

For Lease

# Professional Office Suites

240 - 838 SF | \$1,000 - 1,800 per month



## Lexington Building

201 West Short Street, 6th Floor  
Lexington, Kentucky 40507

### Property Highlights

- +/-240 - 838 USF downtown office suites available
- Situated at the intersection of West Short Street and North Upper Street in Lexington's busy Central Business District
- Located across Short Street from 5/3 Pavilion, one block from the Fayette Circuit and District Court buildings, one block from Main Street and in close proximity to a number of government offices, financial institutions and professional services businesses
- Building is open to visitors 8am-6pm Monday - Friday, but tenants have key fob access 24/7
- Parking is available at a number of area parking garages and surface lots; Monthly parking rates currently range from \$70-\$120, and reserved spaces can be obtained by contacting Central Parking Systems ([www.parking.com/lexington](http://www.parking.com/lexington)) or the Lexington Fayette County Parking Authority ([www.lexpark.org](http://www.lexpark.org))
- Listed space sizes are approximate usable square footage of the interior of the office suites
- The units in Suite 600 are individual offices that have the additional amenities of shared reception area, conference room, break room, and storage areas
- Suite 601 and 602A are four-room offices with the entry door directly on the 6th floor elevator lobby
- Full-service lease with utilities, janitorial and internet access included

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 600 Unit 2	\$1,000/mth	240
Suite 601	\$1,800/mth	838
Suite 602A	\$1,500/mth	810

For more information

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A photograph of a historic building facade. The left side of the image shows a three-story stone building with classical architectural details, including columns and a pediment. The right side shows a taller, multi-story brick building with many windows. A red awning covers the entrance of the brick building. A tree with yellowing leaves stands in front of the brick building. A red banner in the top left corner reads 'Additional Photos'.

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## Suite 600 Shared Amenities

