



For Lease

Office Building

1,710 - 2,168 SF | \$14.75 - 17.00 SF/yr

Griffin Gate Plaza

1510 Newtown Pike
Lexington, Kentucky 40511

Property Highlights

- LEASING OPPORTUNITIES AVAILABLE!
- Suite 116: +/-1,710 SF for lease
- Suite 126: +/-2,168 SF for lease
- Suite 201: +/-2,063 SF for lease; second generation dental office
- Located adjacent to the Marriott's Griffin Gate Resort and across Newtown Pike from the University of Kentucky Coldstream Research Campus
- Easy access to the Central Business District, Blue Grass Airport, I-75/64 and Toyota Plant
- Griffin Gate Plaza allows its tenants the opportunity to service a large daytime business population, an upscale residential community and the benefits derived from convenient access to Interstates 75/64
- First floor suites offer private exterior entrances, flexible, efficient floor plans and 24 hour access to each suite and full length canopies provide a distinctive exterior elevation as well as an excellent location for tenant signage and logos
- Traffic count of +/-44,352 ('19) VPD in front of the site
- Rental Rate: \$14.75-\$17.00 PSF modified gross (includes utilities; Tenant pays own interior janitorial)
- Outparcel also available - Call Broker

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 116	\$17.00	1,710
Suite 126	\$17.00	2,168
Suite 201	\$14.75	2,063

For more information

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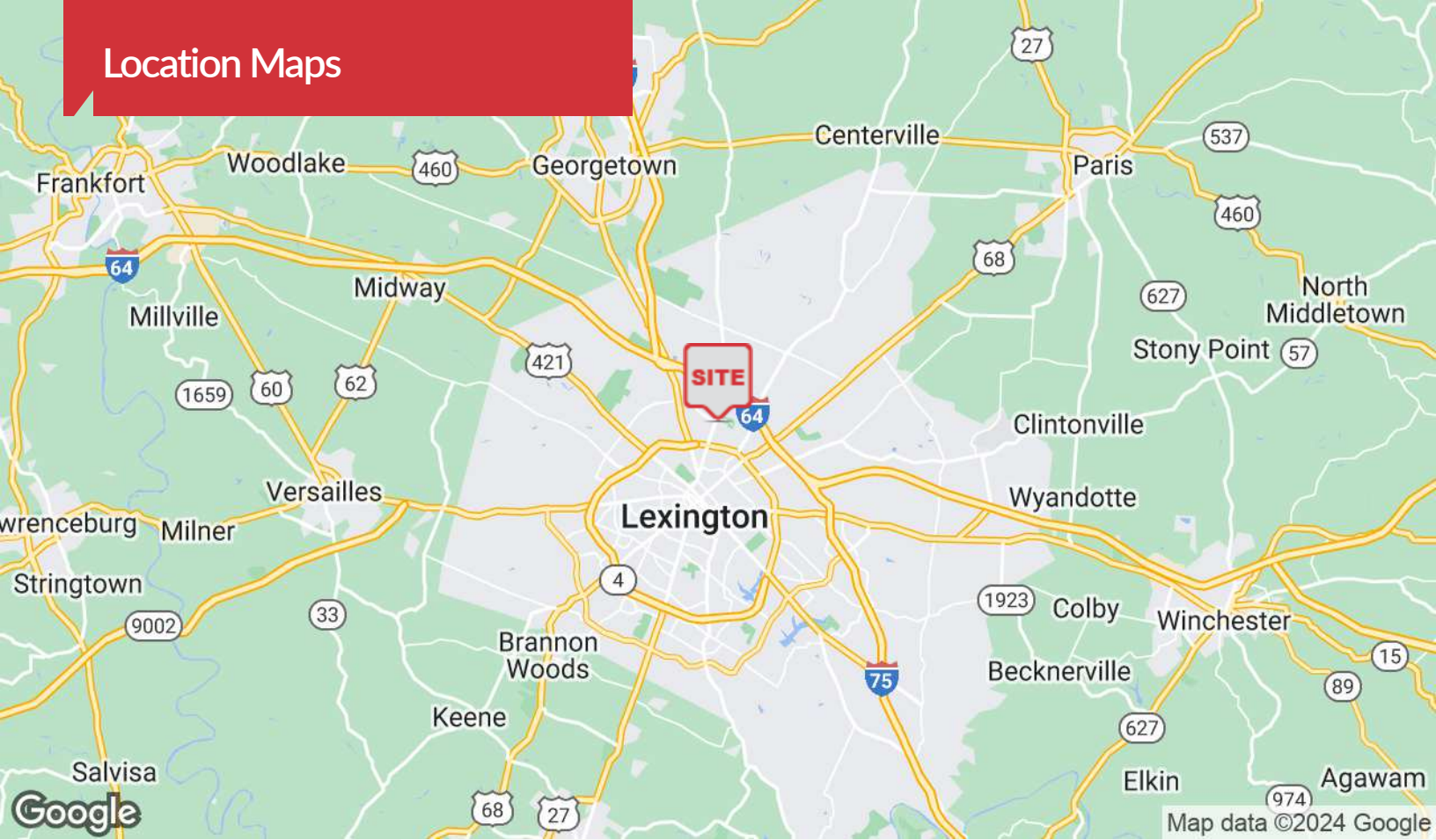
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Commercial Real Estate Services, Worldwide.

