



## 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
- 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

<b>Suite 11</b>	\$14.00 SF/yr	2,046 SF
<b>Suite 201/220</b>	\$19.50 SF/yr	1,959 - 4,765 SF
<b>Suite 240</b>	\$22.00 SF/yr	749 - 4,765 SF
<b>Suite 320</b>	\$19.50 SF/yr	1,849 SF
<b>Suite 400</b>	\$19.50 SF/yr	1,354 - 4,711 SF
<b>Suite 420</b>	\$19.50 SF/yr	3,357 - 4,711 SF

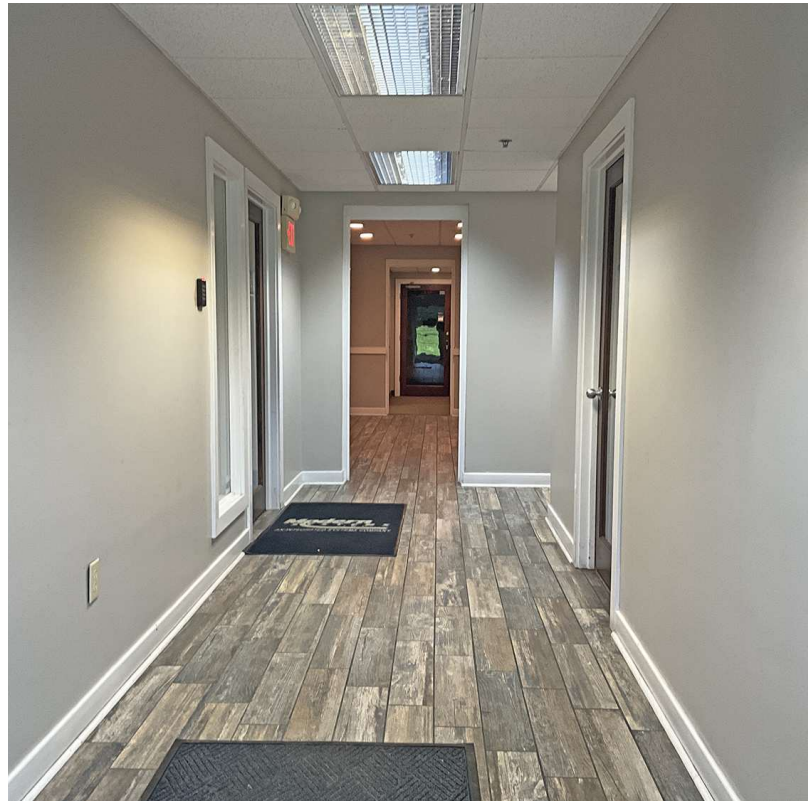
### For More Information

#### Al Isaac

President

O: 859 422 4400

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Commercial Real Estate Services, Worldwide.