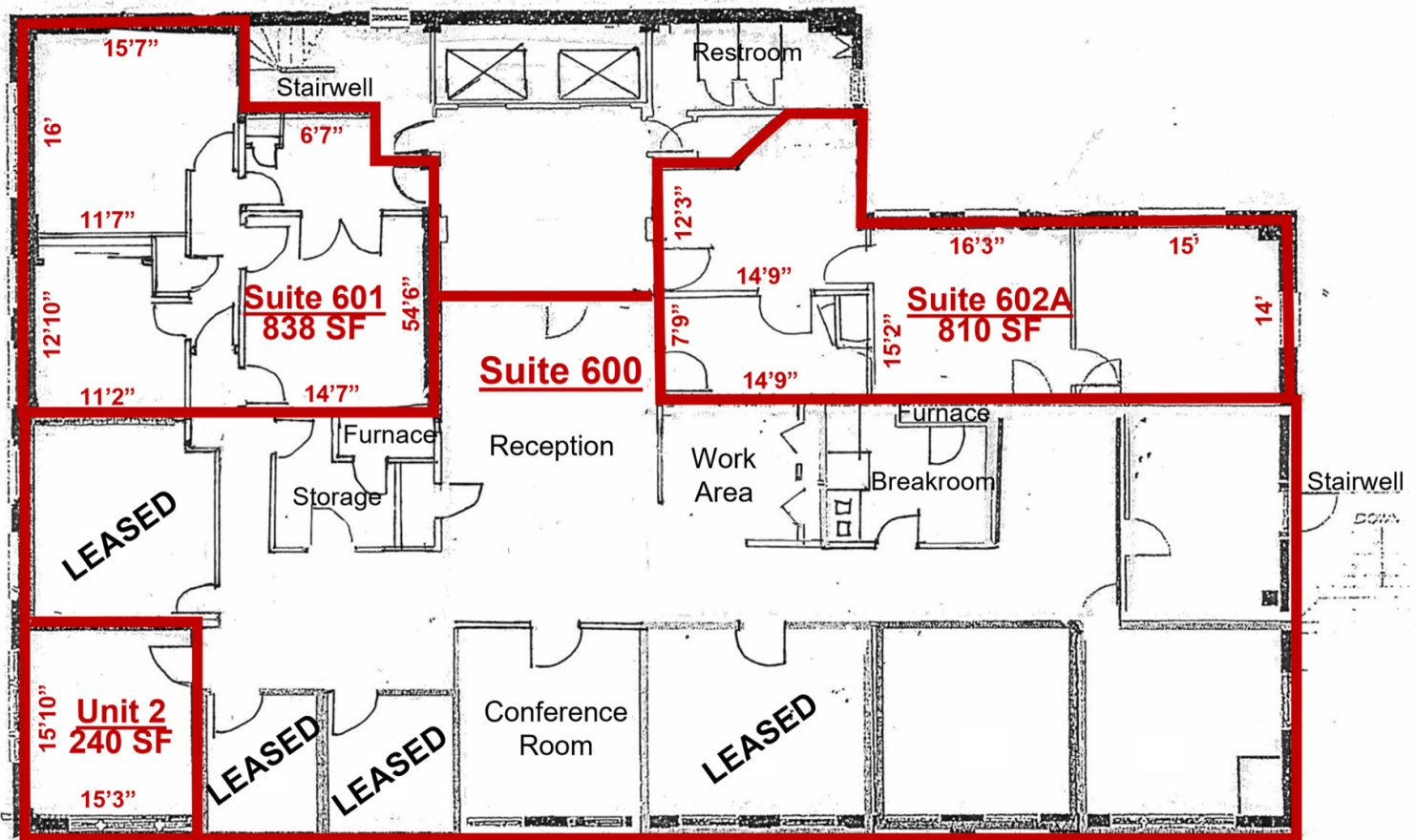




## Suite 602A

