



North Eagle Creek Office

151 N Eagle Creek Drive
Lexington, Kentucky 40509

Property Highlights

- +/-35,144 SF four-story office building
- +/-749 - 4,765 SF for lease
- New lease incentives available
- Full glass panes and efficient building design offers scenic views
- Immediate access to major Lexington roadways including Man O' War Boulevard, New Circle Road, and Richmond Road, making it an ideal hub for medical, professional, or corporate office users
- 101 parking spaces
- Landlord provides responsive local property management services

Spaces

Lease Rate

Space Size

Suite 11	\$14.00 SF/yr	2,046 SF
Suite 201/220	\$19.50 SF/yr	1,959 - 4,765 SF
Suite 240	\$18.95 SF/yr	749 - 4,765 SF
Suite 320	\$19.50 SF/yr	1,849 SF
Suite 400	\$19.50 SF/yr	1,354 - 4,711 SF
Suite 420	\$19.50 SF/yr	3,357 - 4,711 SF

For More Information

Al Isaac

President

O: 859 422 4400

alisaac@naiisaac.com

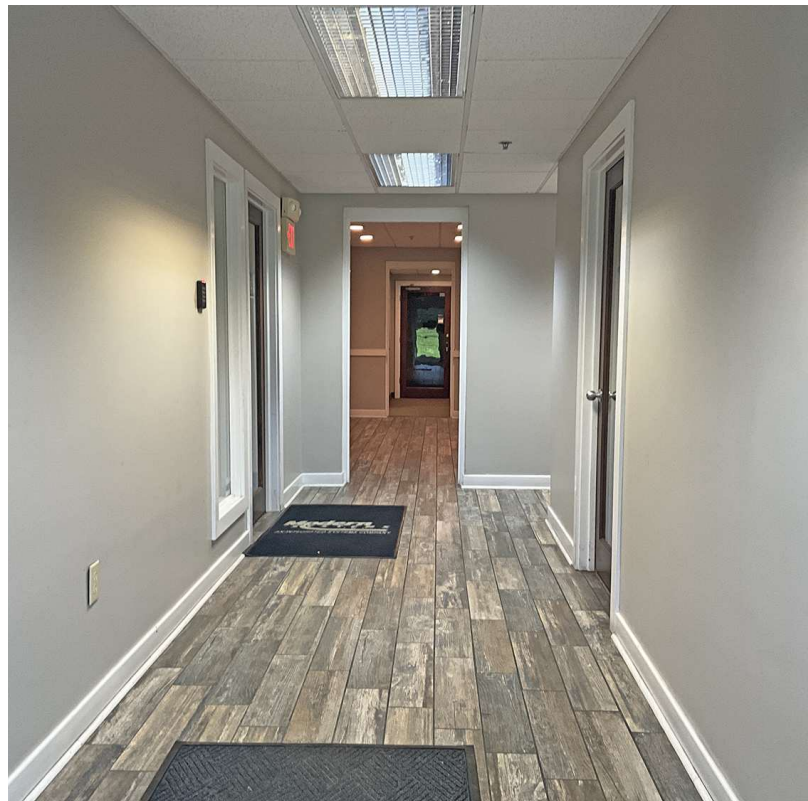


Commercial Real Estate Services, Worldwide.

For Lease

749 - 4,765 SF | \$14 - 19.50 SF/yr

Office Space



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com







Commercial Real Estate Services, Worldwide.