For Lease

749 - 4,765 SF | \$14 - 22 SF/yr

Office Space

### Lease Information

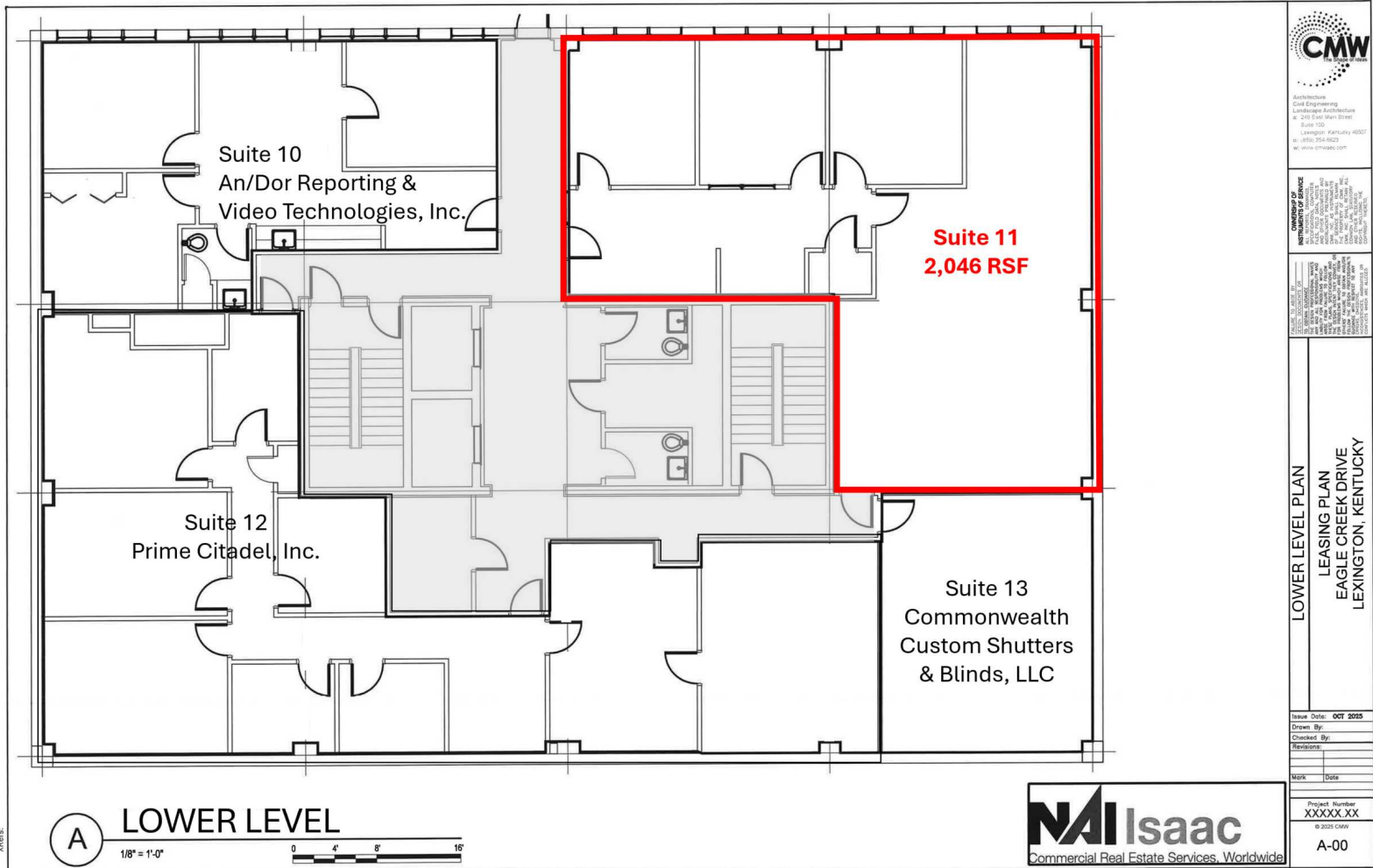
<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	749 - 4,765 SF	<b>Lease Rate:</b>	\$14 - \$22 SF/yr

### 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	\$22.00 SF/yr	For lease "as-is"
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	-

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Lexington, KY 40503  
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[naiisaac.com](http://naiisaac.com)