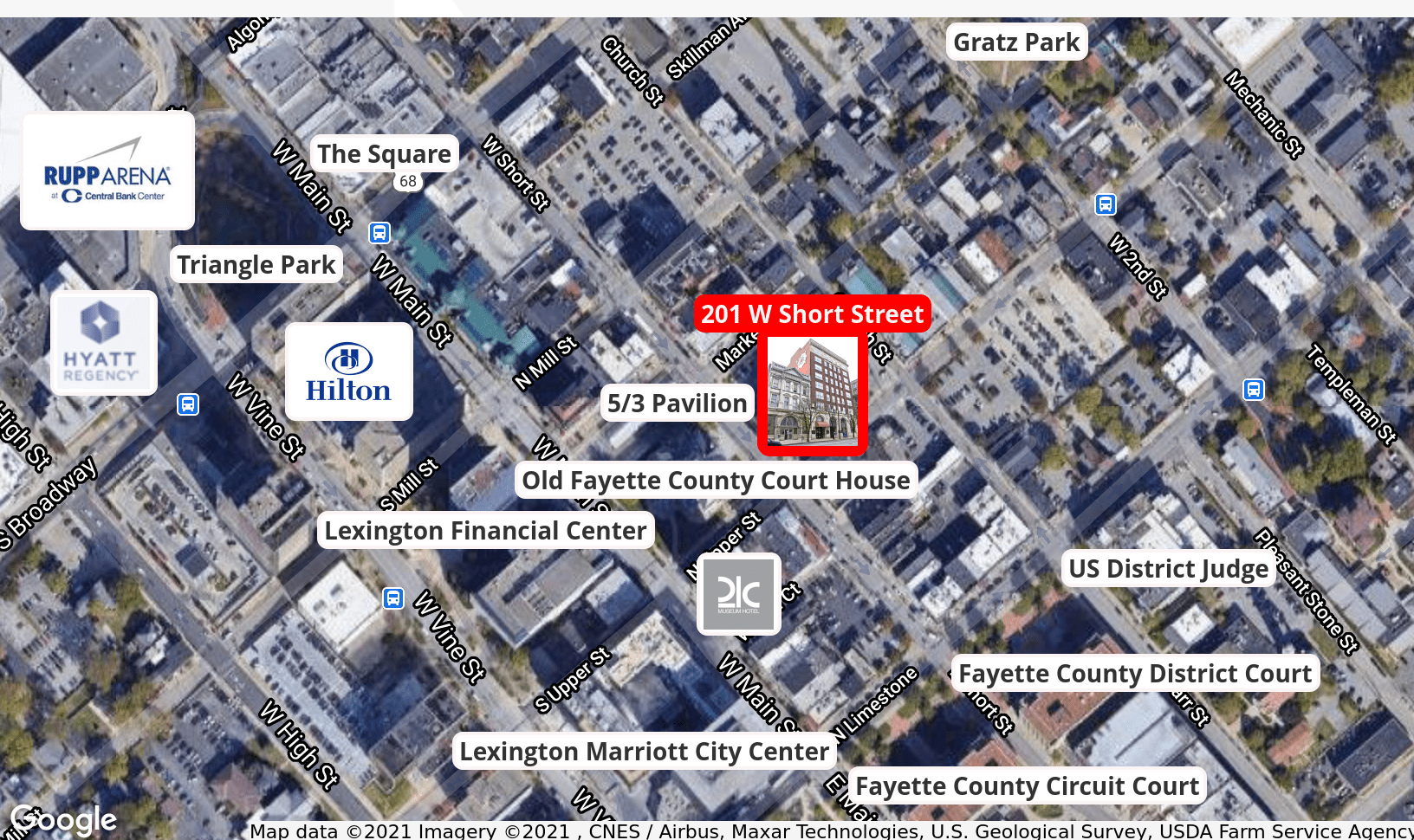
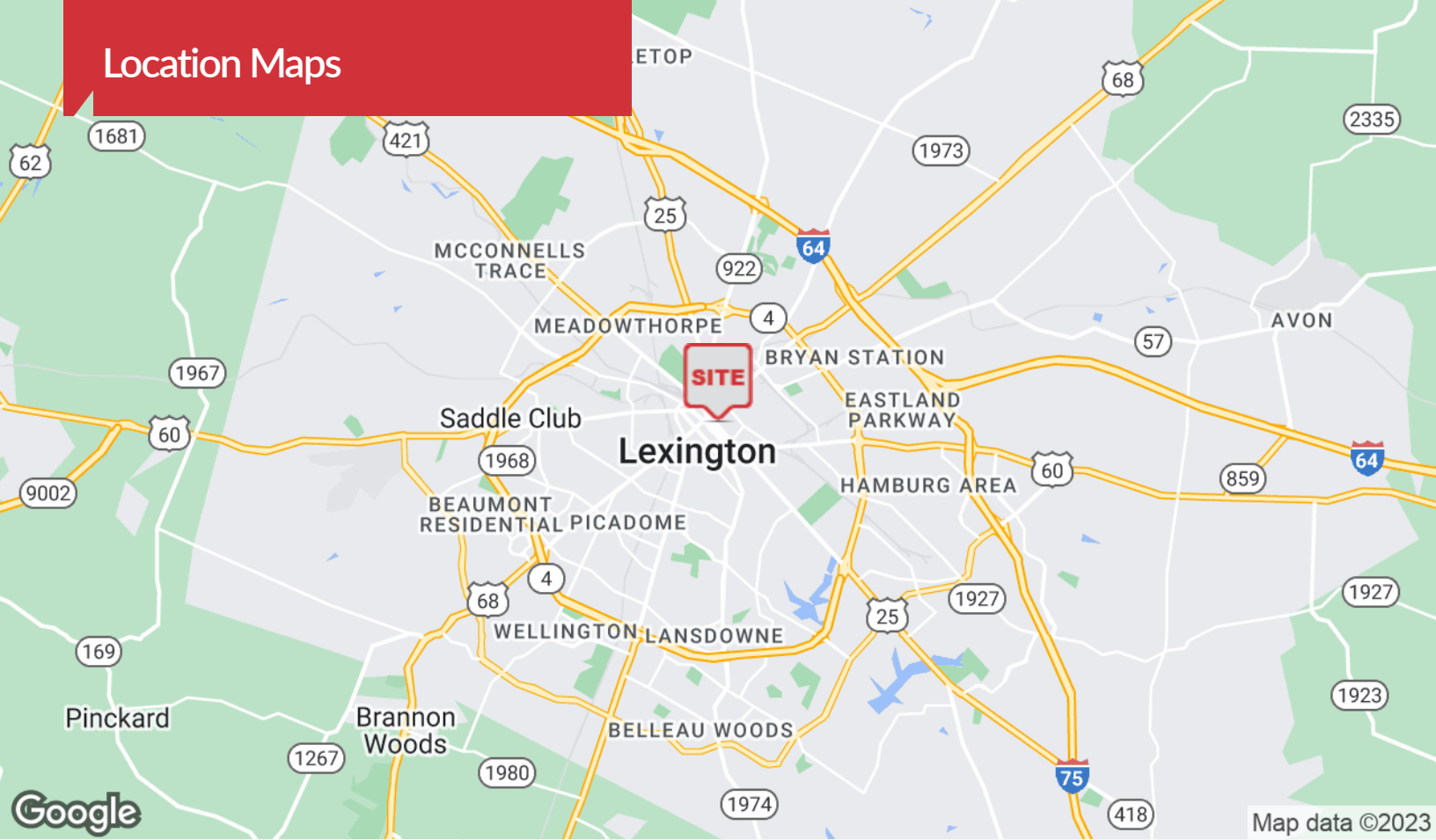


