

FOR LEASE

OFFICE/INDUSTRIAL SPACE

109 FIELDVIEW DRIVE

VERSAILLES, KY 40383



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01: EXECUTIVE SUMMARY

109 FIELDVIEW DRIVE



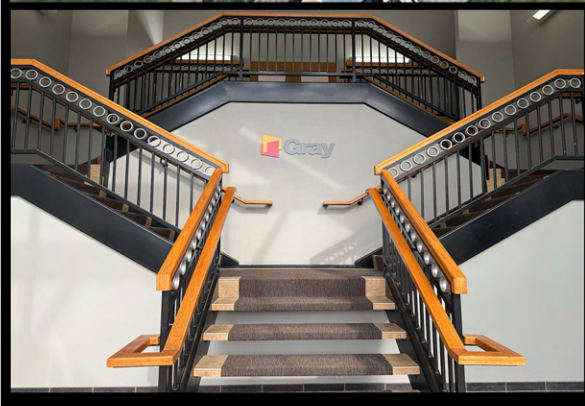
PROPERTY DESCRIPTION

Move-In-Ready, modern professional space at 109 Fieldview Drive in Versailles. There is up to +/-10,000 SF of professional office space for Lease on the first floor with the addition of appx 5,000 sf in the lower level.

The smaller first floor suite (appx 2,106 sf) is currently configured as a reception area, leading into a large open bullpen in the middle of the space that is surrounded by 6 perimeter offices. This suite has access to shared restrooms.

The larger 1st floor suite is appx 10,000 sf with appx 5,000 sf in the lower level. This suite is impressive immediately from the entrance with a grand lobby / reception wall with TV monitors and a view over the open workspace. Large executive offices with glass walls and doors surround this exciting creative workspace. Employees will enjoy coming to work with the large common areas and kitchenette breakroom. The exposed lower level space has executive offices and open workspace as well. Its also perfect for additional storage or tenant amenities.

Parking is common for the building, with a total of 71 spaces for building tenants to enjoy and Tenants have building access 24/7. The Landlord will consider sub-dividing the space.



**+/- 2,106 -
15,000 SF**

**\$12.00 PSF +
JANITORIAL**

**ZONED
H1**

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02: PROPERTY OVERVIEW

109 FIELDVIEW DRIVE

PROPERTY HIGHLIGHTS

PREMISES

Creative and customizable space available

PARKING

Abundant convenient parking available

FLEXIBLE

Flexible offering in the amount of space, finishes, etc.

SIGNAGE

Monument signage opportunity - see image to the right



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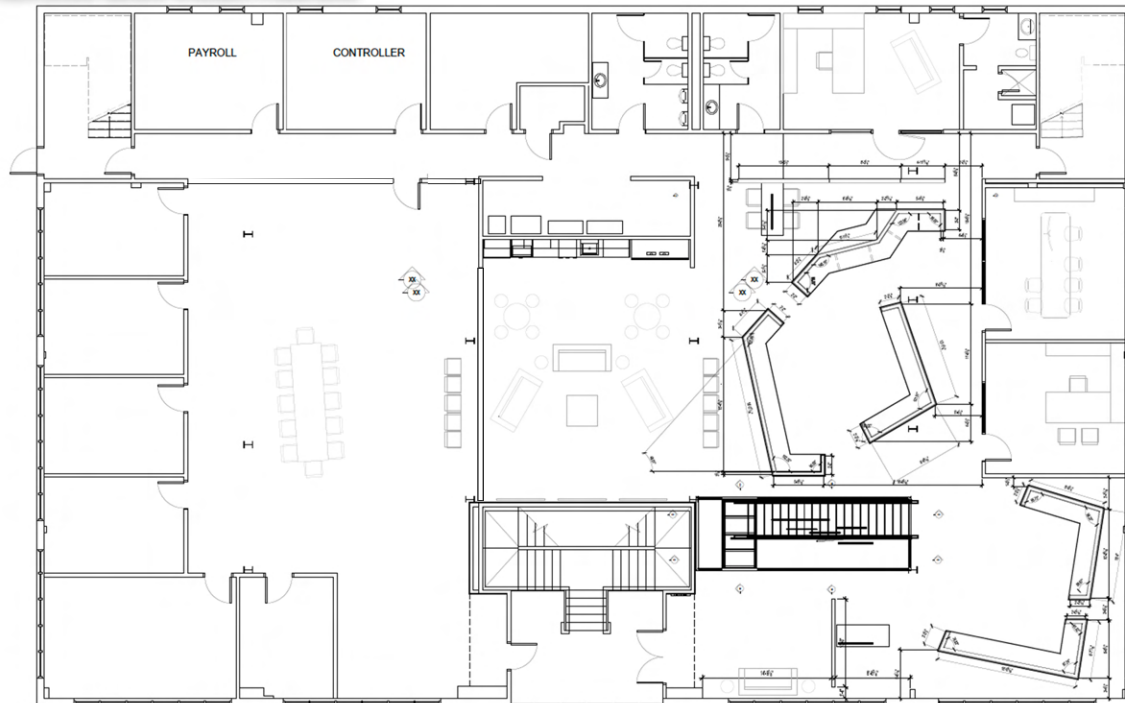


