

For Lease

Office-UK Campus Proximity

1,500-5,721 SF | \$13.00-\$15.00 SF/yr



Office Space Near UK Campus

1080 Export Street
Lexington, Kentucky 40504

Property Highlights

- +/-21,384 SF three-story office building
- +/-1,500 - 5,700 SF for lease
- Suite 202: Up to +/-3,681 SF for lease
- Suite 300: Up to +/-5,721 SF for lease
- 99 parking spaces on a functional, rectangular site
- Walking distance to the heart of University of Kentucky's campus
- University of Kentucky has over 30,720 students and over 12,500 employees
- Area retailers include Starbucks, Wendy's, Zaxby's, Dunkin Donuts, First Watch, Buffalo Wild Wings and more
- Rental Rate: \$13.00 - \$15.00 PSF Full service

OFFERING SUMMARY

Available SF	1,500 - 5,721 SF
Lease Rate	\$13.00-\$15.00 SF/yr (full service)
Building Size	21,384 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	20,626	\$41,451
3 Miles	114,861	\$70,641
5 Miles	258,011	\$75,195

For more information

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Commercial Real Estate Services, Worldwide.

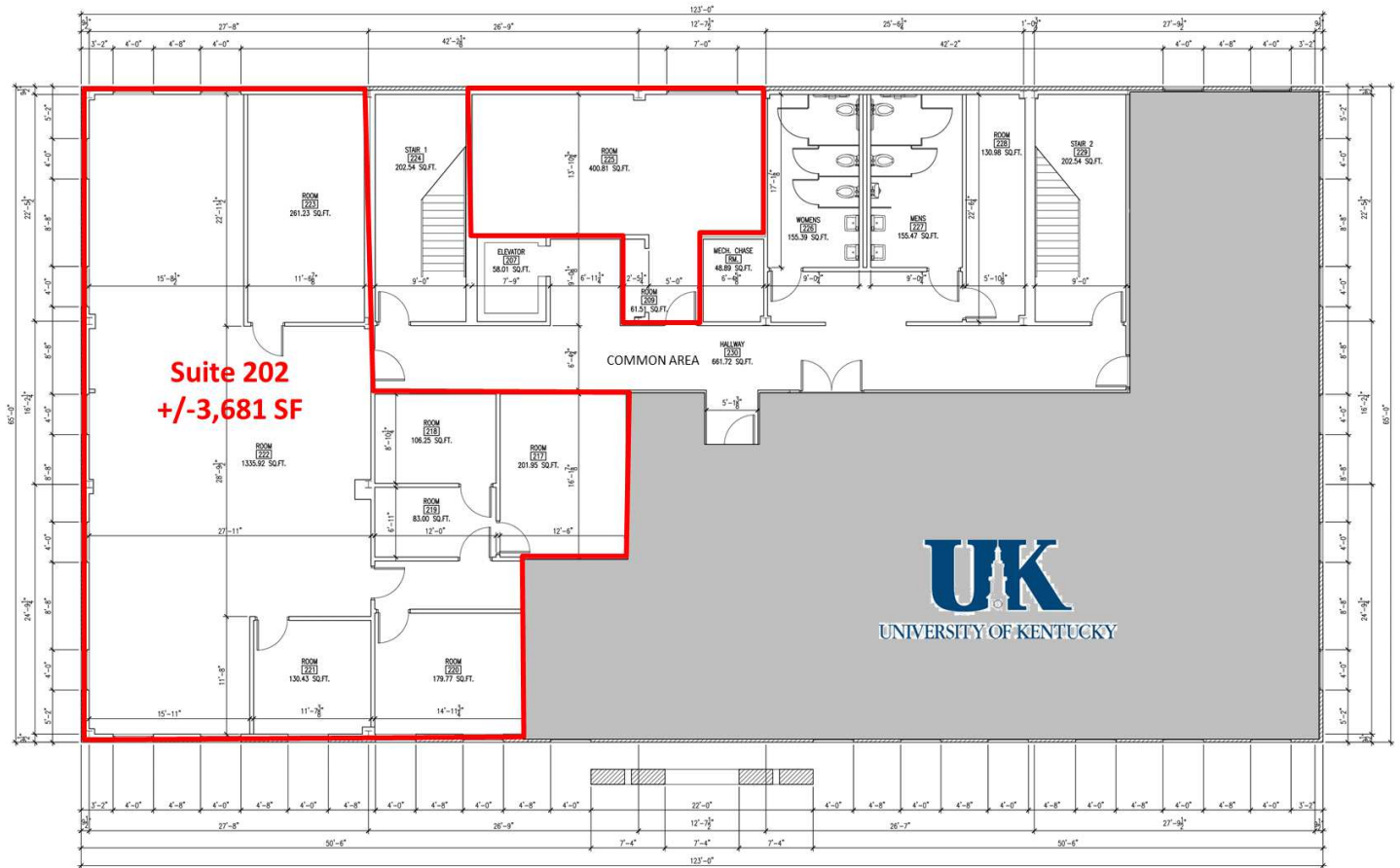
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Additional Photos



