

Office For Lease

# Capital Complex East



**NAI** Isaac

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## Executive Summary



### Property Details

**Available SF**

**Lease Rate**

**Building Size**

NEGOTIABLE

74,183 SF

### Location Map



### Demographics

Total Households:

Total Population:

Average HH Income:

Median HH Income:

1 Mile

1,284

3,016

\$80,803

\$66,419

5 Miles

15,865

37,219

\$68,235

\$52,770

10 Miles

28,220

68,905

\$72,584

\$55,906



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## Complete Highlights

### PROPERTY HIGHLIGHTS

- FREE RENT/LEASING INCENTIVES AVAILABLE!
- +/-74,183 SF three-story office building
- Up to 12,861 SF for lease
- Immediate occupancy
- Located in the Capital Complex Office Park on the east side of Frankfort
- Less than a mile from the intersection of I-64 and US Highway 60
- Frankfort is located in the legendary Bluegrass Region in Central Kentucky and enjoys a broad diversity of resources supporting successful economic development efforts, which include sustainable existing business growth and expansion, new business attraction, creation of new businesses, and tourism
- Rental Rate: \$9.00 PSF Modified Gross



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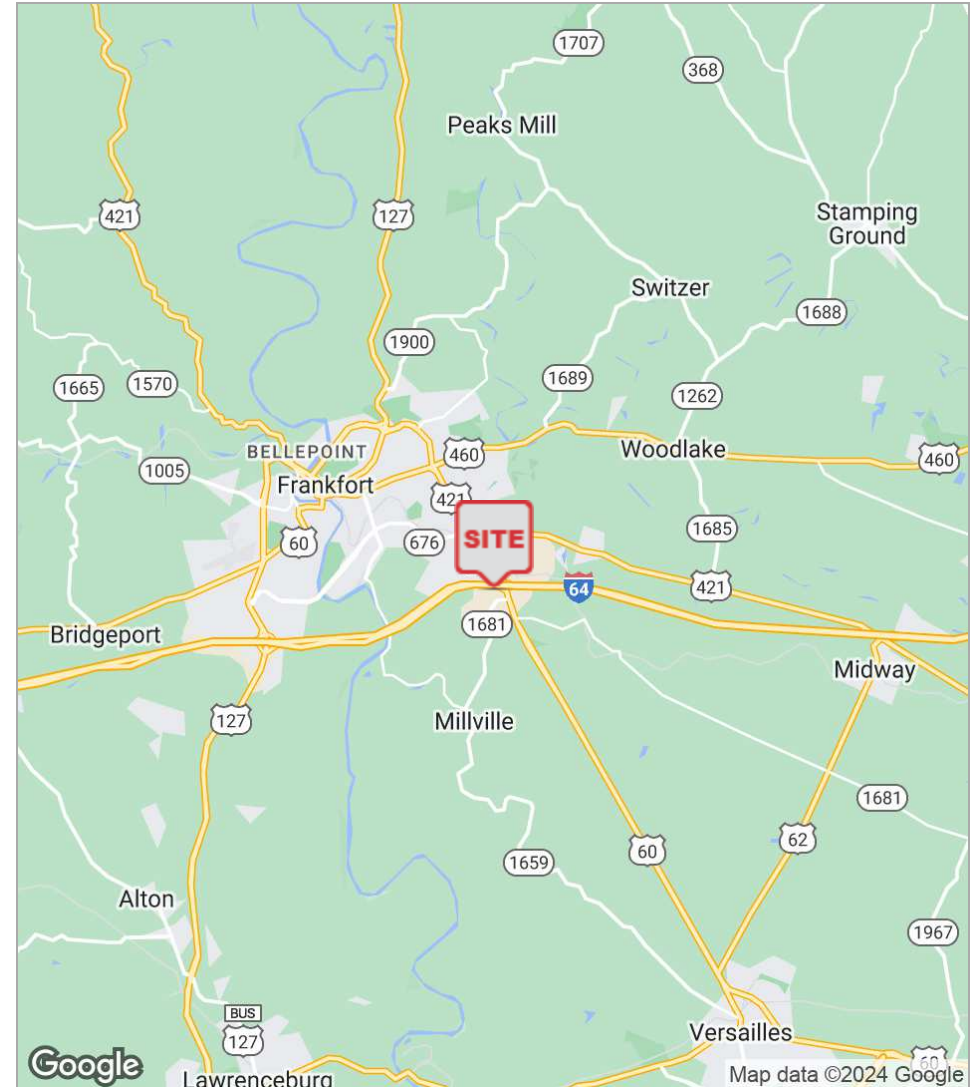
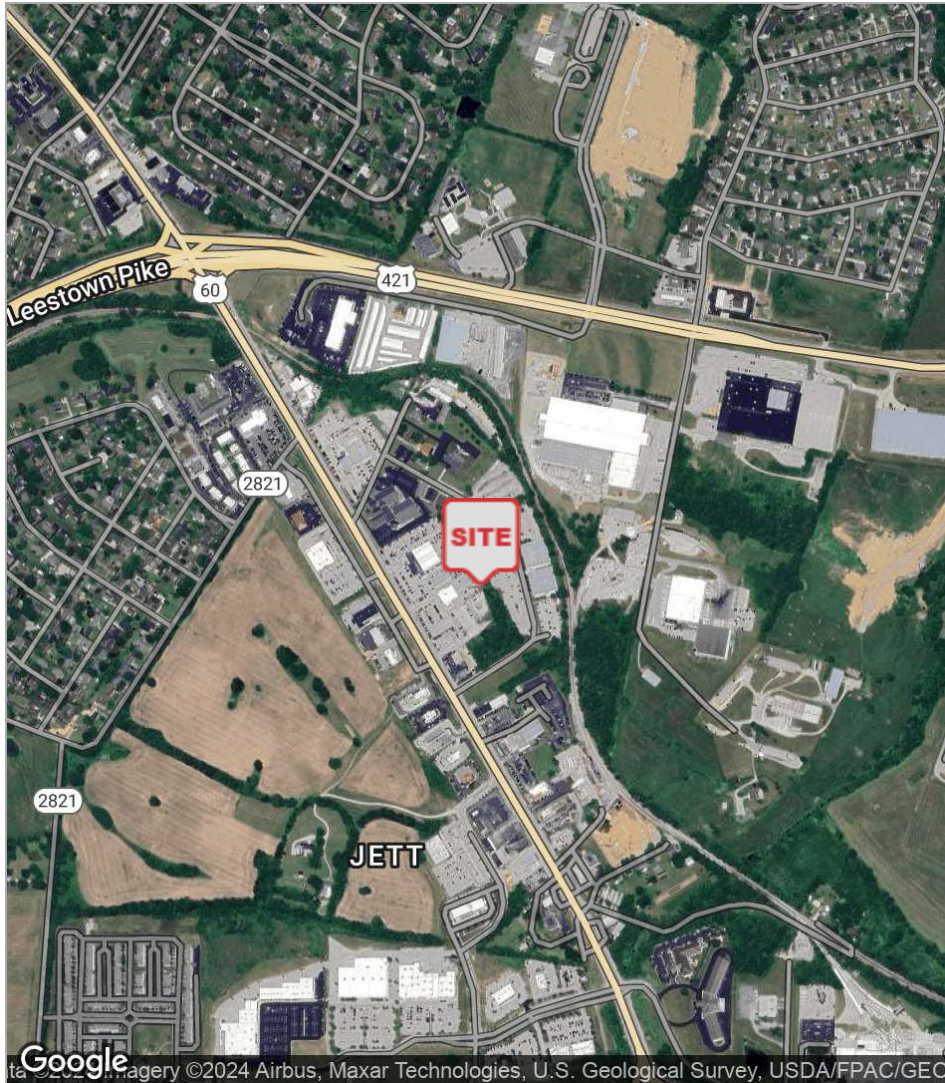
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## Location Maps



