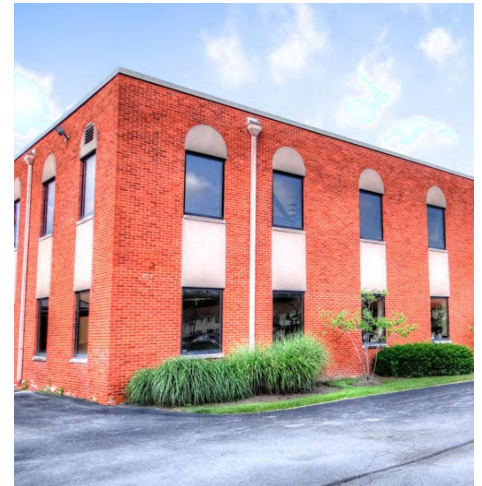


FOR Sale or LEASE

1409 N Forbes Rd, Lexington, KY 40511

\$2,295,000

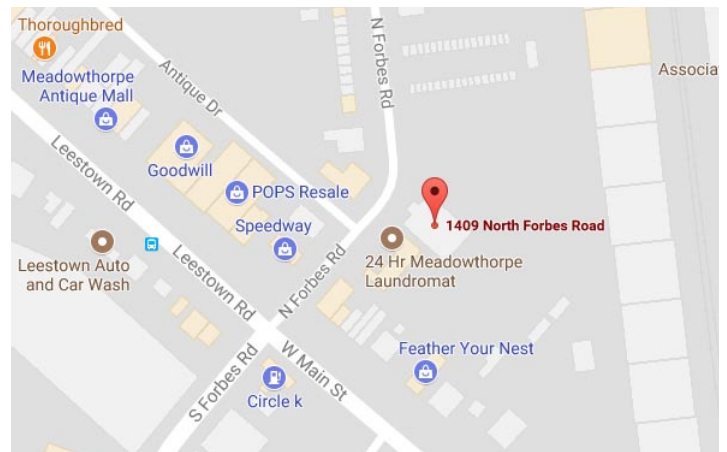
Space Available:	33,754 SF
For Sale:	\$2,295,000
For Lease:	\$12.00 /SF/Yr
Lease Type:	Modified Gross (Tenant responsible for utilities & interior janitorial)
Building Size:	33,754 SF
Ceiling Height:	10 FT
Property Type:	Office
Zoning:	B-1



HIGHLIGHTS:

- Building naming rights available for full floor user
- Large floorplate of 16,800 SF per floor - lease all or either floor based upon your need
- Easy access to downtown, New Circle Road, University of Kentucky, Frankfort and interstates
- Ample on site parking - 194 parking spaces, 5.8 spaces per 1,000 SF
- Super competitive lease rates
- Refurbishment available for credit tenants
- Available immediately
- Zoning is B-1, a portion of the parking is overlapped with R-4
- Lab space currently exists in the building
- Building has freight elevator, potential to add passenger elevator
- The entire building is finished, formerly used as engineering space

Located just off Leestown Road/West Main Street.
Near Central Business District and New Circle Road.



