



SOUTH BROADWAY OFFICE BUILDING

351 BURLEY AVENUE | LEXINGTON, KY 40504

Property Type:	2nd Floor Office
Building Class:	B
Building Size:	10,373 S.F.
Rental Rate:	\$14.00 per S.F.
Space available:	5,000 S.F.

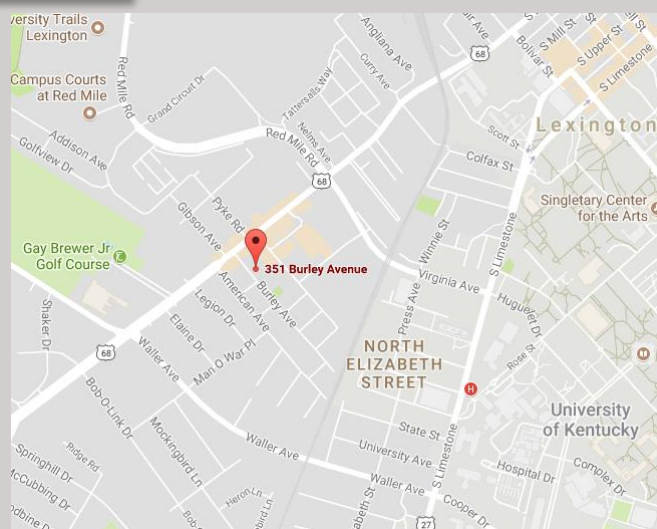
**OFFICE BUILDING
AVAILABLE NOW!**

BUILDING FEATURES

- 10,373 S.F. two-story suburban office building conveniently located just off of South Broadway near Hospitals and UK campus
- Ample parking available in front and rear of building
- Easy access to restaurants, banks, retail, and residential neighborhoods
- Approximately one mile from New Circle Road, providing easy access to major city corridors
- Building signage available
- Tenant pays utilities
- Suites are separately metered and can be divided

Contact

Barry Mangold
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GENERAL NOTES:

INTERIOR WALLS ARE ASSUMED TO HAVE A THICKNESS OF 6" UNLESS NOTED OTHERWISE.
DEMISING WALLS AND PLUMBING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 6".
STAIRWELL ENCLOSURES ARE ASSUMED TO BE 8" BLOCK WALLS.
EXTERIOR WALLS ARE ASSUMED TO BE 12" THICK BLOCK WALLS.
ALL DIMENSIONS ARE APPROXIMATE. FIELD VERIFY.
ALL SQUARE-FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED DEMISING WALL TO THE FACE OF THE EXISTING INTERIOR FINISHES. DIMENSIONS ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE-FOOTAGE.

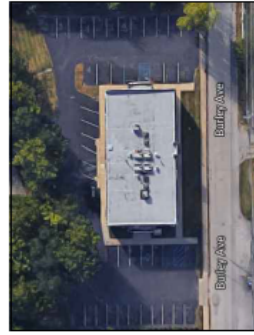
SPECIAL NOTES:

1. ELECTRIC PANEL LOCATION
2. HVAC & MECHANICAL LOCATIONS
3. SANITARY LOCATIONS
4. FURNACE LOCATIONS
5. WATER-HEATER LOCATIONS
6. WATER SHUT-OFF
7. ROOF HATCH ACCESS

SECOND FLOOR.....5,106 SQ. FT.

FIRST FLOOR.....5,267 SQ. FT.

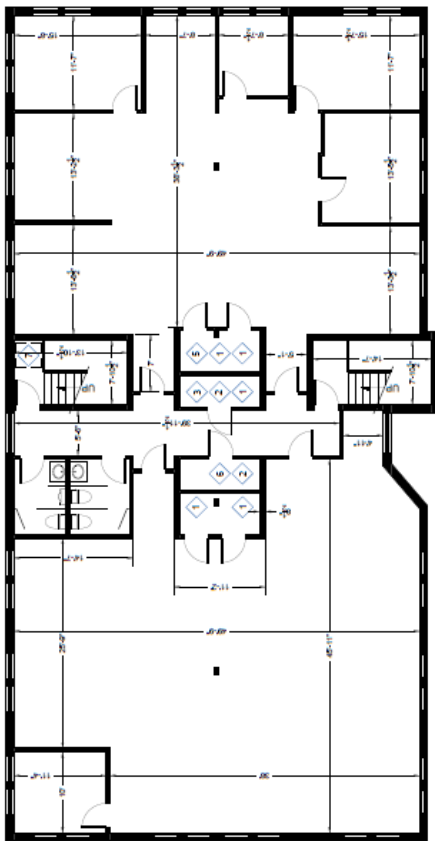
TOTAL BLDG. SQ. FT.10,373 SQ. FT.



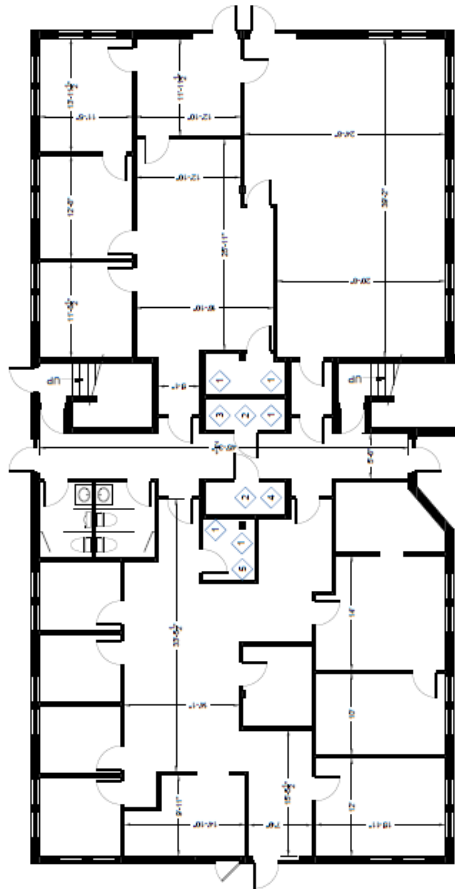
351 BURLEY AVE, LEXINGTON KY.
9-JULY-2007



SCALE 5' 10' 20'



SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"



FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"