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Location Maps



Additional Photos

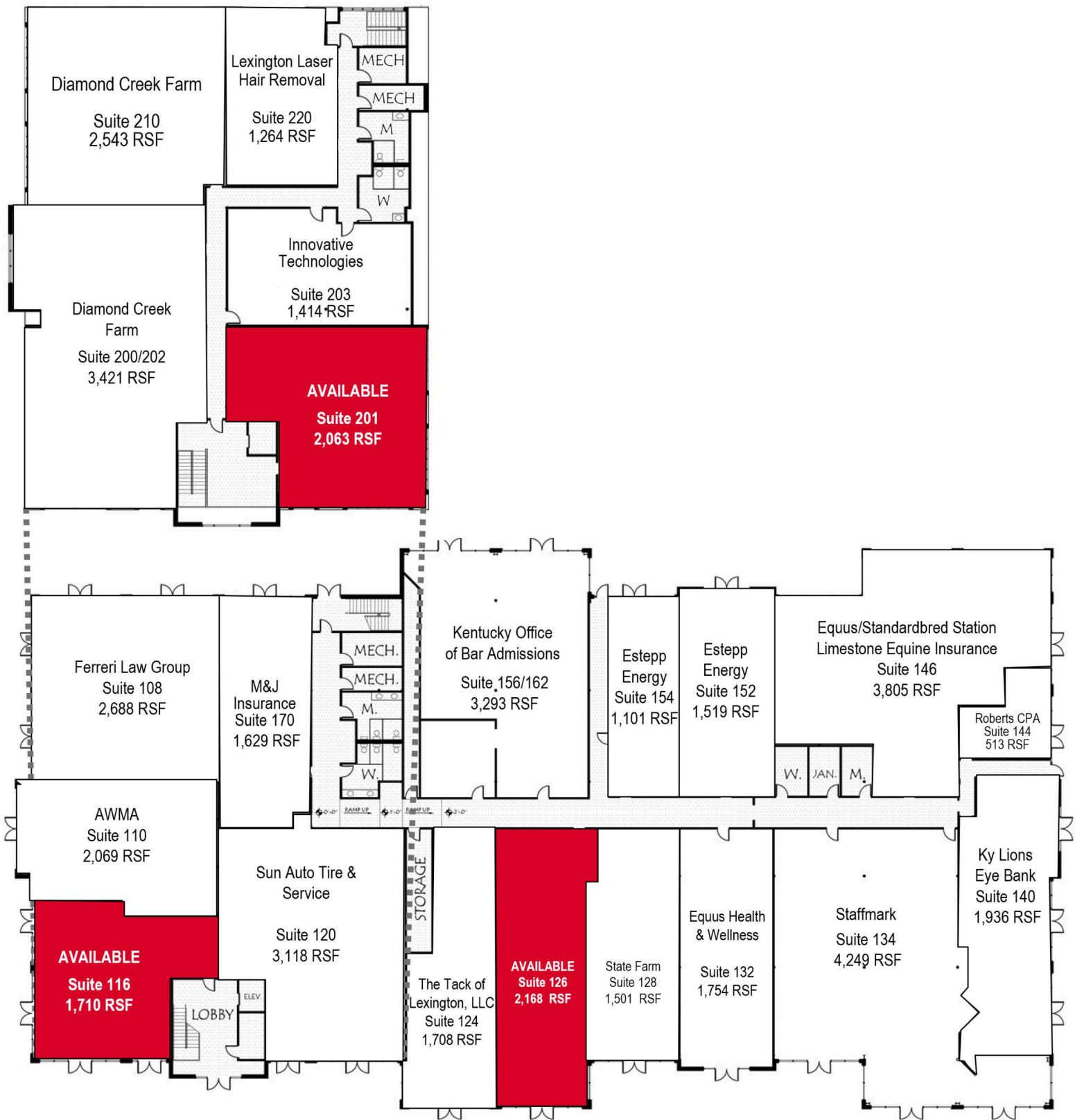


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Floor Plan

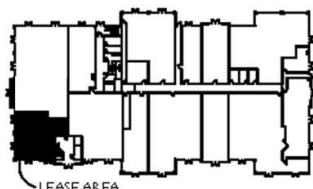