For Lease

749 - 4,765 SF | \$14 - 19.50 SF/yr
Office Space

Lease Information

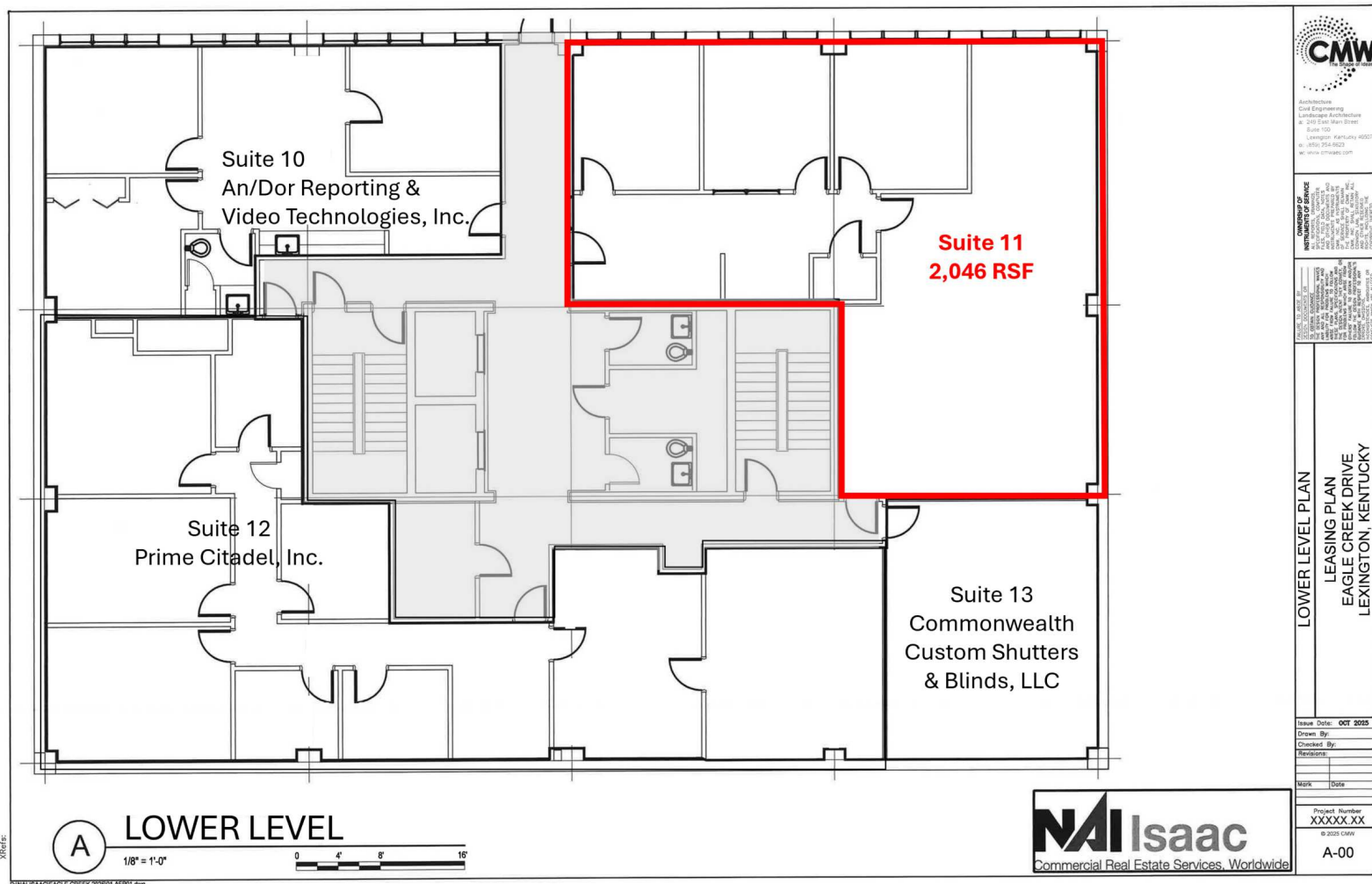
Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	749 - 4,765 SF	Lease Rate:	\$14 - \$19.50 SF/yr

