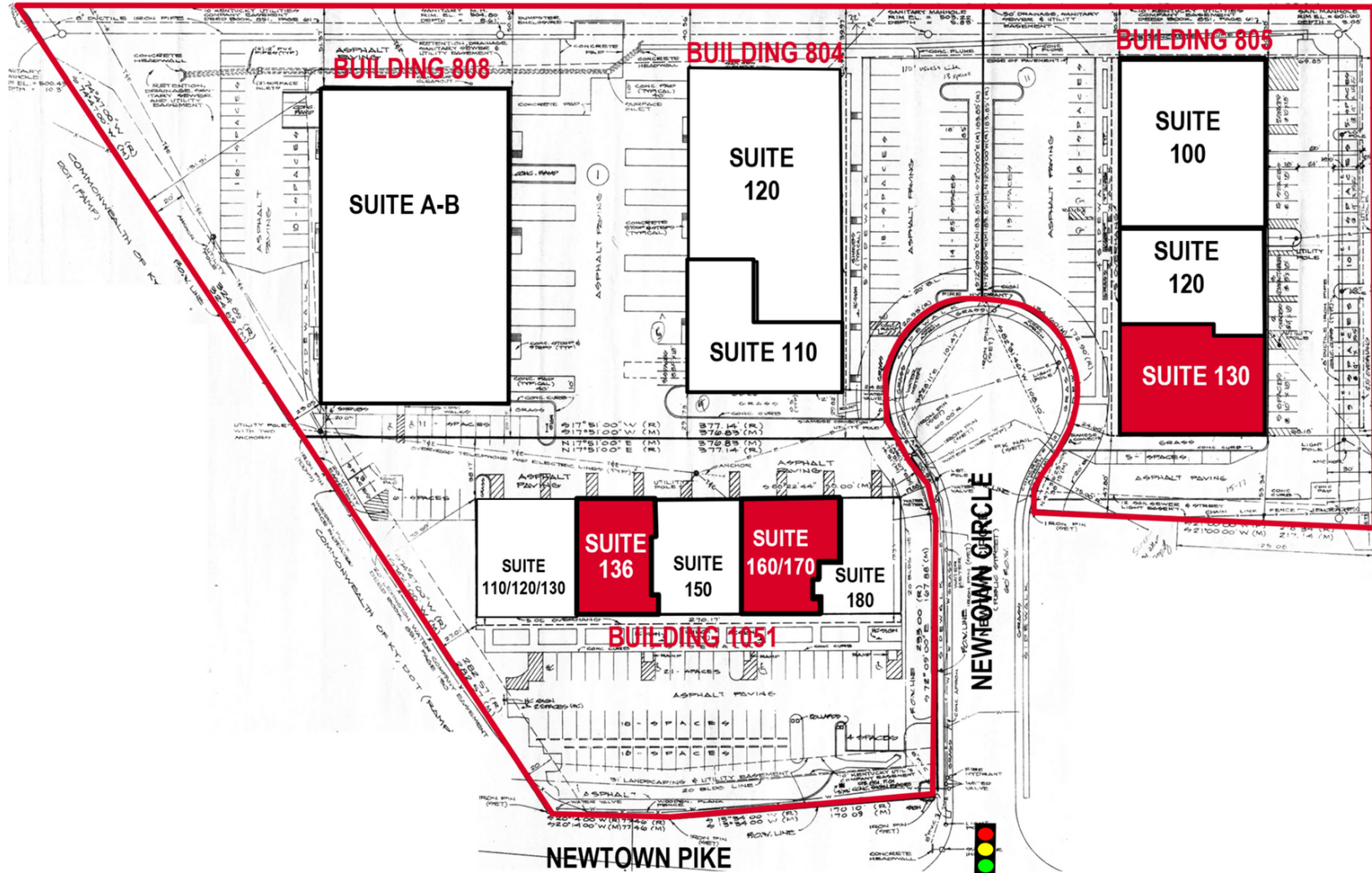
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Site Plan



