

For Lease

Office Building

1,608 - 4,953 SF



Tates Creek Office Centre

4071 Tate's Creek Centre
Lexington, Kentucky 40517

Property Highlights

- +/-32,000 SF three-story recently renovated office building
- Located adjacent to popular Tate's Creek Centre; anchored by Kroger
- Convenient access to restaurants, banks and shopping
- Location provides quick access to Man O' War Boulevard, New Circle Road and Nicholasville Road
- New Starbucks located across the street
- Locally owned and professionally managed by The Rouse Companies
- Ideal for medical and non-medical users
- Full service rental rates - includes utilities and interior janitorial

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	8,919	37,826	79,535
Total Population	19,652	86,129	183,891
Average HH Income	\$62,431	\$71,834	\$71,236

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 210	\$2,500 per month	1,608
Suite 300	\$18.75 SF/yr	4,953

For more information

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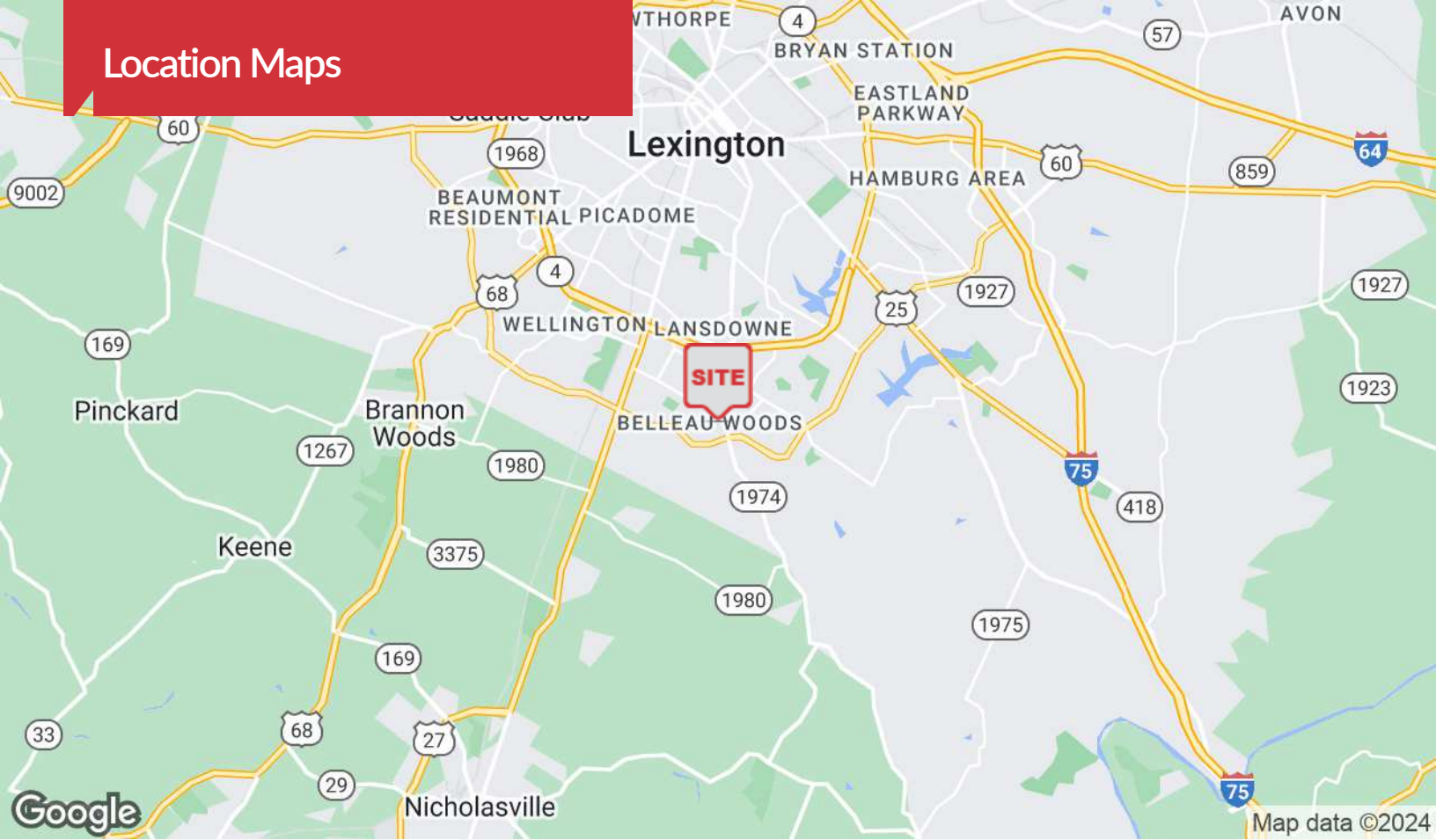