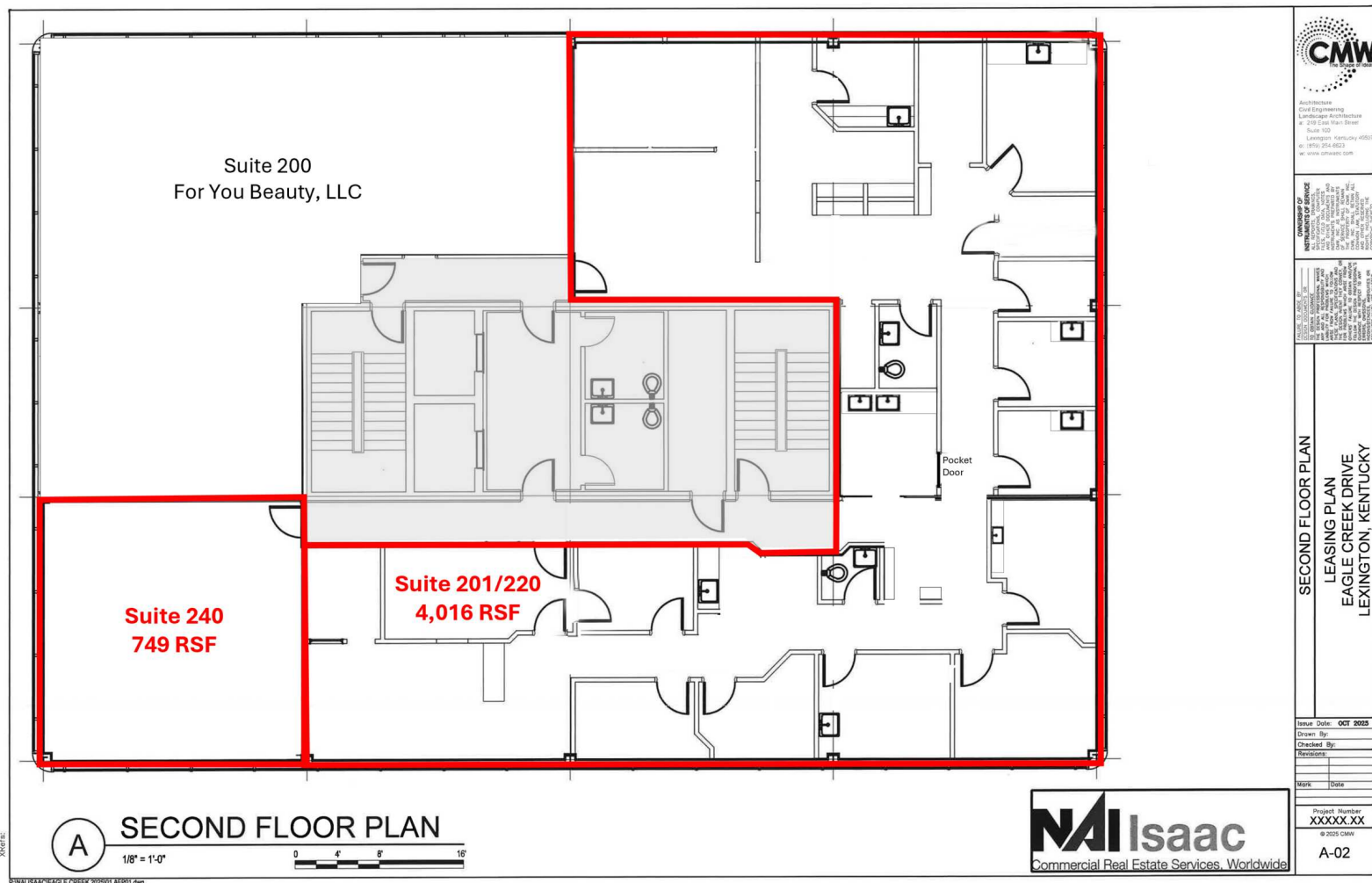
Available Spaces

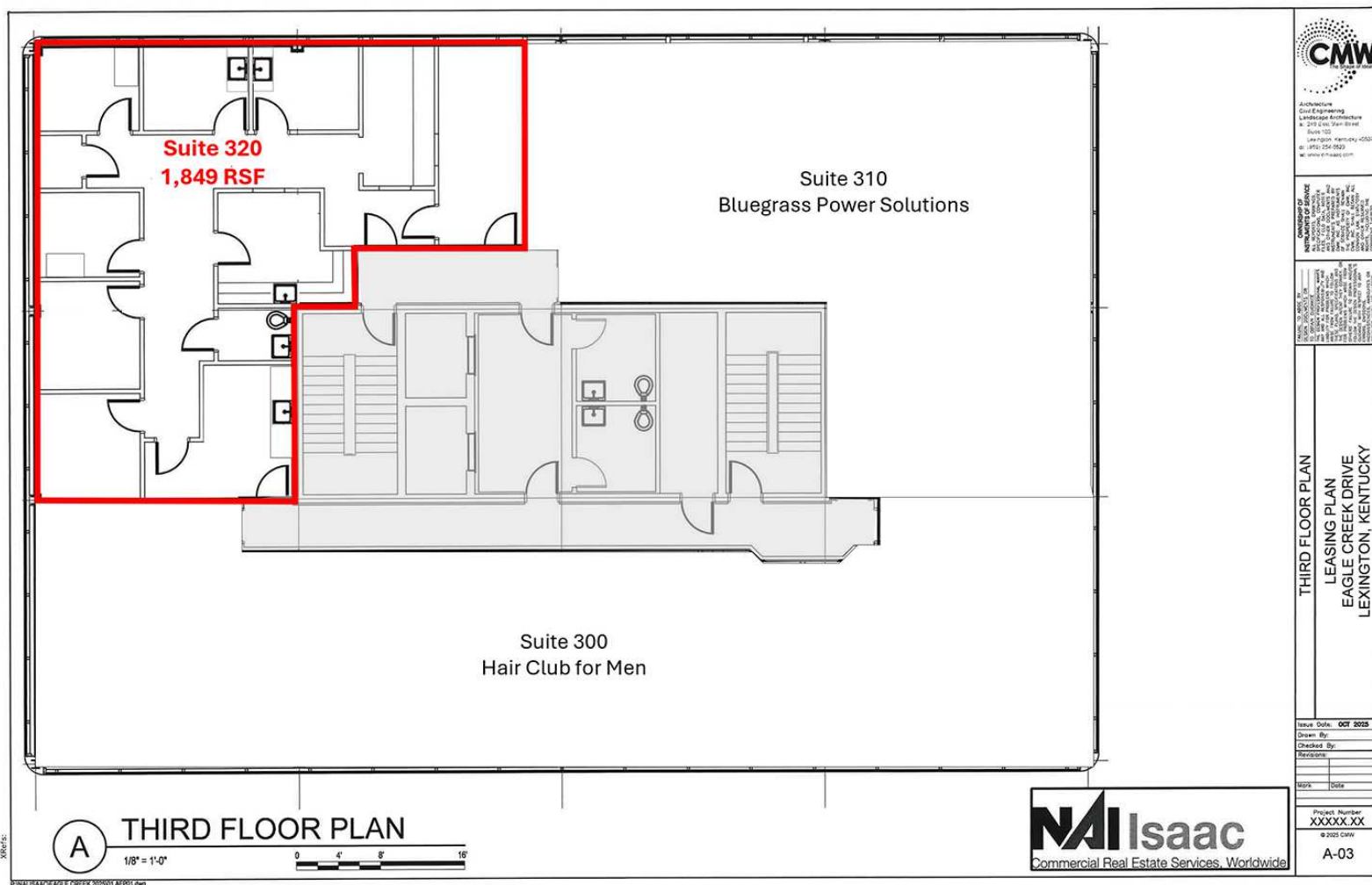
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 11	2,046 SF	Modified Gross	\$14.00 SF/yr	-
Suite 201/220	1,959 - 4,765 SF	Modified Gross	\$19.50 SF/yr	Former Medical
Suite 240	749 - 4,765 SF	Modified Gross	\$18.95 SF/yr	-
Suite 320	1,849 SF	Modified Gross	\$19.50 SF/yr	Former Medical
Suite 400	1,354 - 4,711 SF	Modified Gross	\$19.50 SF/yr	-
Suite 420	3,357 - 4,711 SF	Modified Gross	\$19.50 SF/yr	-