2nd Floor Plan

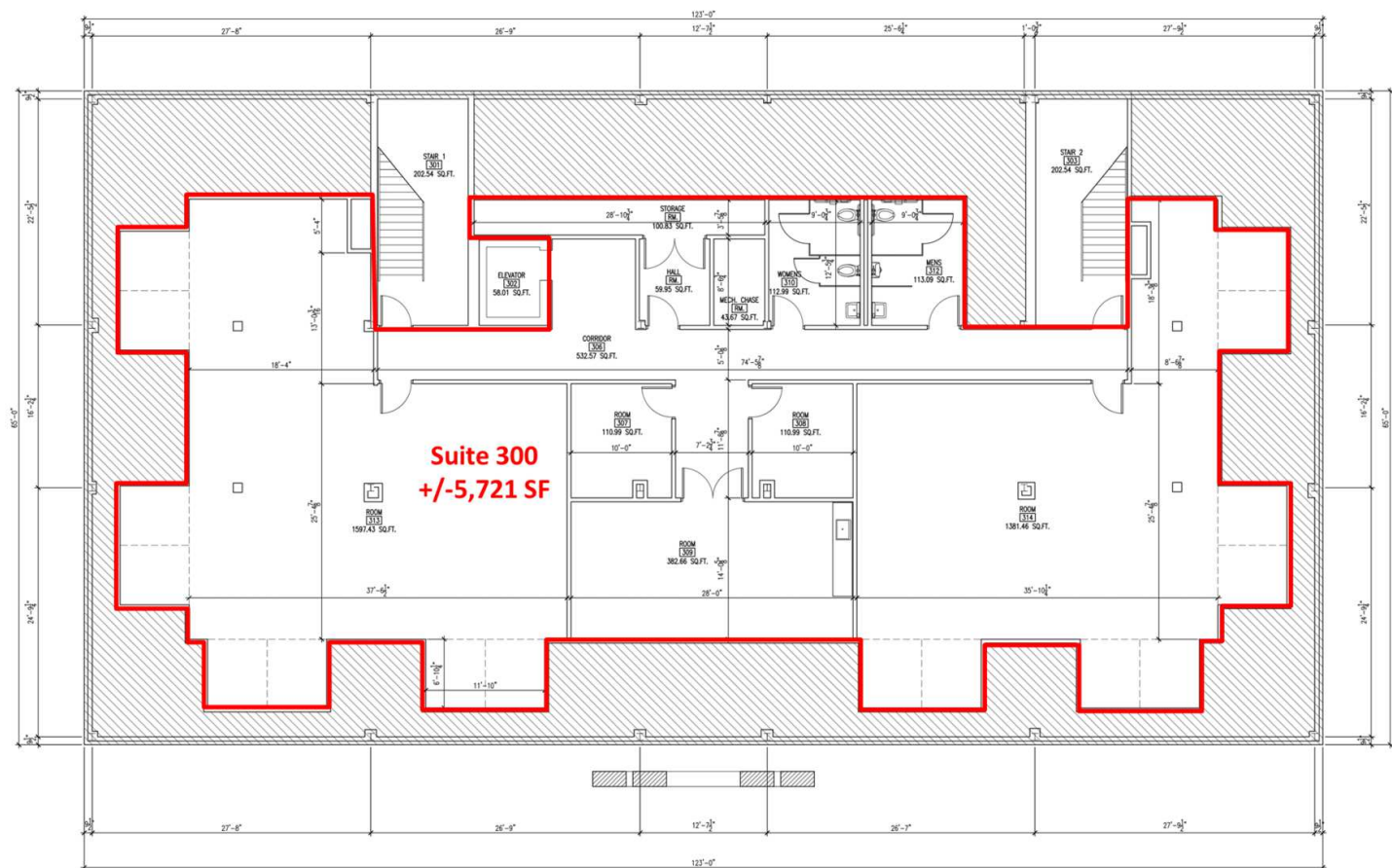


SECOND FLOOR	
GROSS SQ. FT.	7995.00
USABLE SQ. FT.	7272.54

Second Floor Plan

3/16"=1'-0"