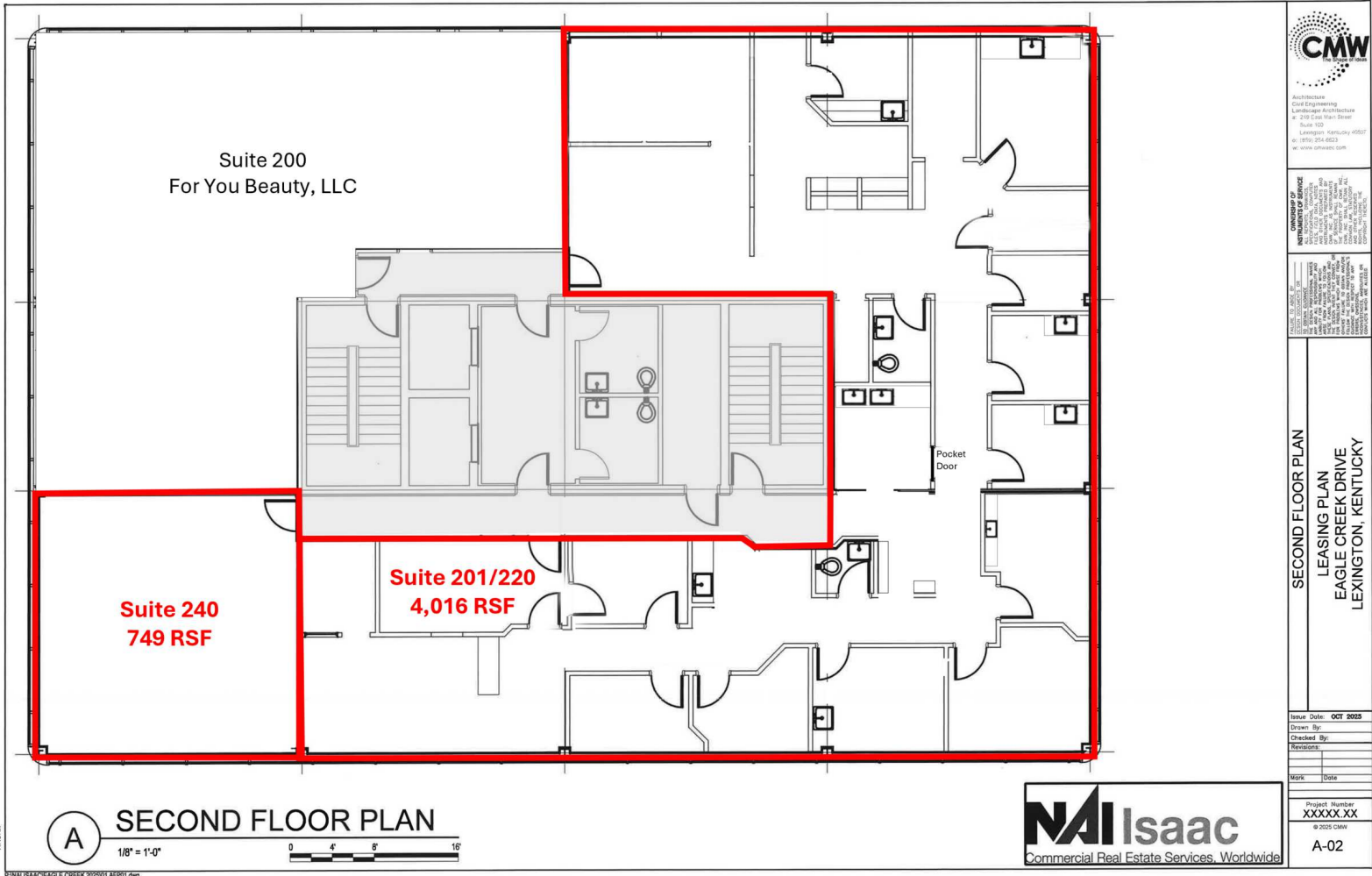


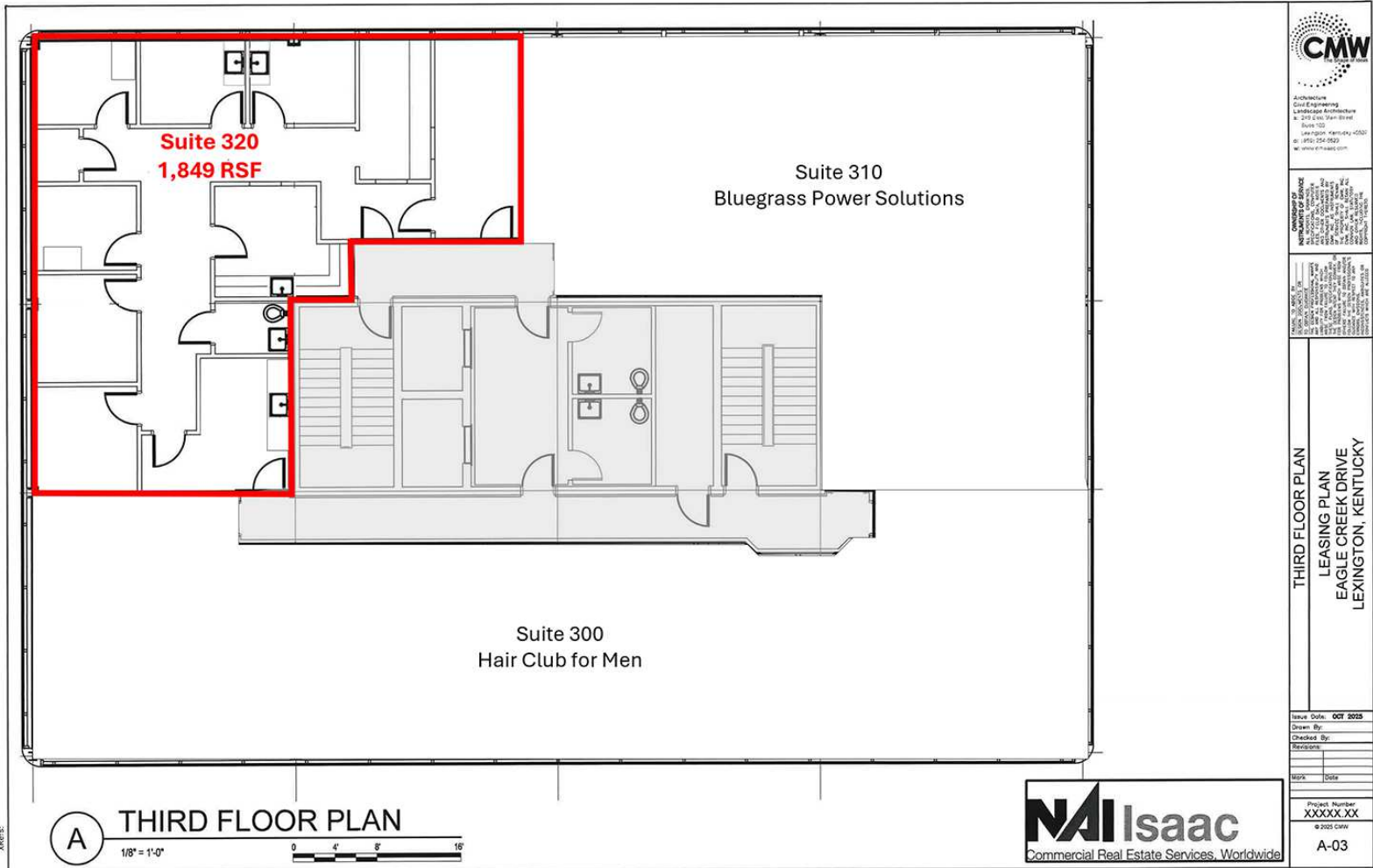
Architecture  
Civil Engineering  
Interior Architecture  
A: 100 East Main Street  
Suite 100  
Lexington, Kentucky 40502  
P: 606.254.8022  
W: www.cmw.com