1st Floor Plan

1st FLOOR



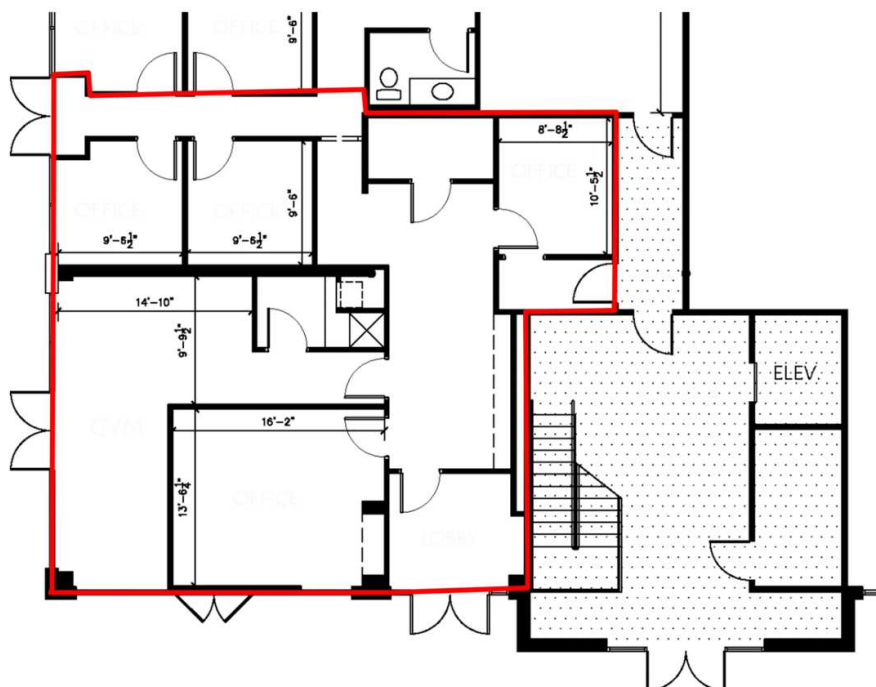
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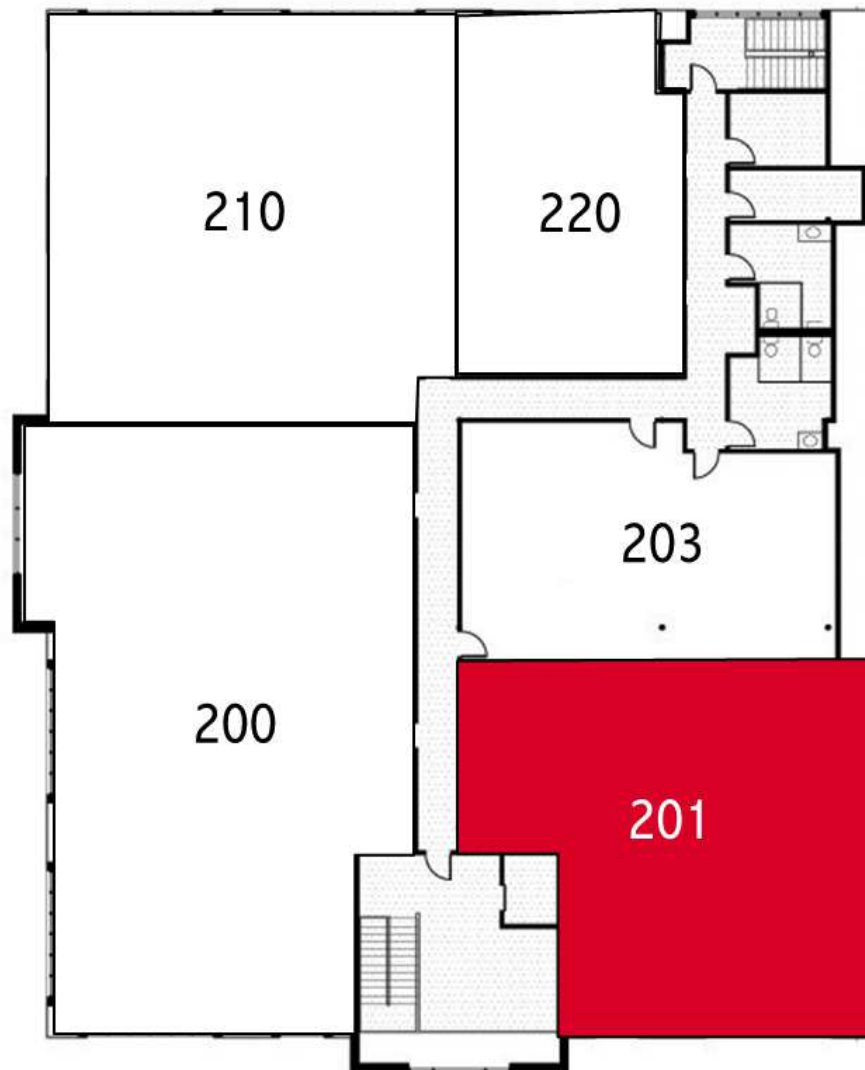
KEY PLAN

NOTE:

- LEASE AREA CALCULATION IS BASED ON BOMA MEASUREMENT STANDARDS.
- FLOOR TO UNDERSIDE OF STRUCTURE IS ABOVE IS 14'-0" +/-, FIELD VERIFY.
- ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED. VERIFY ALL CONDITIONS & MATERIALS NOT RECORDED.