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## Retail Map



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## Retailer Map



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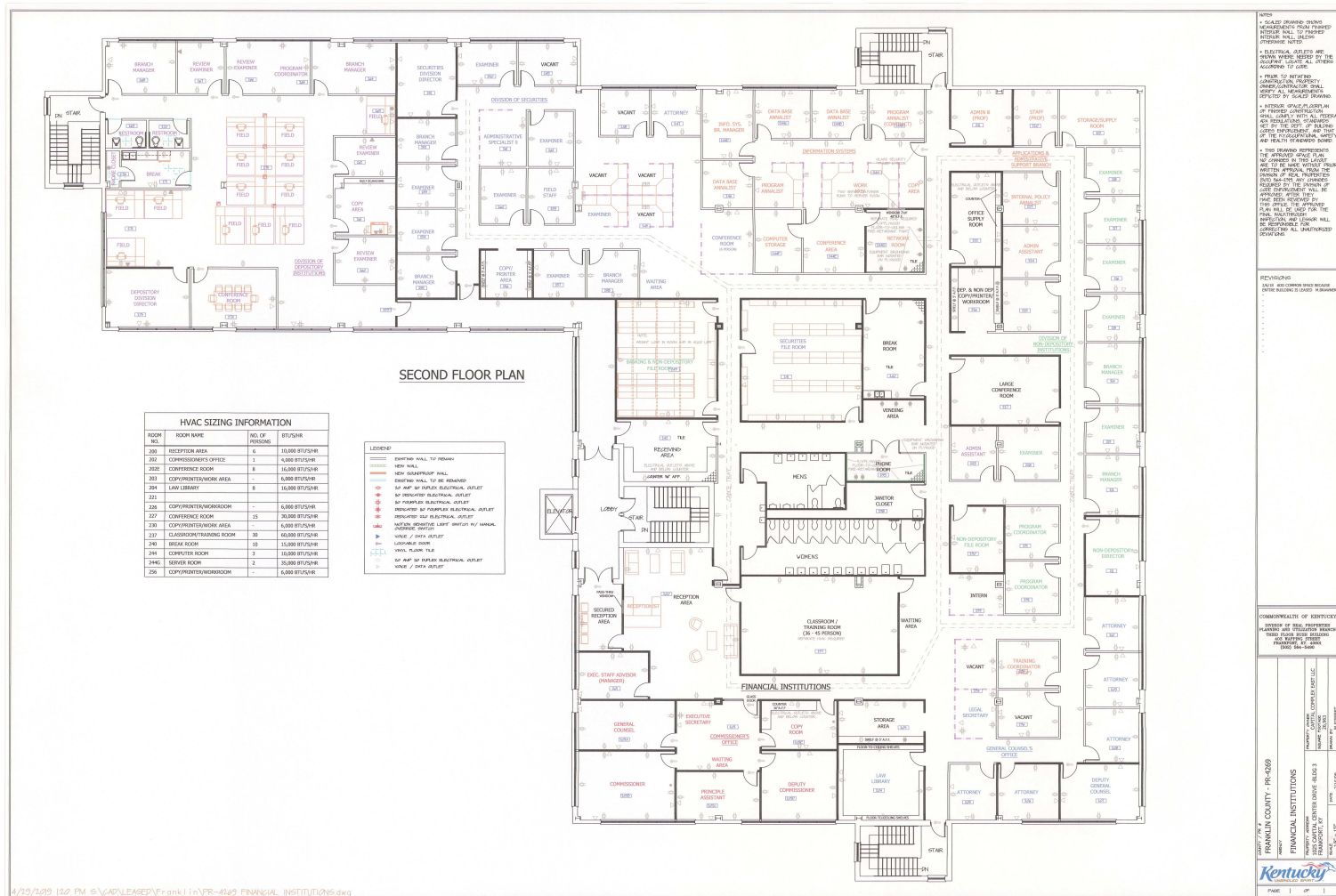
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# Floor Plans



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## Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,016	37,219	68,905
MEDIAN AGE	41.3	37.4	38.2
MEDIAN AGE (MALE)	39.0	36.4	37.3
MEDIAN AGE (FEMALE)	44.3	38.2	39.3

Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,284	15,865	28,220
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$80,803	\$68,235	\$72,584
AVERAGE HOUSE VALUE	\$177,652	\$145,173	\$159,661

Race	1 Mile	5 Miles	10 Miles
% WHITE	45.4%	75.6%	86.9%
% BLACK	2.4%	13.9%	10.3%
% ASIAN	1.4%	1.8%	1.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.7%	2.3%	2.0%

Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	1.1%	3.6%	3.3%