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02: PROPERTY OVERVIEW

109 FIELDVIEW DRIVE

FLOOR PLAN - FIRST FLOOR



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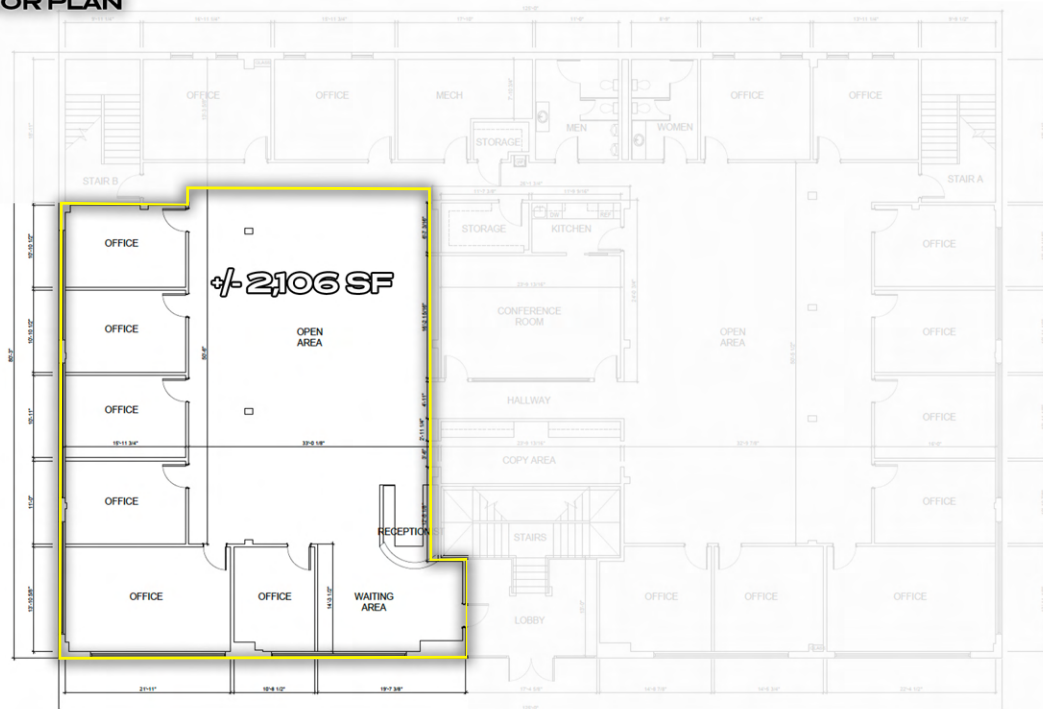
109 FIELDVIEW DRIVE

FLOOR PLAN - LOWER LEVEL



109 FIELDVIEW DRIVE

FLOOR PLAN



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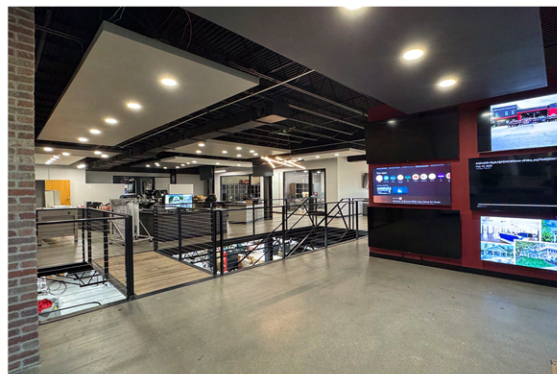
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02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
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03: LOCATION INSIGHTS