2nd FLOOR



 Available

Suite 201 - 2,063 SF

NOTE: _____

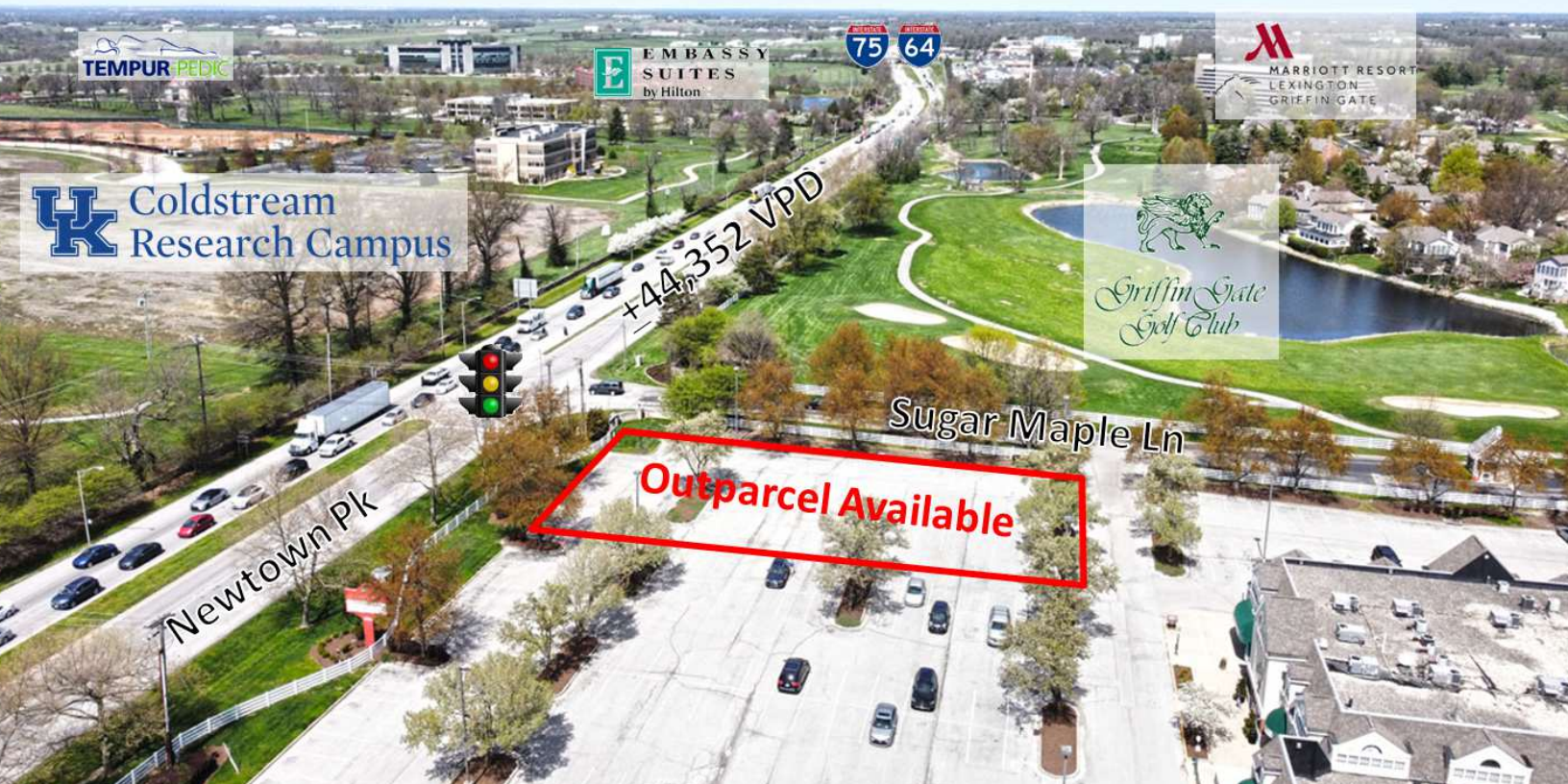
-LEASE AREA CALCULATION IS BASED ON BOMA MEASUREMENT STANDARDS.