## 6th Floor Plan



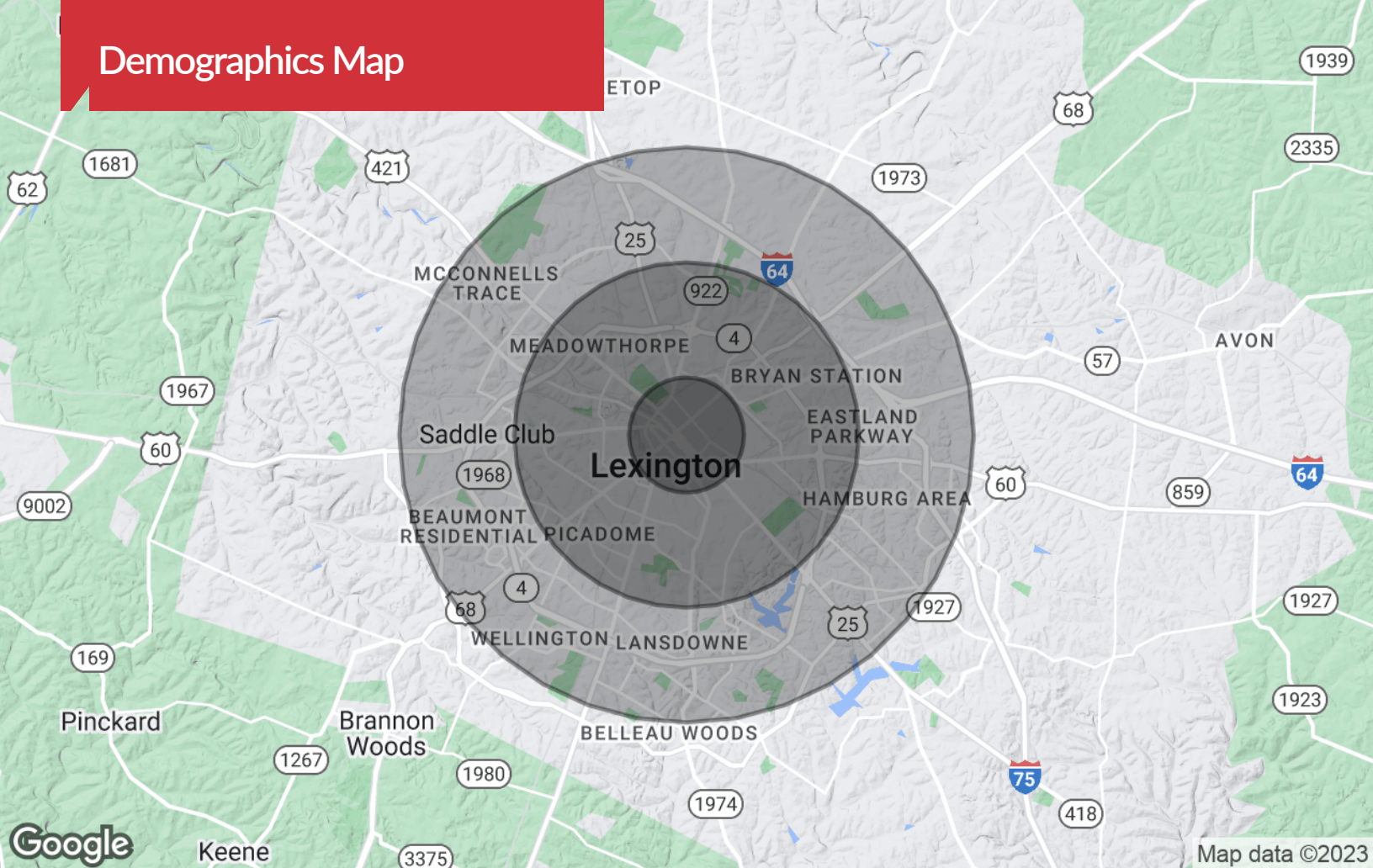


# Location Maps





# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	20,127	111,085	226,963
MEDIAN AGE	29.8	33.3	34.6
MEDIAN AGE (MALE)	29.0	32.5	33.5
MEDIAN AGE (FEMALE)	31.4	34.4	35.8

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	8,645	46,579	97,272
# OF PERSONS PER HH	2.1	2.4	2.3
AVERAGE HH INCOME	\$54,226	\$64,315	\$72,478
AVERAGE HOUSE VALUE	\$195,180	\$231,542	\$212,015

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	70.7%	72.5%	75.3%
% BLACK	26.0%	20.2%	17.9%
% ASIAN	2.6%	3.3%	2.5%
% HAWAIIAN	0.1%	0.2%	0.1%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	0.4%	3.7%	4.1%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	2.2%	6.7%	8.0%

\* Demographic data derived from 2020 ACS - US Census