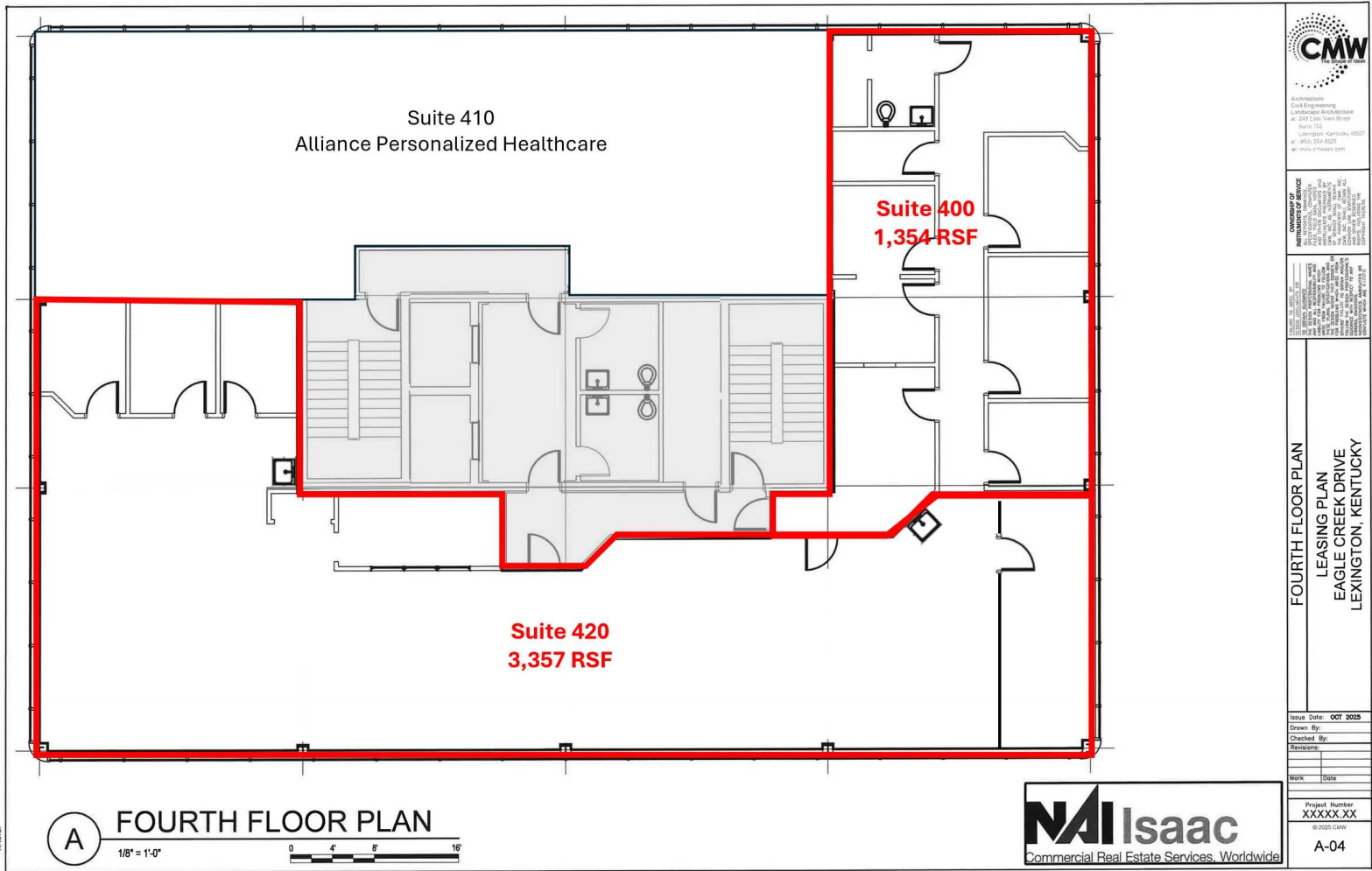
**UNIVERSITY OF KY**  
Professional Engineer  
No. 10000  
Exp. 12/31/2025  
No. 10000  
Exp. 12/31/2025