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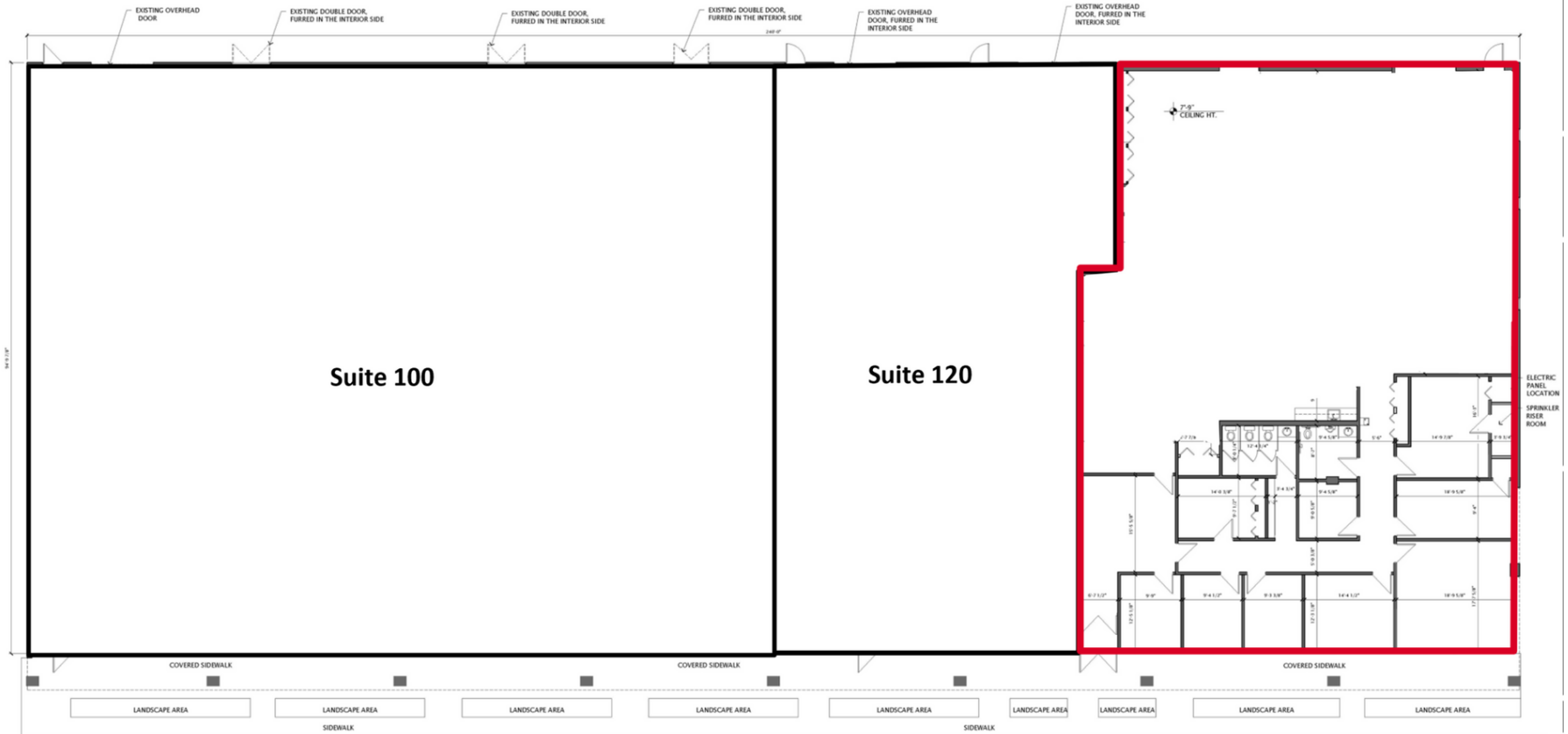
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Bldg 805 Floor Plan

805 Newtown Circle, Suite 130 – 6,676 SF



Not drawn to scale, for illustration purposes only



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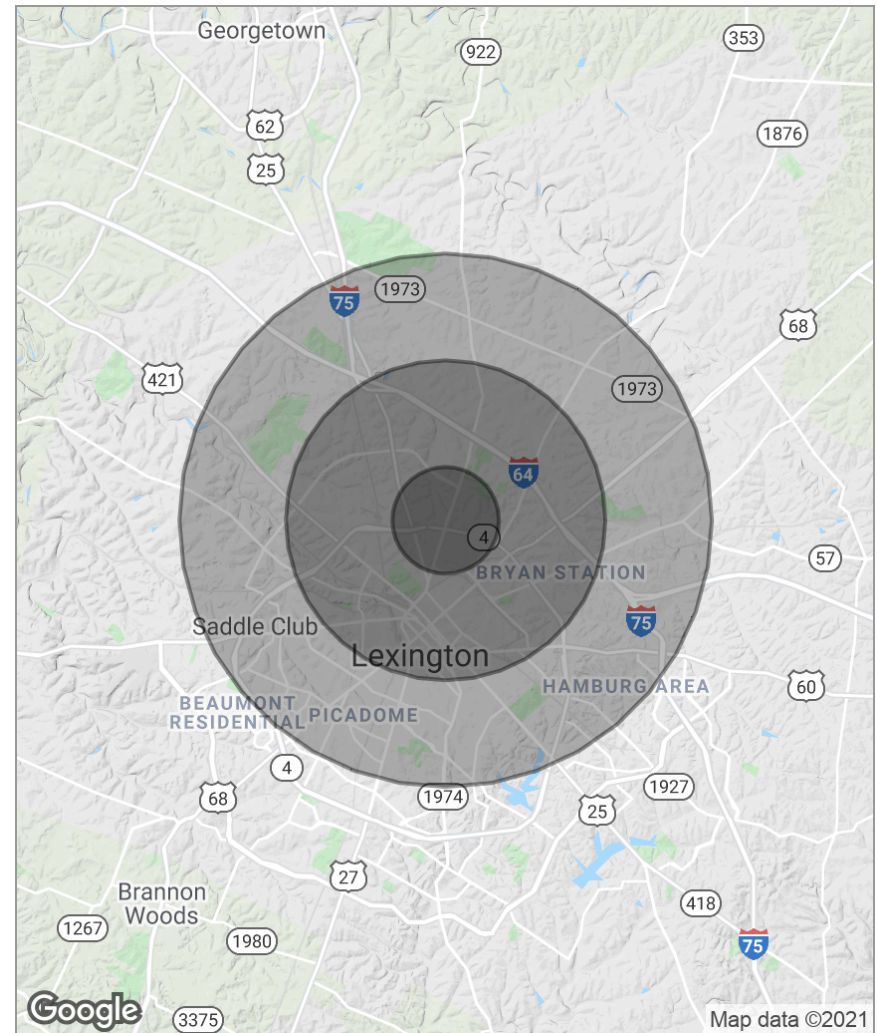
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