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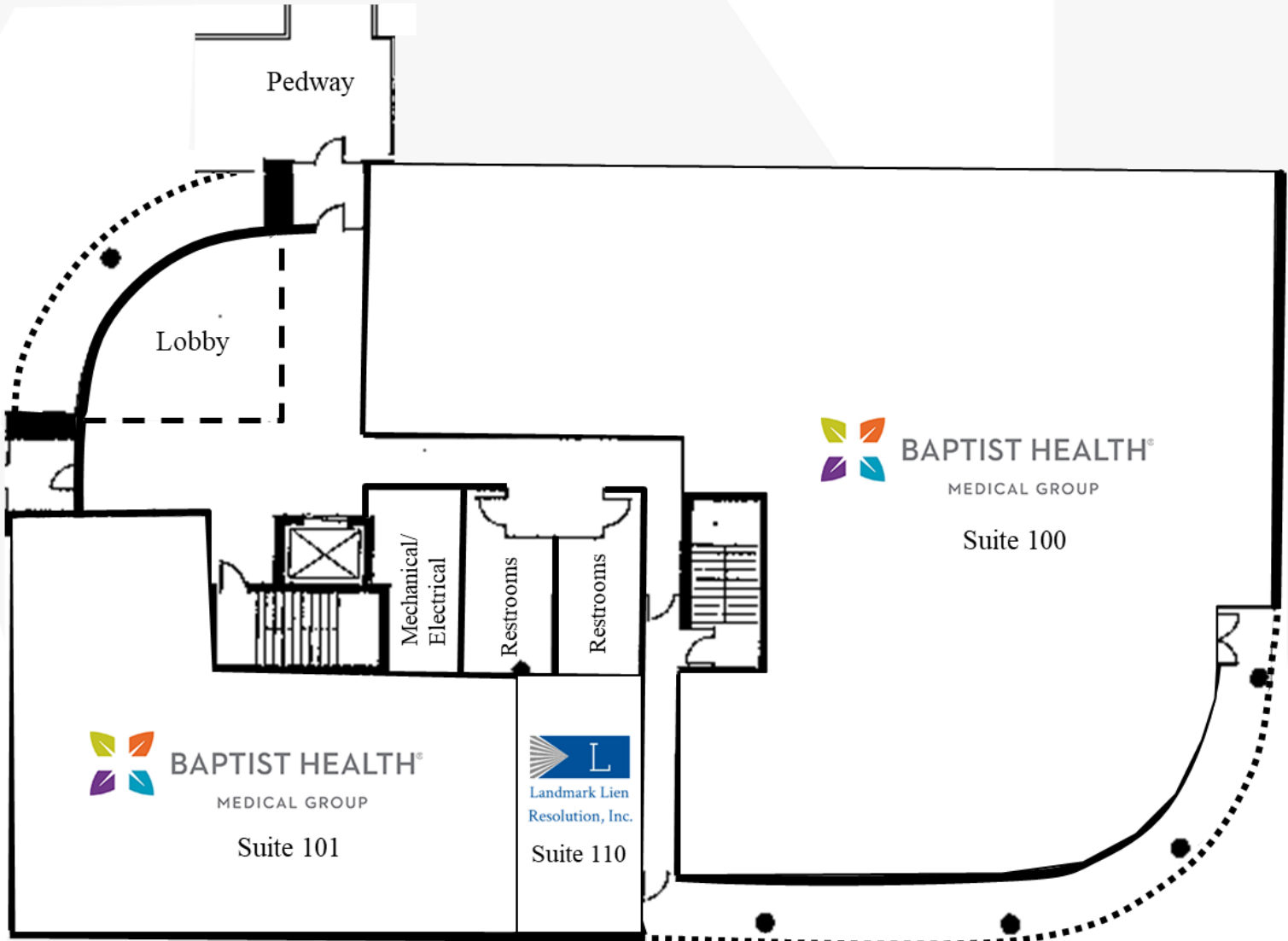
Location Maps



