

For Lease

# Office Building

6,031 SF | \$9.00 SF/yr

## Downtown Office Building

209 Saint Clair Street  
Frankfort, Kentucky 40601

### Property Highlights

- FREE RENT/LEASING INCENTIVES AVAILABLE!
- Leasing Opportunities in downtown Frankfort
- +/-32,260 SF five-story office building
- 4th Floor: +/-6,031 SF for lease
- 5th Floor: +/-6,031 SF for lease
- Located on Saint Clair Street across from the Franklin County Courthouse
- Available parking at no cost to tenant in adjacent parking garage
- Rental Rate: \$9.00 PSF Modified Gross

### OFFERING SUMMARY

|                      |                   |
|----------------------|-------------------|
| <b>Available SF</b>  | 6,031 SF          |
| <b>Lease Rate</b>    | \$9.00 SF/yr (MG) |
| <b>Building Size</b> | 32,260 SF         |

### DEMOGRAPHICS

| Stats          | Population | Avg. HH Income |
|----------------|------------|----------------|
| <b>1 Mile</b>  | 3,873      | \$59,465       |
| <b>3 Miles</b> | 20,022     | \$52,261       |
| <b>5 Miles</b> | 36,230     | \$54,212       |

For more information

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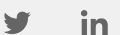
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Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500  
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859 224 2000 tel  
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## ST. CLAIR OFFICE BUILDING

209 ST. CLAIR STREET, FRANKFORT, KY.

**NAI Isaac**

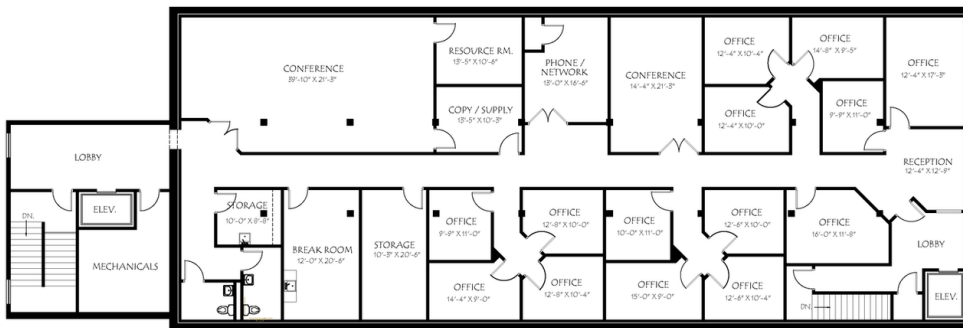
Commercial Real Estate Services, Worldwide

771 Corporate Drive, Suite 300

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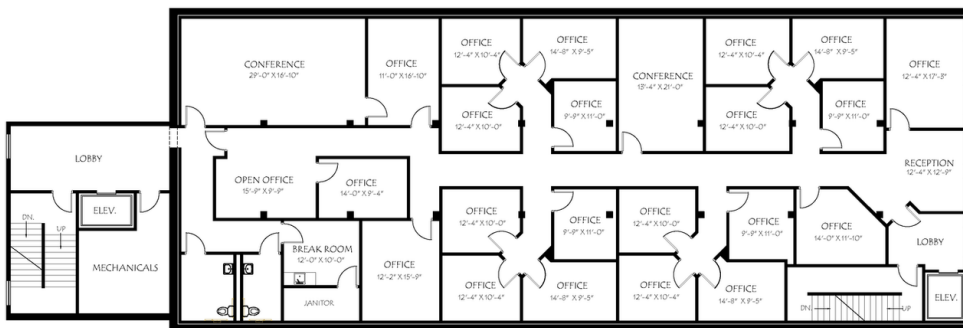
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859 / 224 - 2000



**5TH FLOOR AREA = 6,031 SF**

**EXISTING 5TH FLOOR PLAN**



**4TH FLOOR AREA = 6,031 SF**

**EXISTING 4TH FLOOR PLAN**

**STUDIO A**  
architecture  
www.studioaarch.com  
859.983.6760

2/7/2020

### AVAILABLE SPACES

| SPACE     | LEASE RATE   | SIZE (SF) |
|-----------|--------------|-----------|
| 4th Floor | \$9.00 SF/YR | 6,031 SF  |
| 5th Floor | \$9.00 SF/YR | 6,031 SF  |