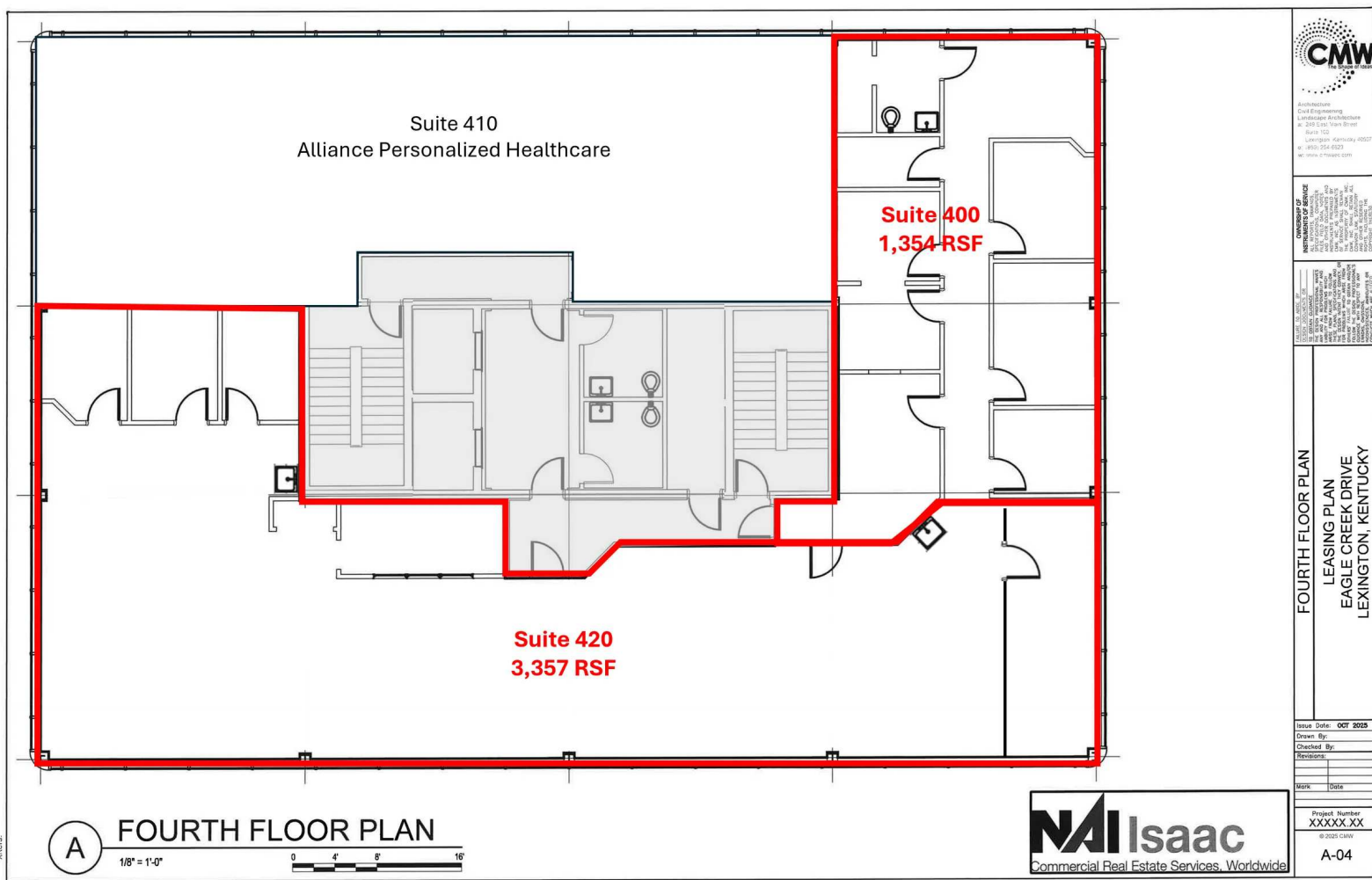
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

