



Professional Heights Office Condos

2375 Professional Heights Drive
Lexington, Kentucky 40503

Property Highlights

- +/-12,329 SF office building
- Close proximity to area hospitals and the University of Kentucky makes it perfect for an office or medical related user
- Great location adjacent to retail, restaurants, office and medical office space
- Approximately ½ mile from Baptist Health Hospital, 2 miles from the University of Kentucky campus, 3 miles from downtown and 5 miles from the Blue Grass Airport
- Rental Rate: \$12.00 - \$15.40 PSF Modified Gross; Includes utilities, Tenant pays own janitorial

Spaces	Lease Rate	Space Size
Suite 180	\$1,525 per month	1,510 SF
Suite 240	\$2,125 per month	2,116 SF

For More Information

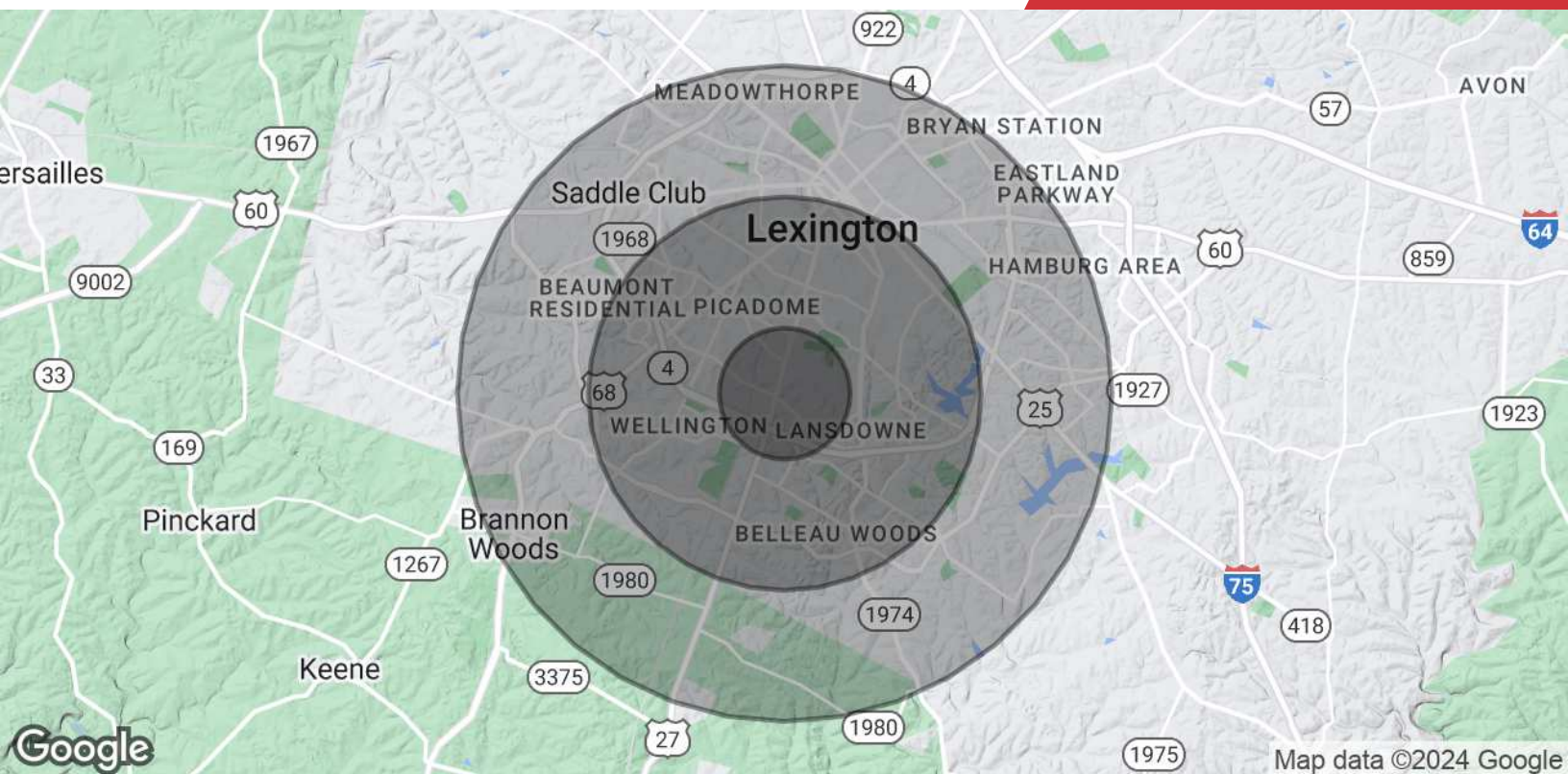
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,505	127,703	247,889
Average Age	39.8	34.2	34.7
Average Age (Male)	38.5	32.8	33.6
Average Age (Female)	40.8	35.3	36.0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,478	55,768	106,208
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$84,614	\$81,186	\$79,835
Average House Value	\$186,475	\$240,073	\$236,962

* Demographic data derived from 2021 STDB