109 FIELDVIEW DRIVE

AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 5,045
3 MILE: 18,225
5 MILE: 20,978



AVERAGE HOUSEHOLD INCOME

1 MILE: \$78,369
3 MILE: \$91,178
5 MILE: \$95,538



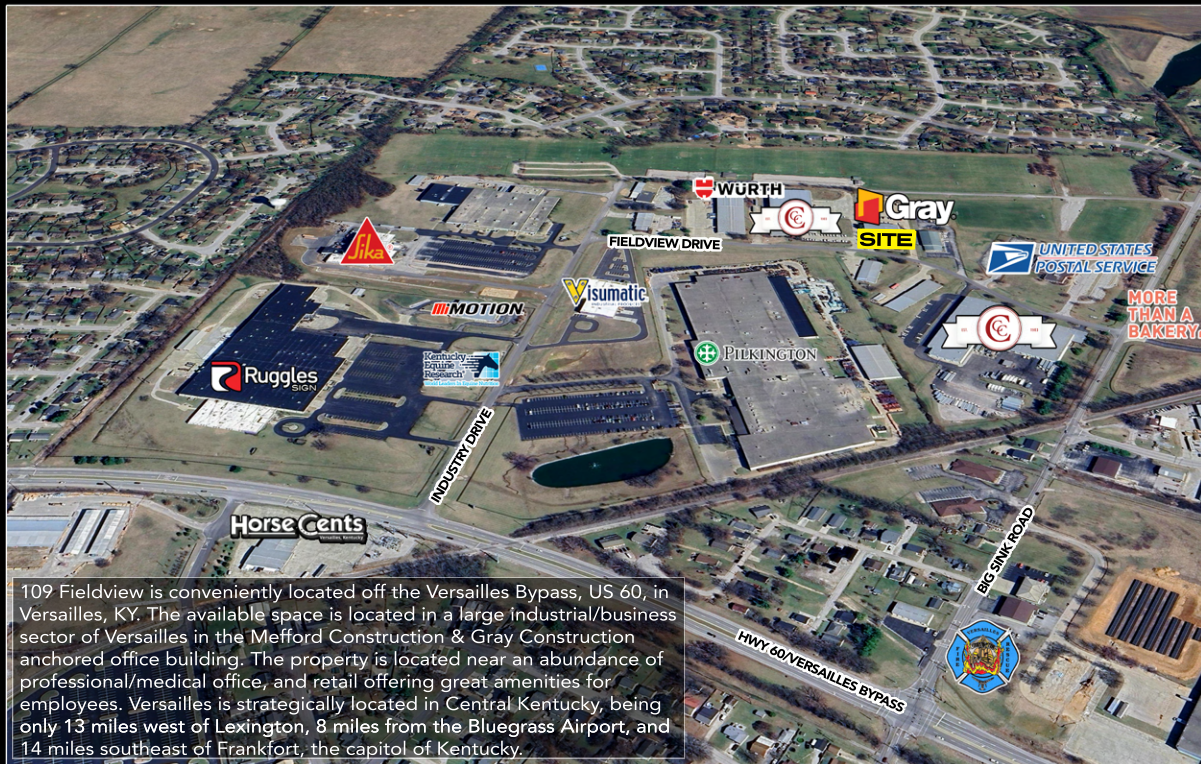
NUMBER OF HOUSEHOLDS

1 MILE: 2,173
3 MILE: 7,358
5 MILE: 8,489



03: LOCATION INSIGHTS

INDUSTRIAL PARK
109 FIELDVIEW DRIVE



109 Fieldview is conveniently located off the Versailles Bypass, US 60, in Versailles, KY. The available space is located in a large industrial/business sector of Versailles in the Mefford Construction & Gray Construction anchored office building. The property is located near an abundance of professional/medical office, and retail offering great amenities for employees. Versailles is strategically located in Central Kentucky, being only 13 miles west of Lexington, 8 miles from the Bluegrass Airport, and 14 miles southeast of Frankfort, the capitol of Kentucky.

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