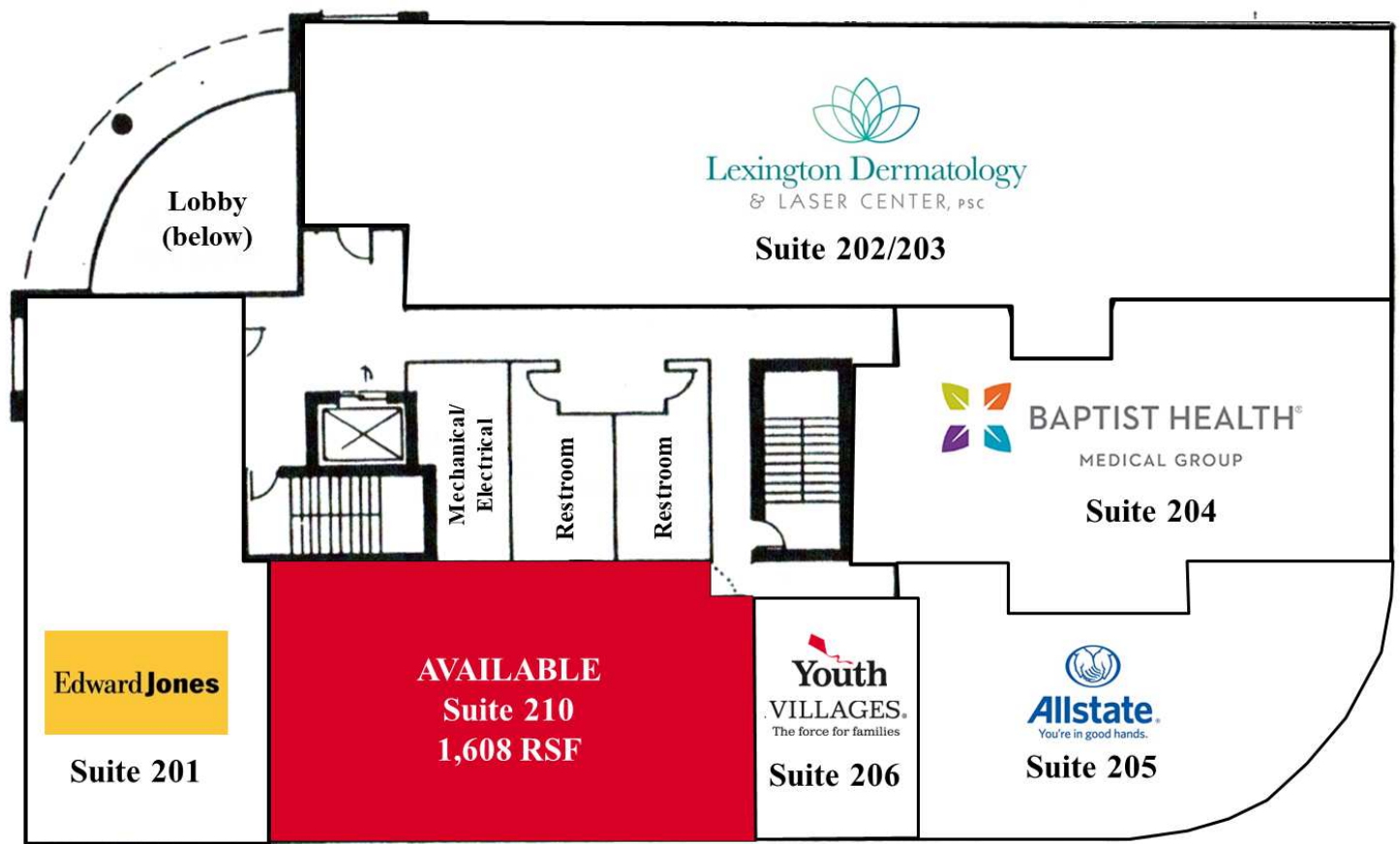
Additional Photos



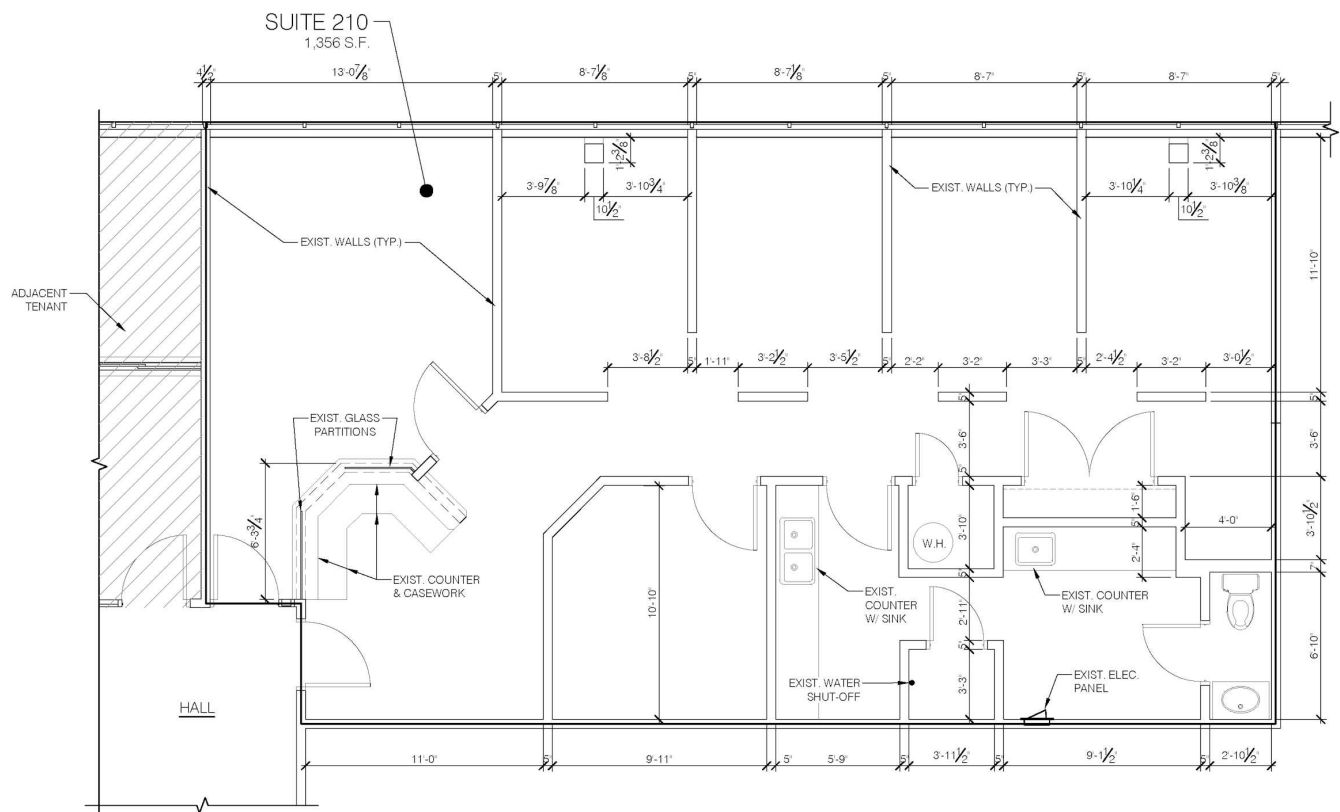