JAMES M. SCHRADER

859-288-5008

jschrader@schradercommercial.com

444 E Main Street, Suite 110
PO Box 21793 Lexington, KY 40522

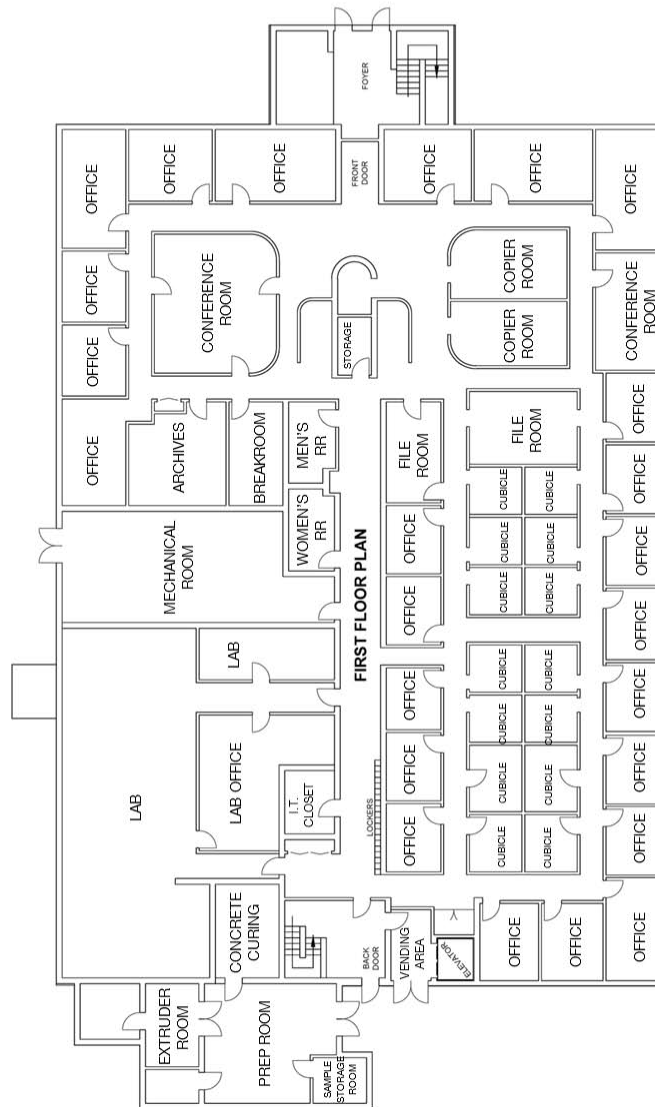
SCHRADER
COMMERCIAL PROPERTIES, LLC

859-288-5008 / schradercommercial.com

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First Floor - Floor Plan

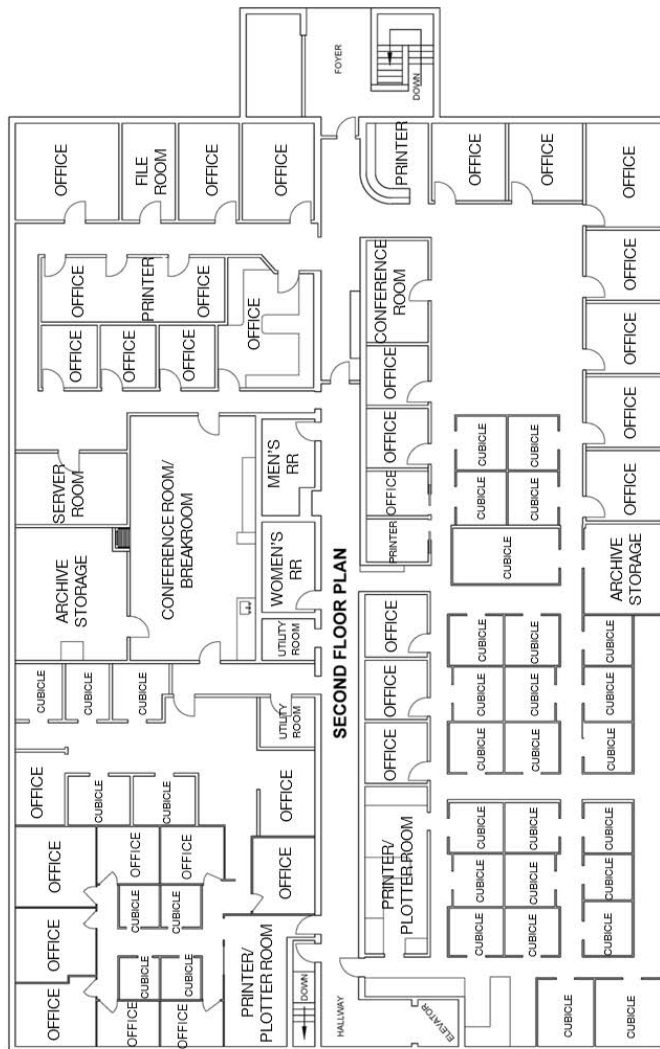
Rooms	Totals per floor
Regular Office	15
Large Office	9
Cubicle	14
Copier/File	4
Regular Conference Room	1
Large Conference Room	1
Breakroom	1
Storage/Utility /Mechanical Room	5
Restroom	2
Lab	6



NOTE: ALL DIMENSIONS OF DRAWING OBJECTS ARE APPROXIMATE.