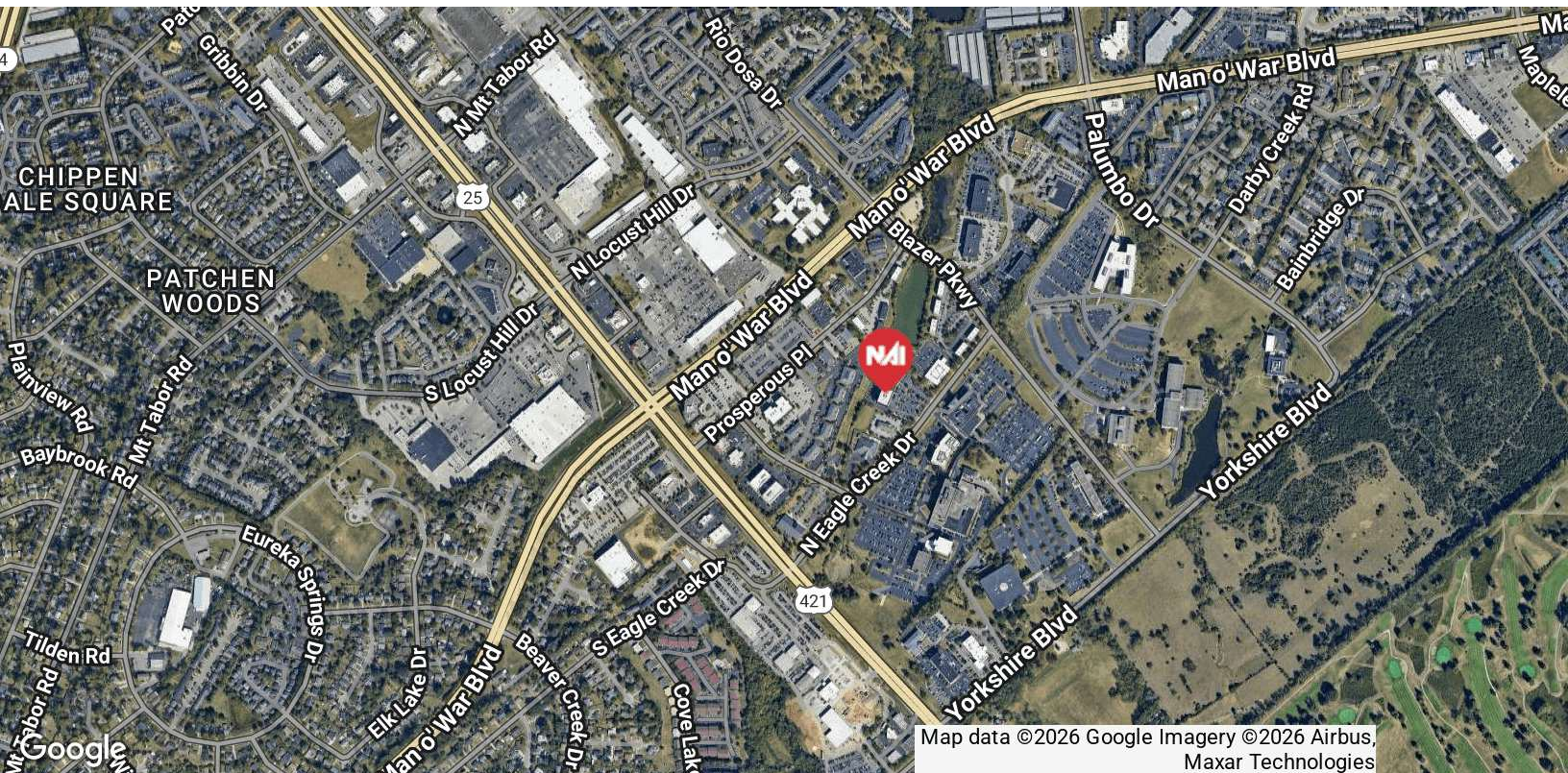
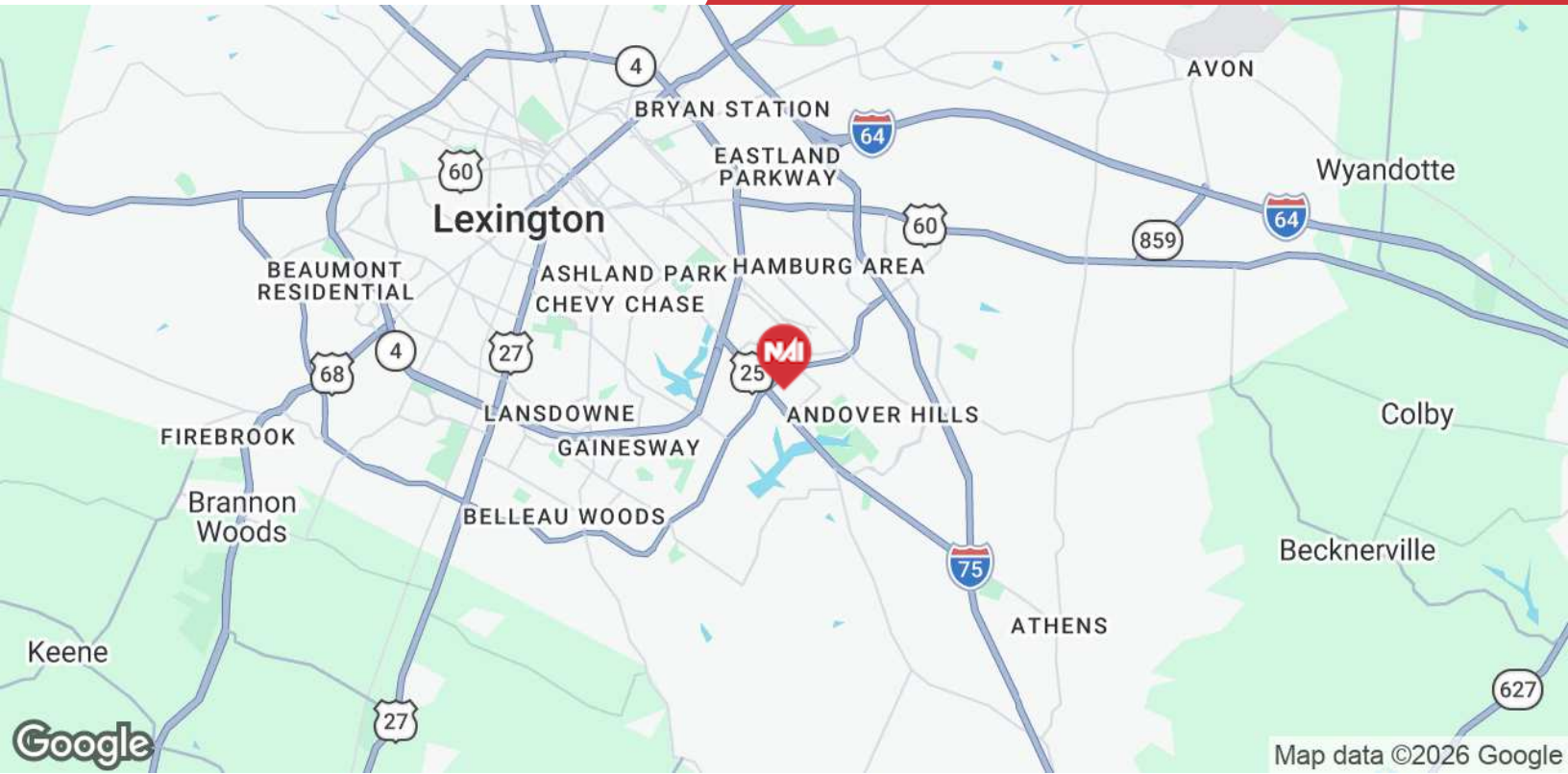
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