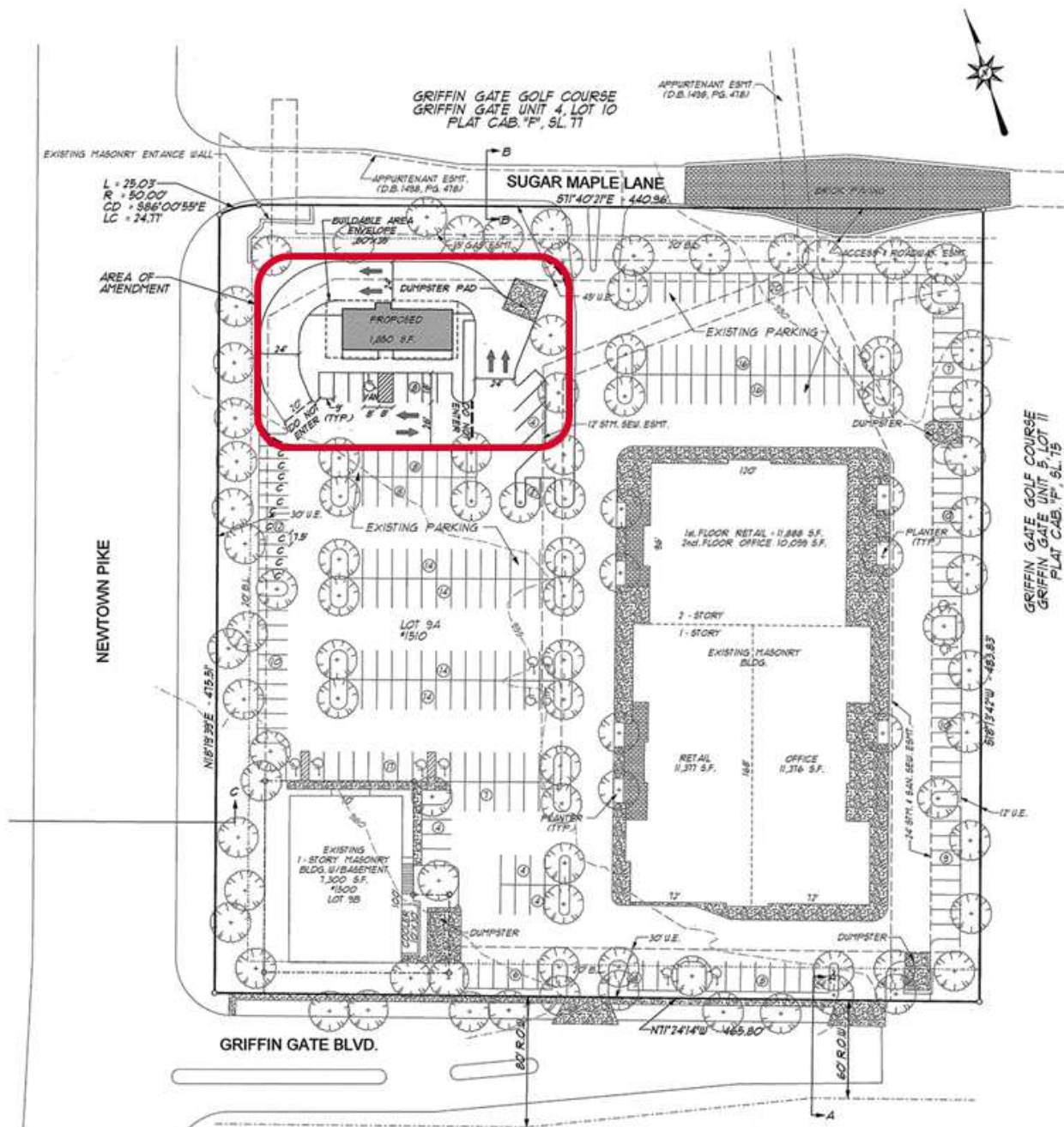
-FLOOR TO UNDERSIDE OF STRUCTURE IS ABOVE 15' 14'-0" +/- . FIELD VERIFY.

-ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED.
VERIFY ALL CONDITIONS & MATERIALS NOT RECORDED.