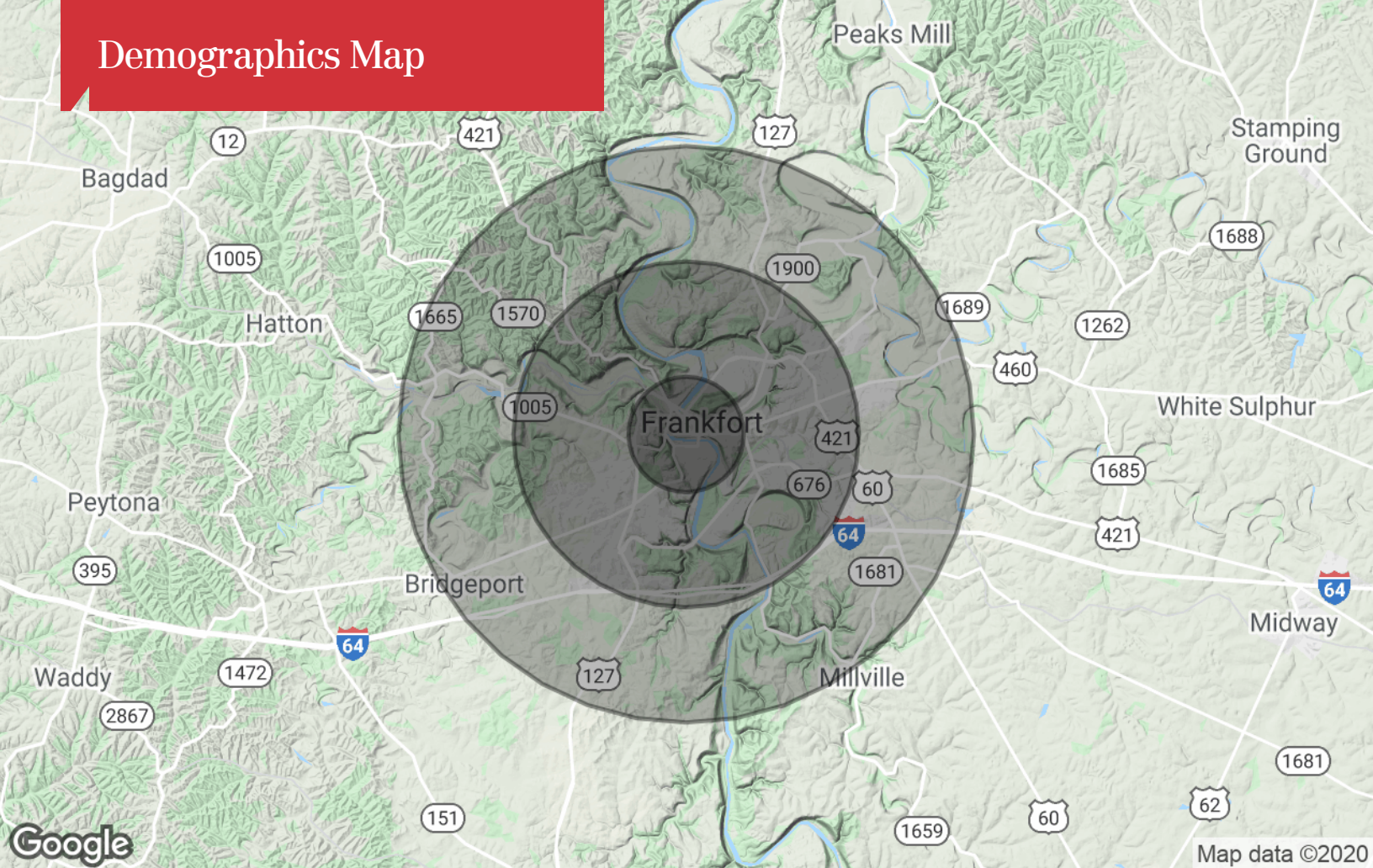


# Location Maps





# Demographics Map



## Population

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 3,873  | 20,022  | 36,230  |
| MEDIAN AGE          | 40.7   | 37.9    | 37.0    |
| MEDIAN AGE (MALE)   | 42.2   | 37.4    | 36.0    |
| MEDIAN AGE (FEMALE) | 39.7   | 38.1    | 37.7    |

## Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,971     | 9,197     | 15,530    |
| # OF PERSONS PER HH | 2.0       | 2.2       | 2.3       |
| AVERAGE HH INCOME   | \$59,465  | \$52,261  | \$54,212  |
| AVERAGE HOUSE VALUE | \$182,183 | \$149,208 | \$146,556 |

## Race

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % WHITE    | 91.3%  | 85.7%   | 84.6%   |
| % BLACK    | 6.8%   | 12.6%   | 13.4%   |
| % ASIAN    | 0.9%   | 1.0%    | 0.8%    |
| % HAWAIIAN | 0.0%   | 0.0%    | 0.0%    |
| % INDIAN   | 0.0%   | 0.1%    | 0.1%    |
| % OTHER    | 0.9%   | 0.6%    | 1.1%    |

## Ethnicity

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % HISPANIC | 0.2%   | 0.7%    | 1.6%    |

\* Demographic data derived from 2010 US Census