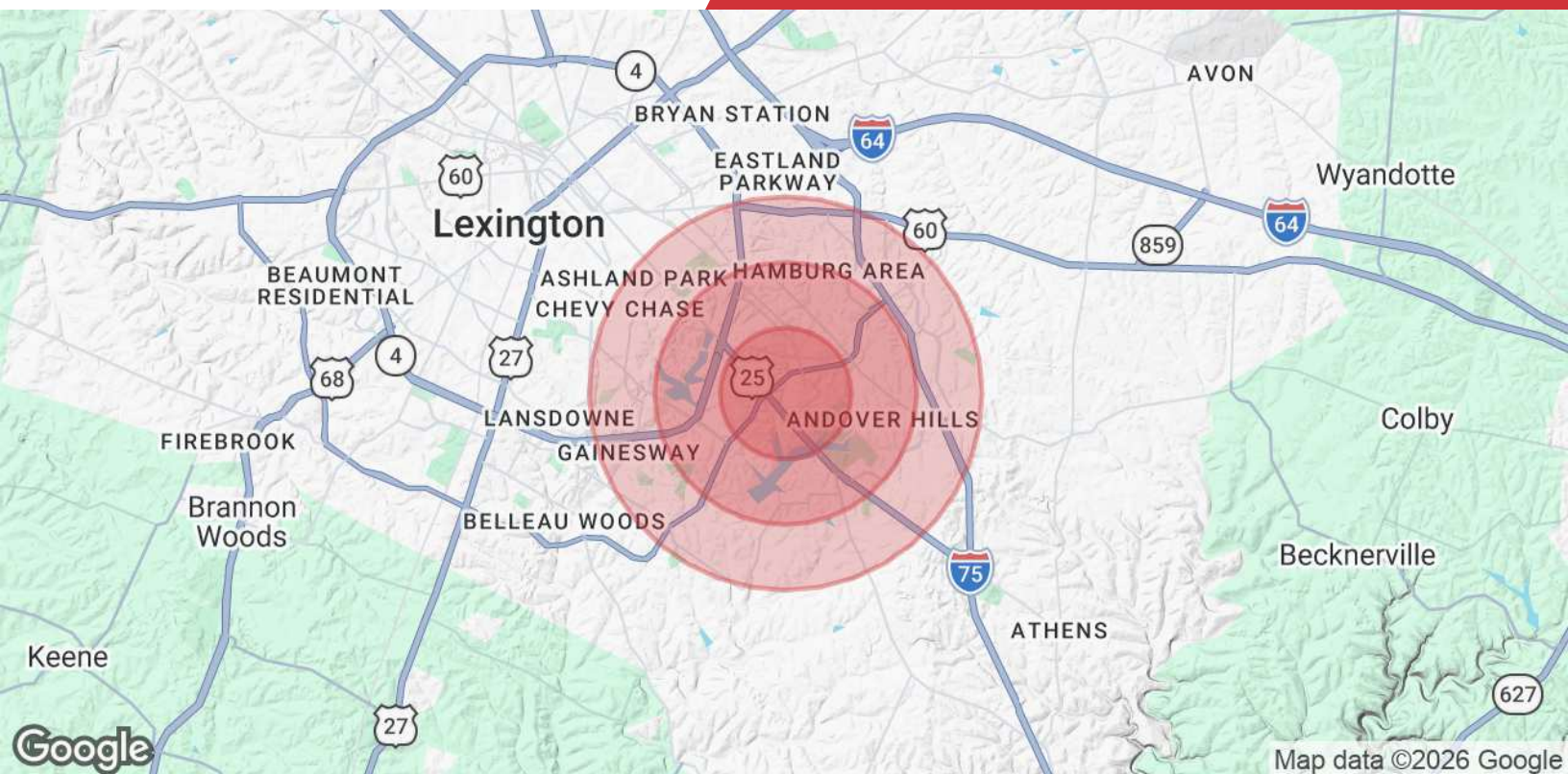












Population

	1 Mile	2 Miles	3 Miles
Total Population	13,216	43,639	87,930
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	39	40	40

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	6,269	19,206	37,817
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$70,604	\$94,283	\$102,614
Average House Value	\$250,259	\$321,275	\$347,869

2025 STDB Demographics