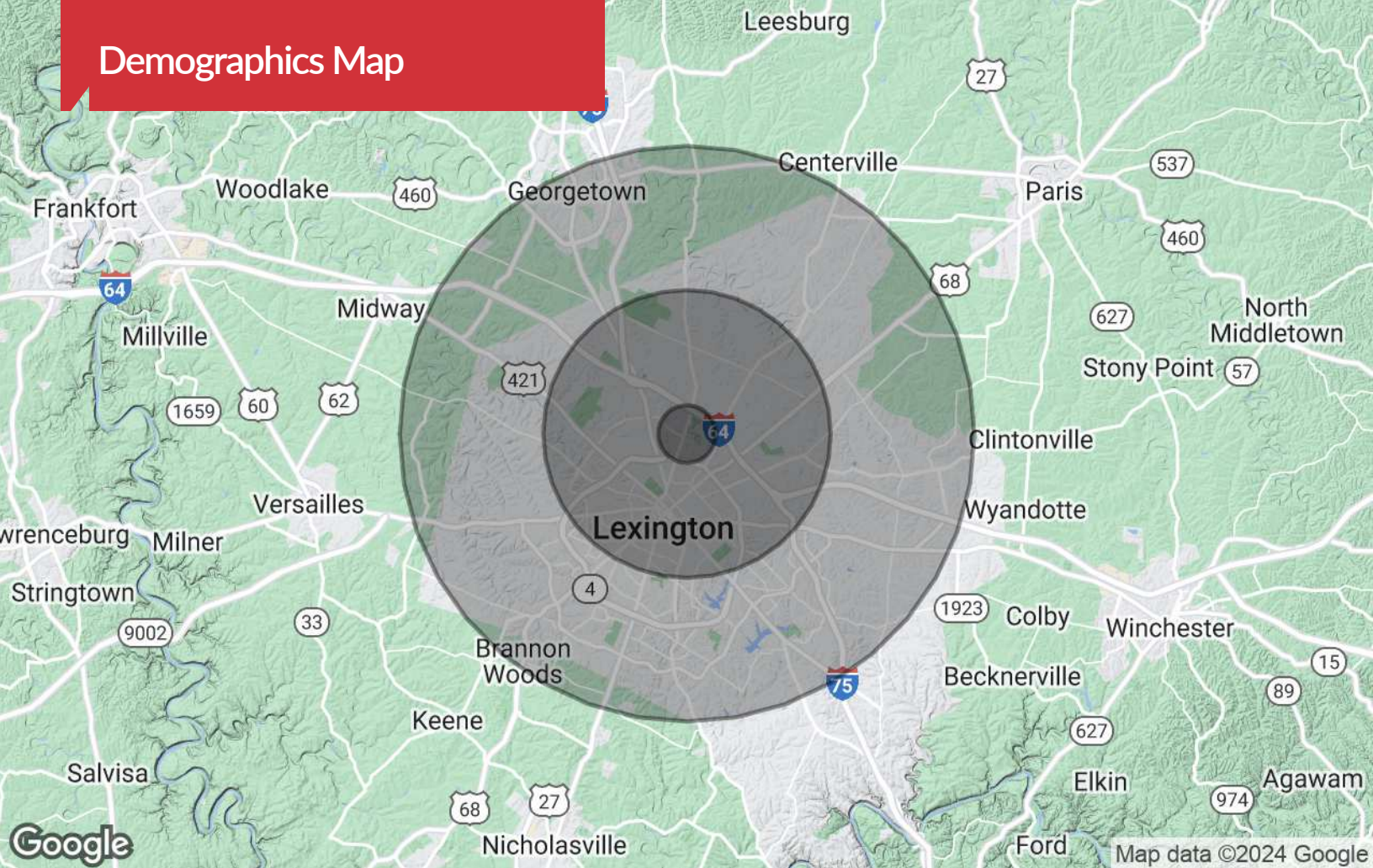
Outparcel Available





**Not drawn to scale*

Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	7,066	136,443	352,973
MEDIAN AGE	31.8	33.4	34.6
MEDIAN AGE (MALE)	29.9	32.7	33.6
MEDIAN AGE (FEMALE)	34.1	34.2	35.8

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,633	55,129	146,450
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$55,530	\$64,778	\$82,647
AVERAGE HOUSE VALUE	\$129,352	\$194,901	\$221,069

Race

	1 Mile	5 Miles	10 Miles
% WHITE	33.1%	70.2%	79.5%
% BLACK	50.8%	22.2%	14.2%
% ASIAN	0.8%	2.4%	3.2%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	15.3%	5.0%	2.8%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	24.6%	9.2%	6.6%

* Demographic data derived from 2021 STDB