1st Floor Plan



2nd Floor Plan



Suite 210 Floor Plan



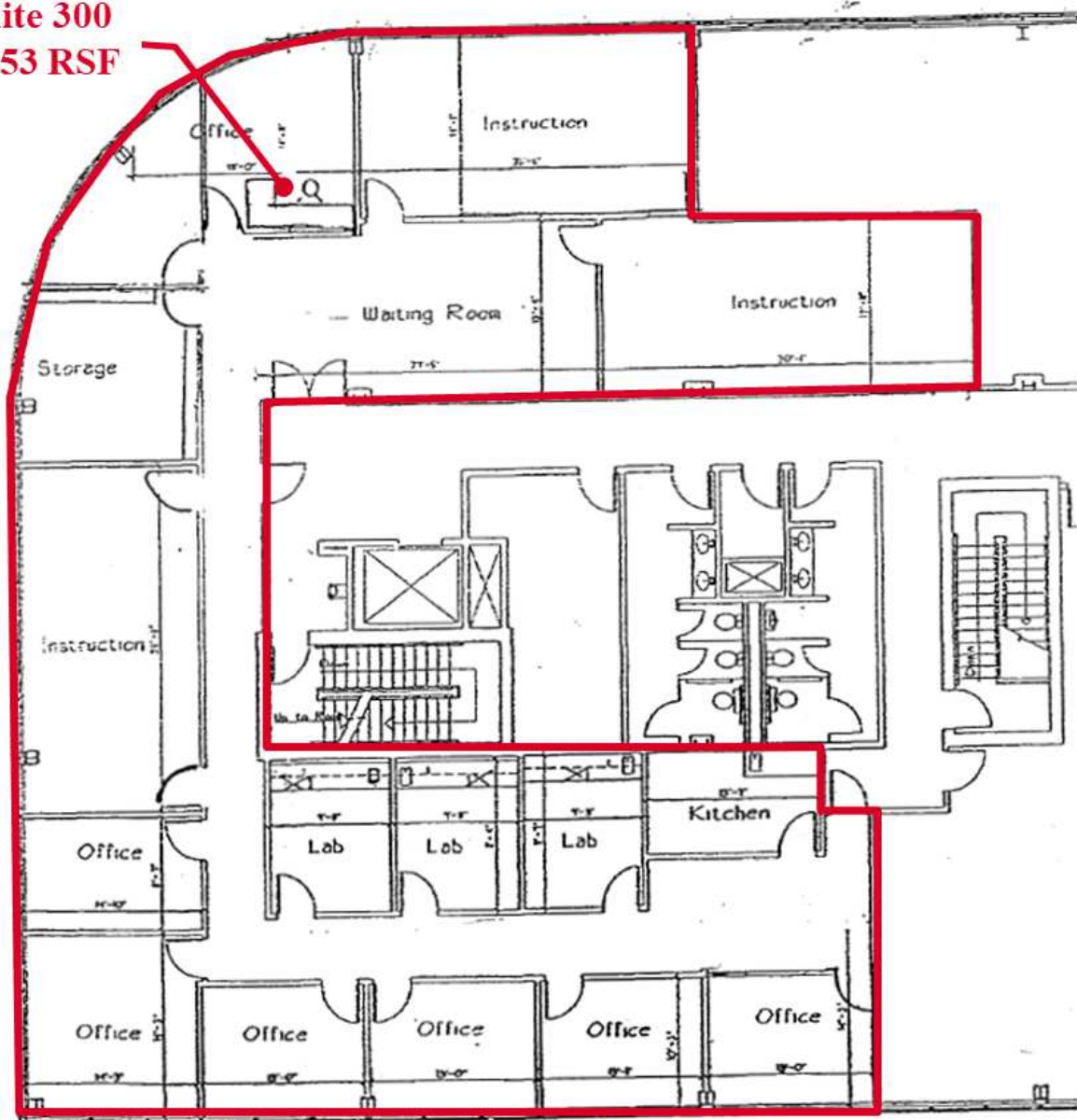
1 AS-BUILT FLOOR PLAN - SUITE #210
AB1.1 1/4" = 1'-0"

