

For Lease

1,254 SF | \$1,575.00 per month

Office Space



## Regency Office Court

2201 Regency Road

Lexington, Kentucky 40503

Suite

Rate

Size

Suite 504

\$1,575 per month

1,254 SF

### Property Highlights

- +/-47,200 SF office environment with 7 single-story buildings
- Suite 504: 1,254 SF for lease
- Glass doors & working windows combine aesthetics with practicality, allowing beautiful views, fresh air & light to enter each suite Customer parking is easily accessible & clearly designed signage makes identification easy
- Strategically located in south Lexington on Regency Road at Lowry Lane, just off Nicholasville Road and close to banks, restaurants and shopping
- New Circle Road, Blue Grass Airport and downtown Lexington are just minutes away
- Utilities are separately metered to each suite and paid by each tenant
- Tenants have the flexibility of contracting for their own janitorial services

### For More Information



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Commercial Real Estate Services, Worldwide.

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## Tenant List

Suite	Tenant Name	Size SF
Suite 201	EBCO	1,088 SF
Suite 202	Cardinal Health	4,617 SF
Suite 301	Healthcare Business Media	3,484 SF
Suite 303	Fitzpatrick-Barkley & Gibbs	812 SF
Suite 304	JR Young Company	1,417 SF
Suite 402	University of Kentucky College of Nursing Research	5,704 SF
Suite 501	Vision RT	1,017 SF
Suite 502	Dr. K. Medford Moreland	812 SF
Suite 503	Uptown Laser	2,168 SF
Suite 504	AVAILABLE	1,254 SF
Suite 505	Lab Corp of America	5,315 SF
Suite 601	Kentucky Organ Donor	2,127 SF
Suite 602	Rouse Builders	3,990 SF
Suite 701	Insurance Partners Agency	2,806 SF
Suite 703	Be Well Kentucky	1,490 SF
Suite 704	American Ferrier's Association	1,417 SF
<b>Totals</b>		<b>39,518 SF</b>

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Suite 504

### Suite 504

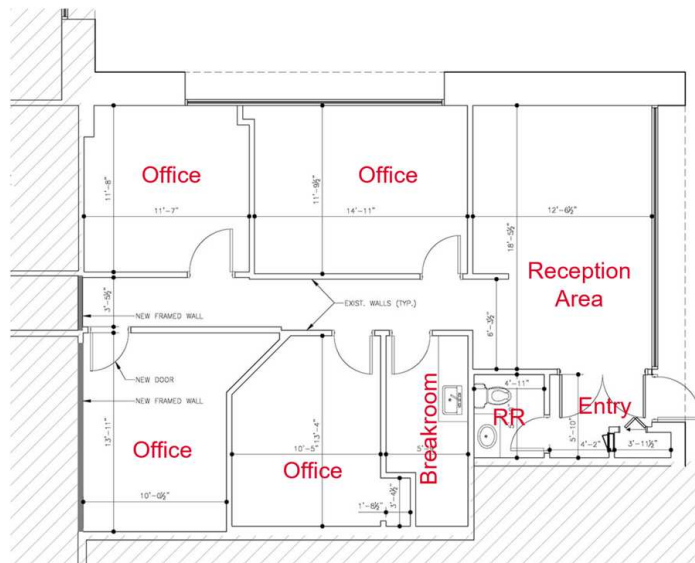
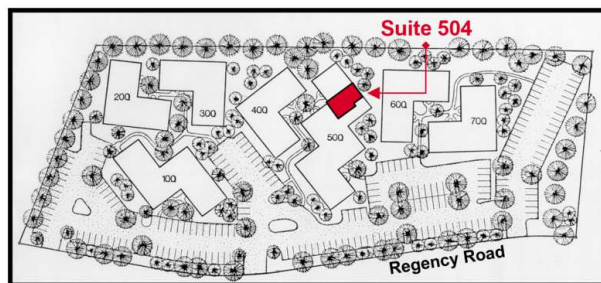
±1,254 SF

- Includes entry vestibule, reception, 4 private offices, restroom and breakroom

### Starting Base Rental Rate

\$1,575 per month

- Utilities are separately metered to each suite and paid by each tenant
- Tenants have the flexibility of contracting for their own janitorial services