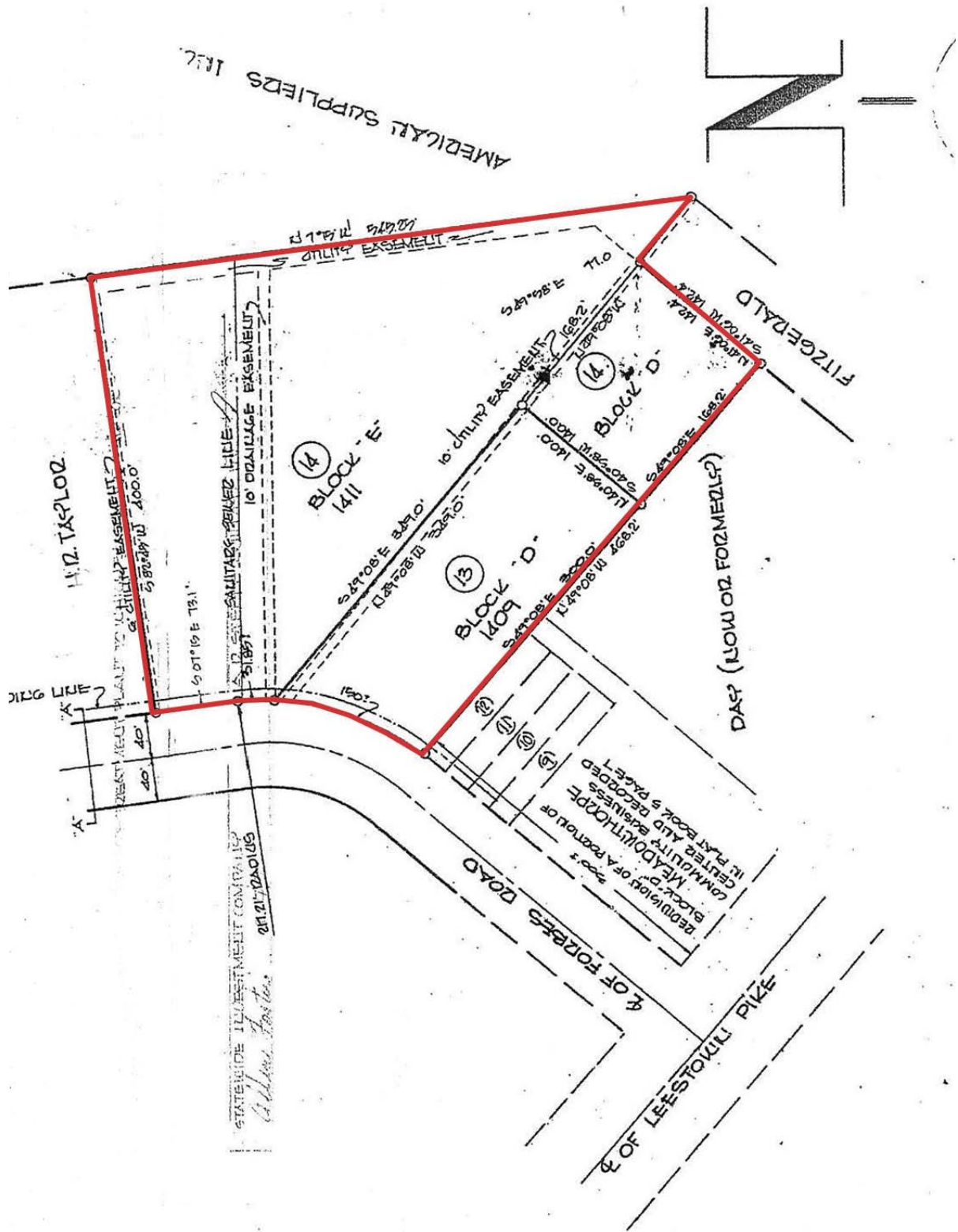
Second Floor - Floor Plan

Rooms	Totals per floor
Regular Office	18
Large Office	16
Cubicle	34
Copier/File	6
Regular Conference Room	1
Large Conference Room	1
Breakroom	1
Storage/Utility/Mechanical Room	5
Restroom	2

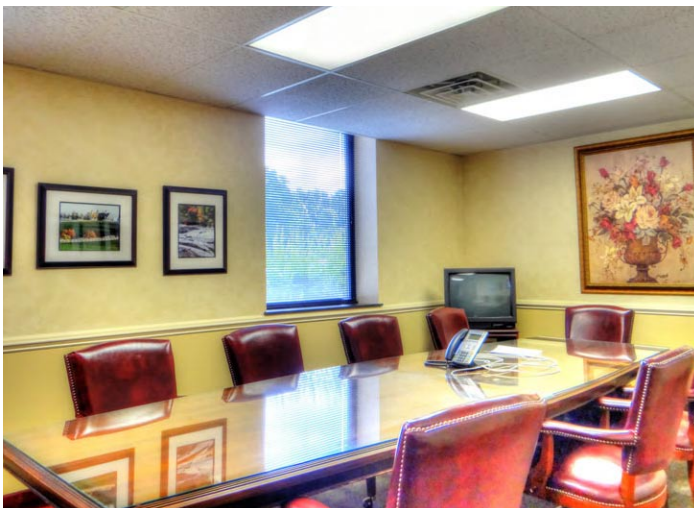
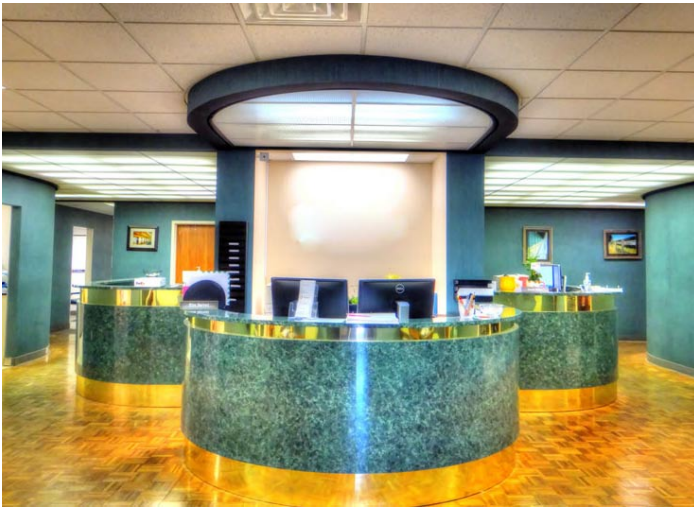


NOTE: ALL DIMENSIONS ARE NOMINAL AND SHOULD BE APPROXIMATE

Plat



Property Photos



Property Photos



Property Photos