3rd Floor Plan

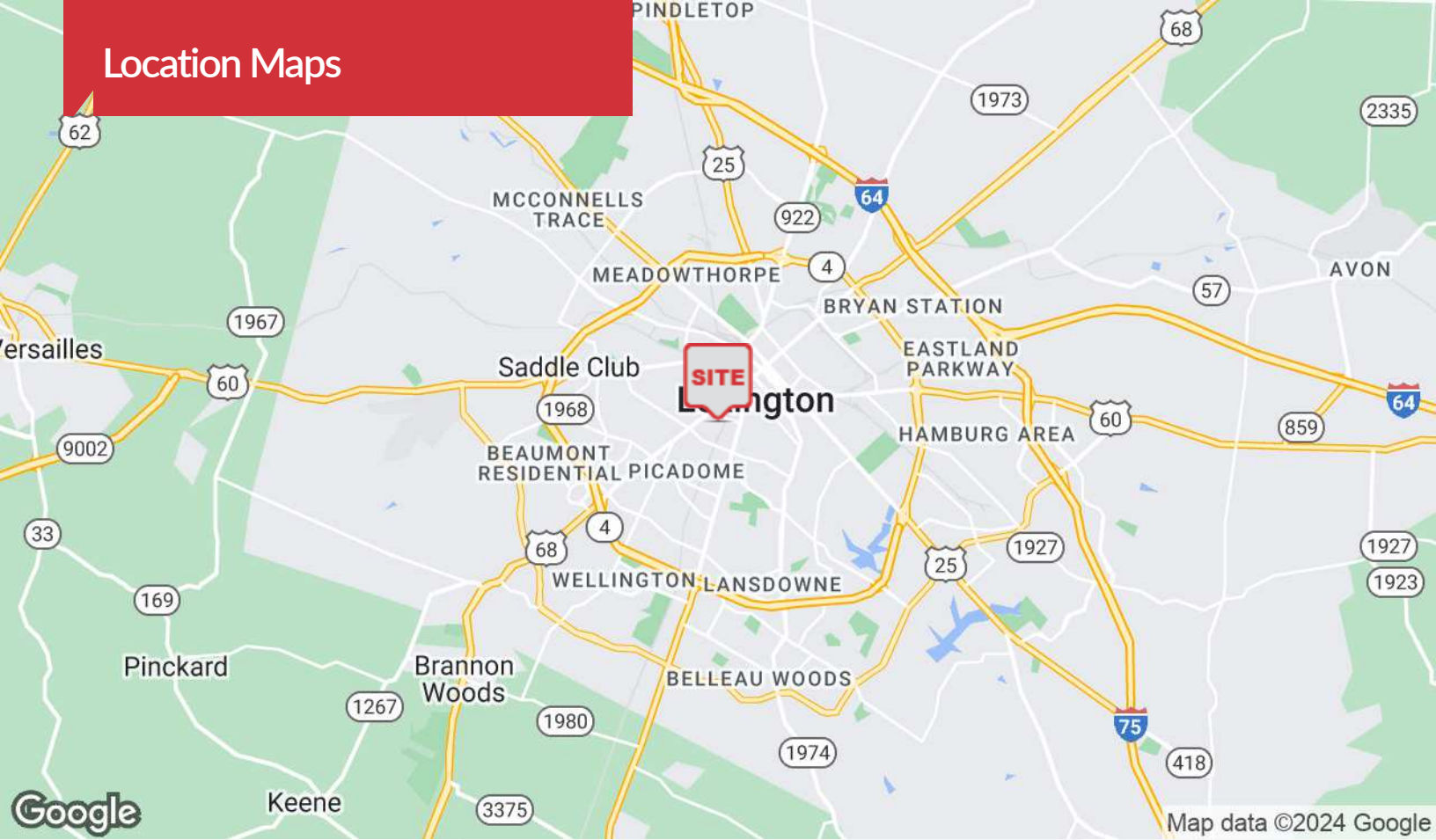


THIRD FLOOR
GROSS SQ. FT. 5393.54
USABLE SQ. FT. 5009.72

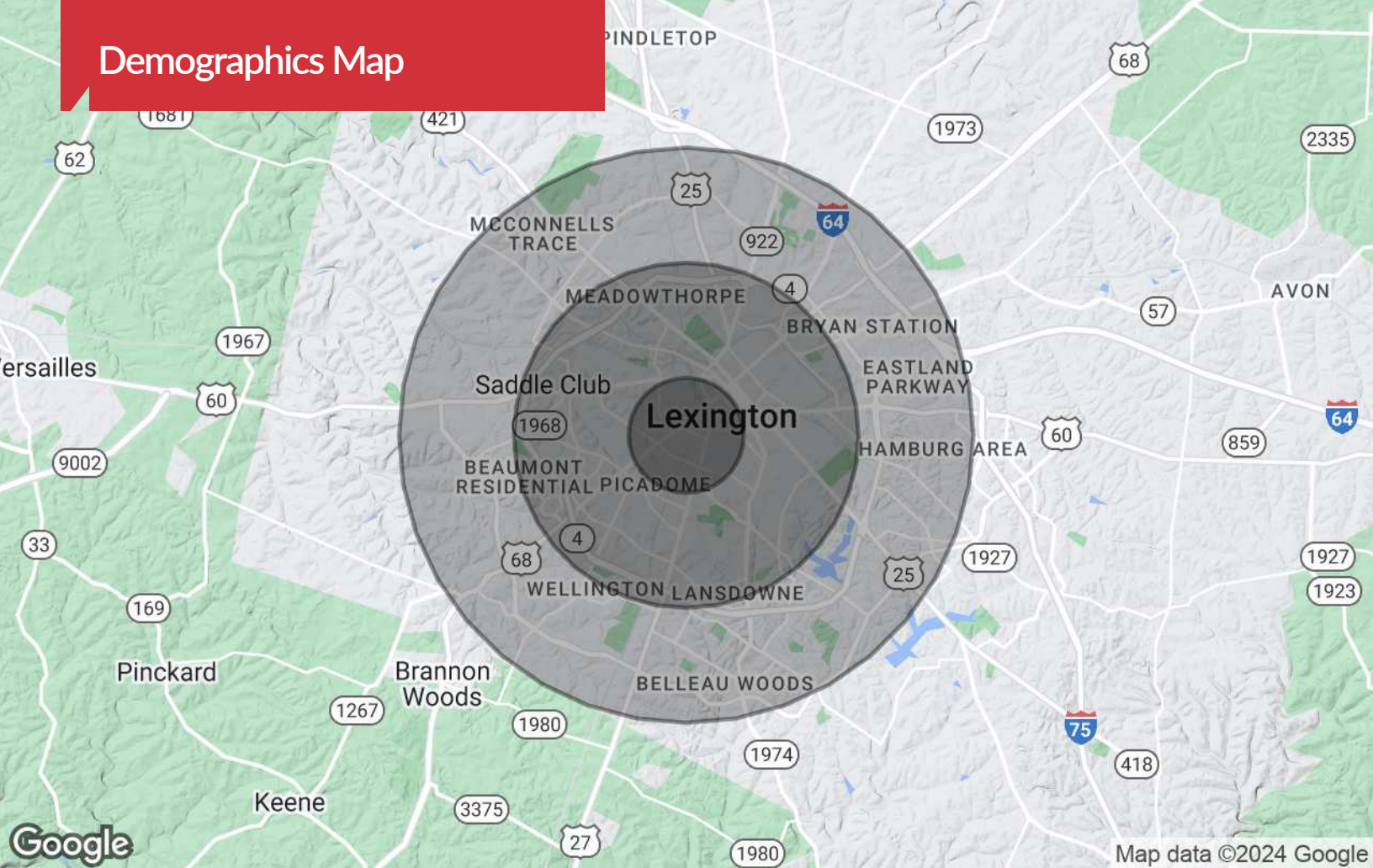
Third Floor Plan

3/18"=1'-0"

Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	20,626	114,861	258,011
MEDIAN AGE	24.3	30.5	34.4
MEDIAN AGE (MALE)	24.2	29.5	33.3
MEDIAN AGE (FEMALE)	24.6	31.6	35.6

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,842	47,746	108,278
# OF PERSONS PER HH	2.8	2.4	2.3
AVERAGE HH INCOME	\$41,451	\$70,641	\$75,195
AVERAGE HOUSE VALUE	\$255,752	\$239,863	\$237,228

* Demographic data derived from 2020 ACS - US Census