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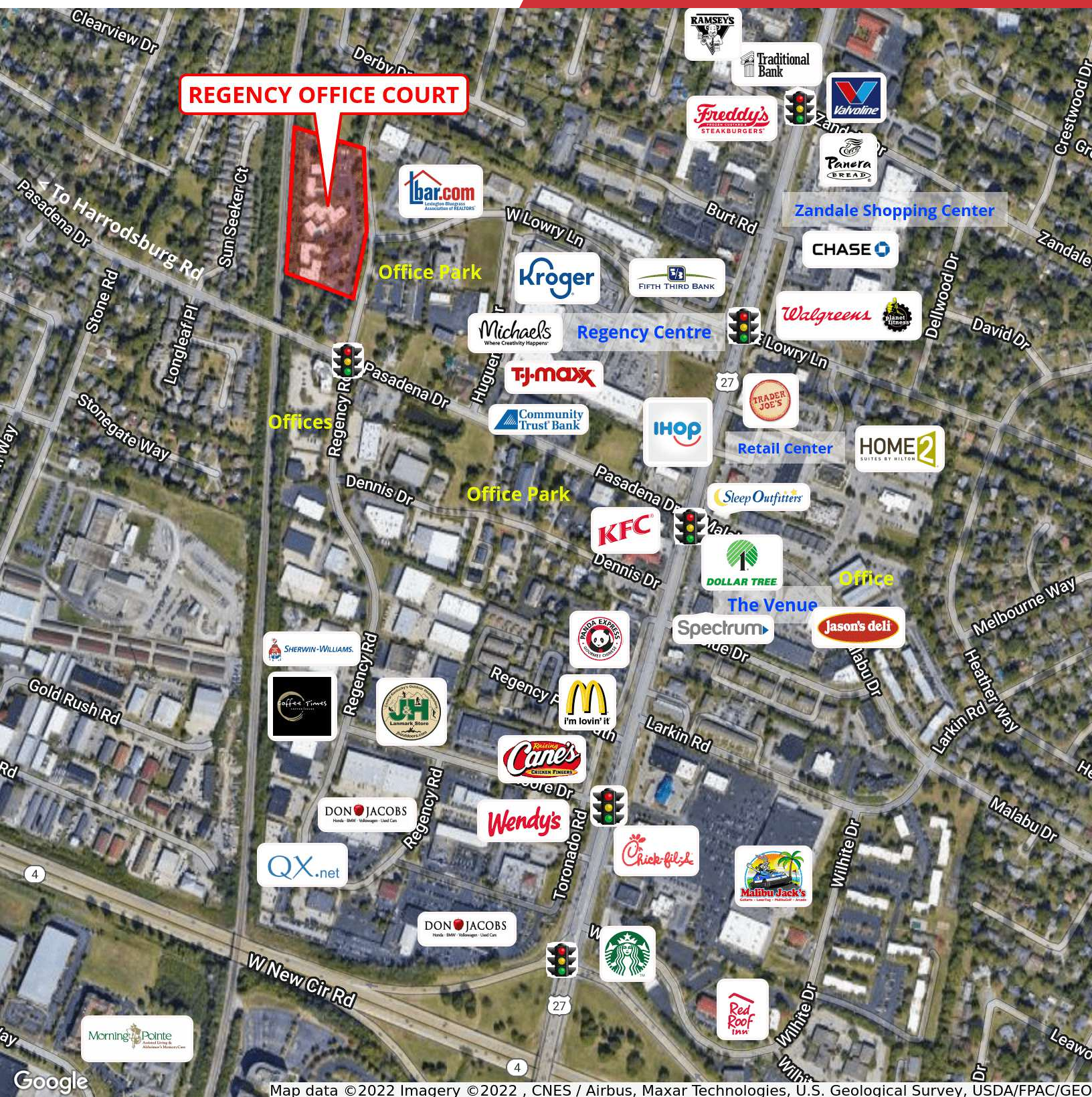
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## Office Space



Households & Income	1 Mile	3 Miles	5 Miles
Total households	4,530	54,430	102,928
# of persons per HH	2.2	2.3	2.3
Average HH income	\$85,330	\$82,148	\$79,360
Average house value	\$162,202	\$226,257	\$243,641

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