



**260 West Vine Street, Suite 212**  
Lexington, KY 40507

Property Type:	Professional Office
Building Size:	44,717 S.F.
Stories:	5
Space Available:	Up to 4,911 S.F.
Max Contiguous:	4,911 S.F.
Rental Rate:	\$18.50 / S.F. Full Service
Space Condition:	Shell
Design Services:	Yes, by Landlord
Building Signage:	Available

**Building Highlights:**

- Building professionally managed
- Lease rate includes utilities, interior janitorial, and building operating expenses
- 24/7 building access
- Highly secured building
- Quality interior finishes
- Common area renovations scheduled in 2018
- Design services available
- Generous improvement allowance provided by Landlord

Located in the heart of downtown, the 260 West Vine Street location is within close proximity to restaurants, shopping, Triangle Park, fitness facility, banking, Rupp Arena and many other entertainment venues. Its prime location in the heart of Lexington make this signature address a prime location for your business.



**Contact**

Isa Mashni  
Office: (859) 255-8855  
Cell: (859) 421-6700  
imashni@colemangroup.net