3rd Floor Plan

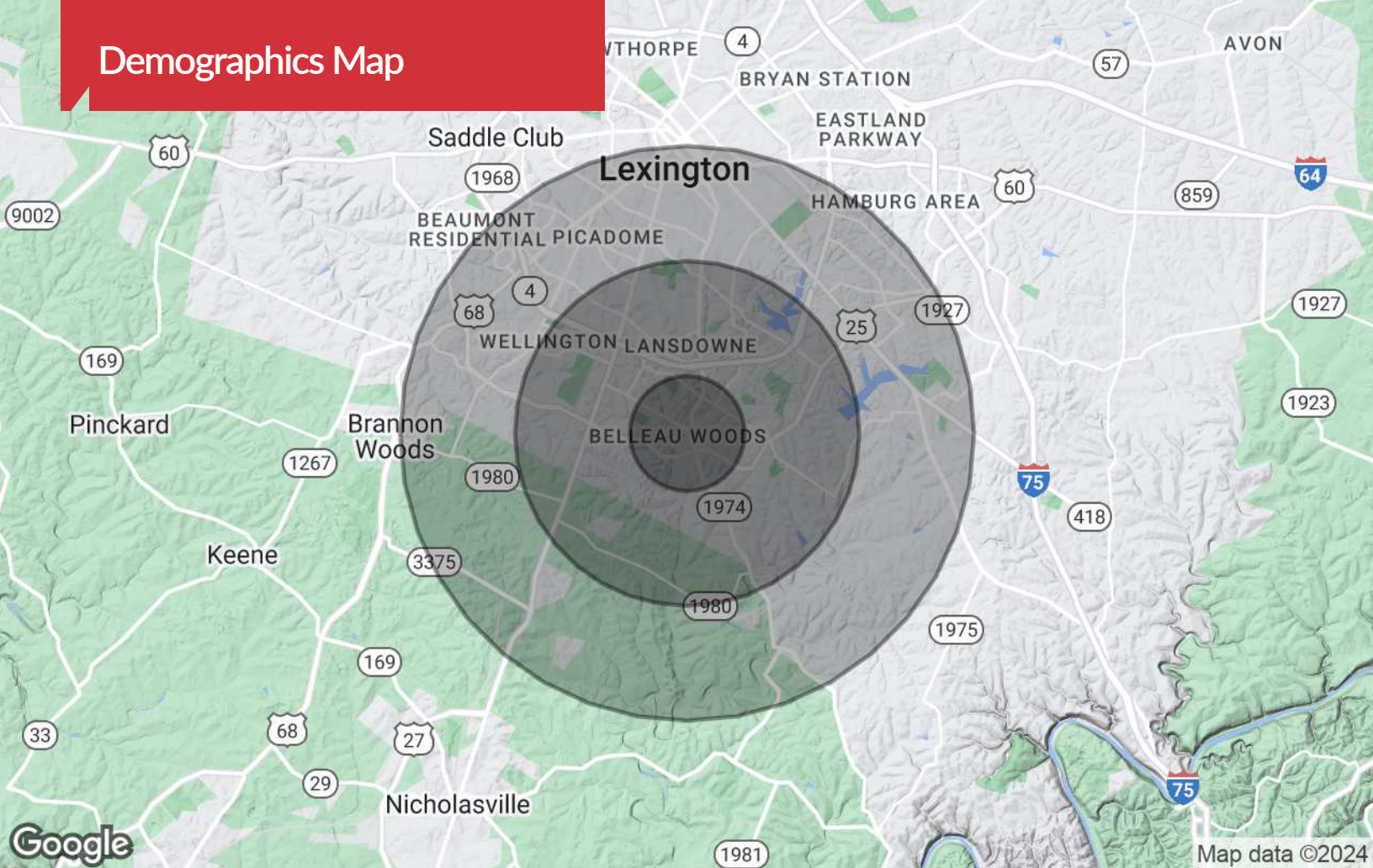


Suite 300 Floor Plan

Suite 300
4,953 RSF



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	19,652	86,129	183,891
MEDIAN AGE	29.8	34.4	34.1
MEDIAN AGE (MALE)	28.6	33.1	33.1
MEDIAN AGE (FEMALE)	30.9	35.7	35.3

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	8,919	37,826	79,535
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$62,431	\$71,834	\$71,236
AVERAGE HOUSE VALUE	\$206,283	\$231,632	\$245,735

Race

	1 Mile	3 Miles	5 Miles
% WHITE	82.2%	85.4%	85.1%
% BLACK	14.3%	9.7%	9.5%
% ASIAN	2.7%	3.8%	3.9%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.5%	0.3%	0.3%
% OTHER	0.2%	0.8%	1.2%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.1%	4.2%	4.3%

* Demographic data derived from 2020 ACS - US Census