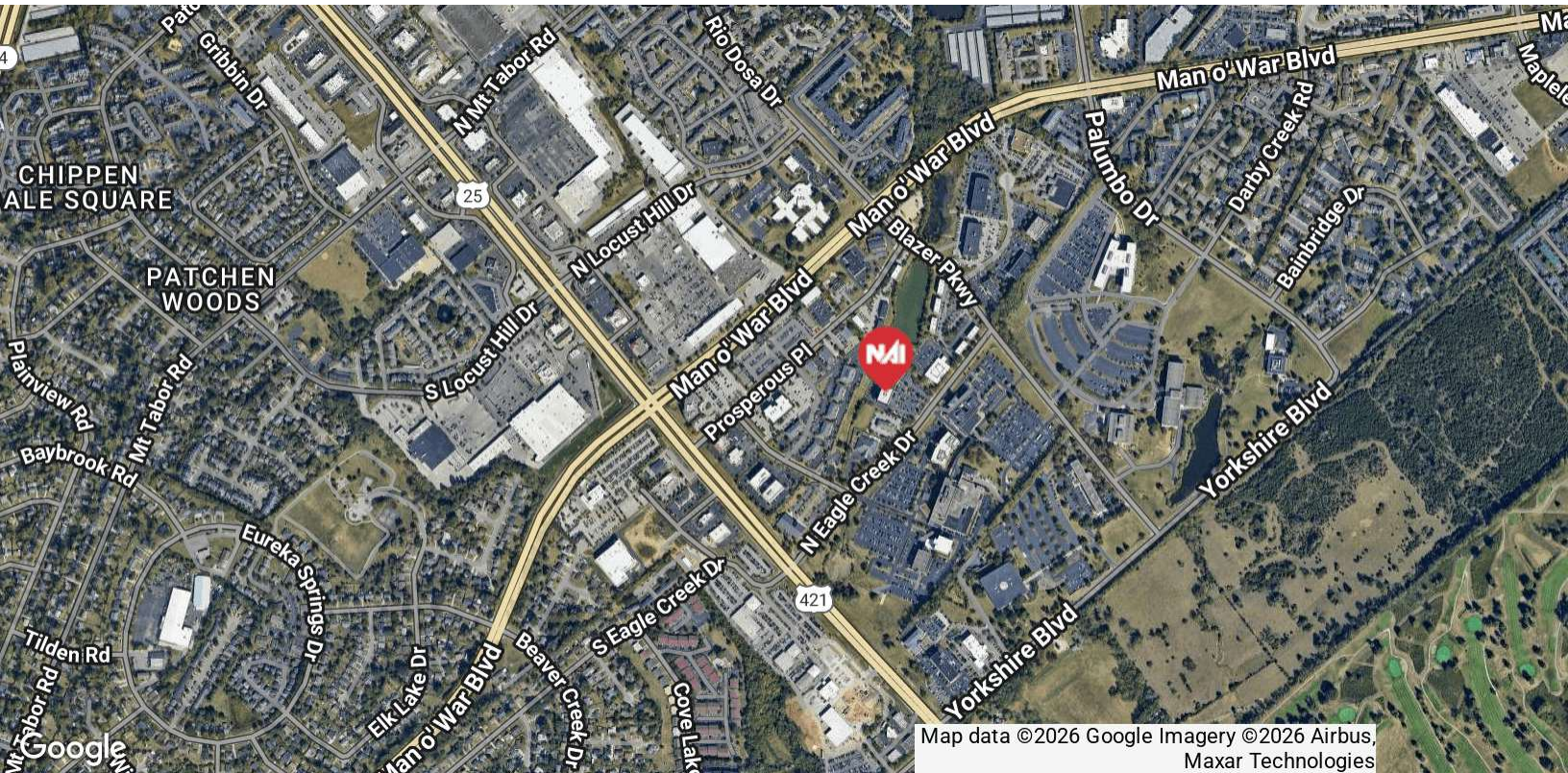
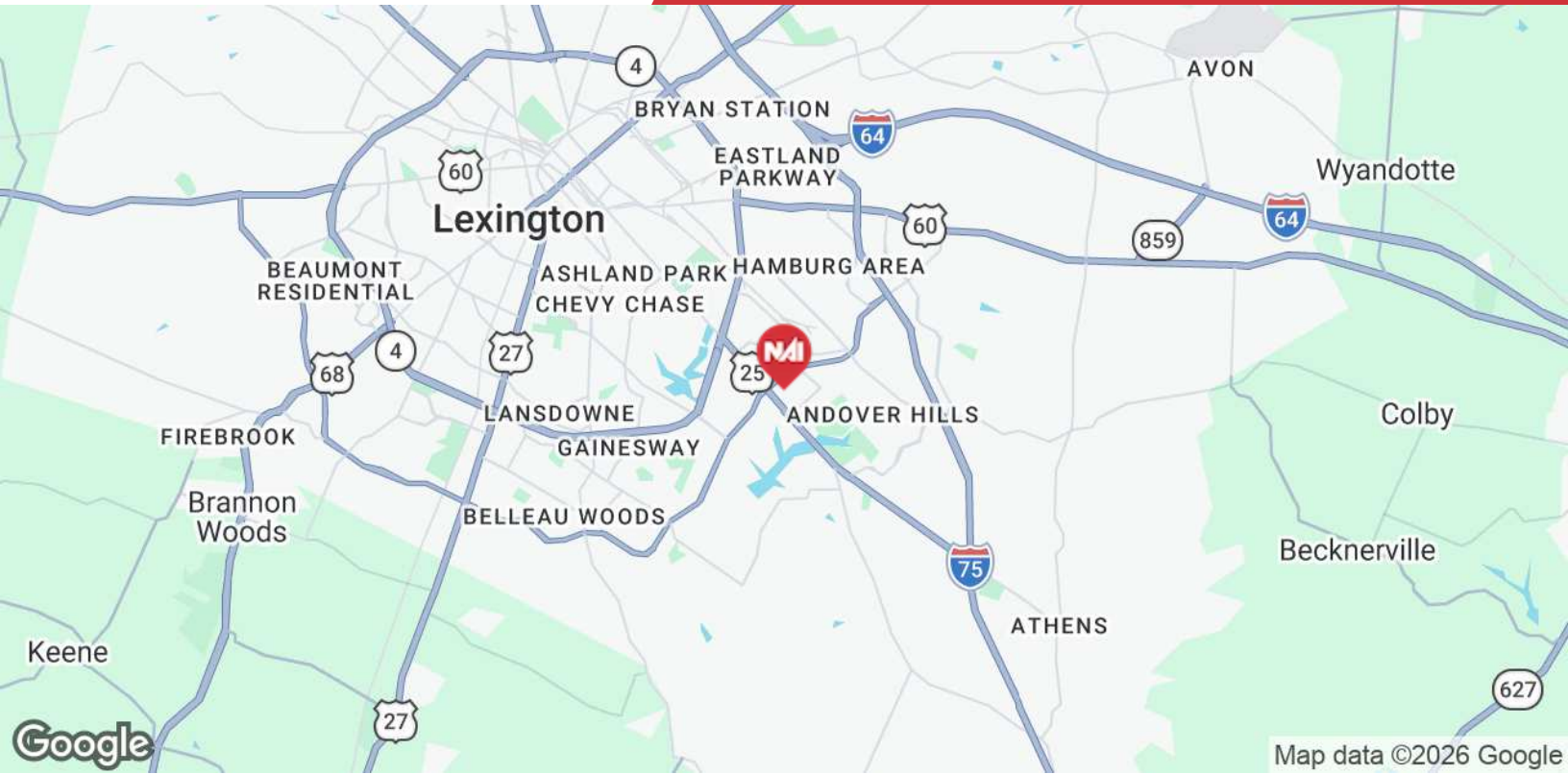
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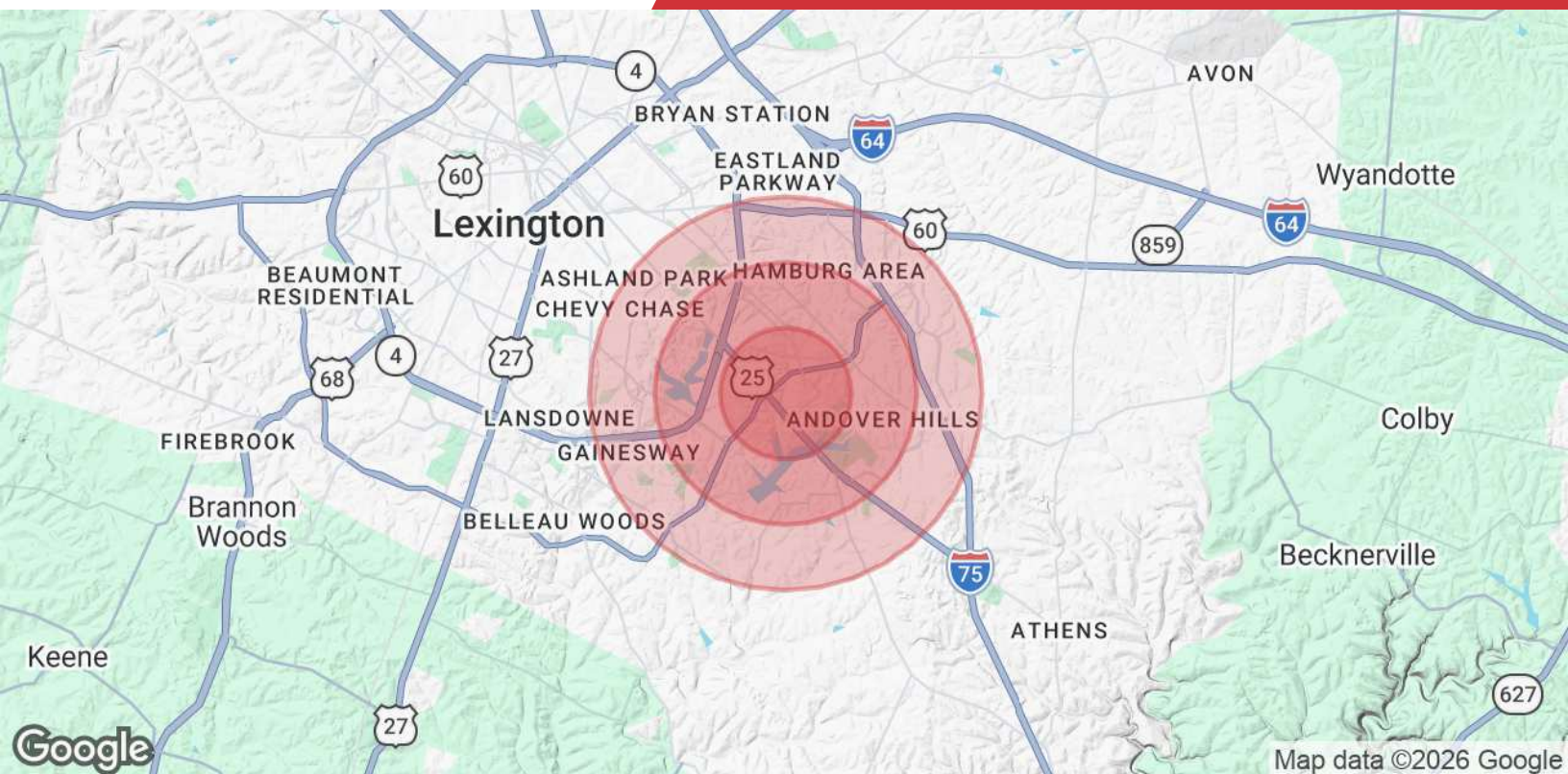
**A LOWER LEVEL**  
1/8" = 1'-0"  
0 4' 8' 16'











	1 Mile	2 Miles	3 Miles
<b>Population</b>			
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
<b>Households &amp; Income</b>			
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