



## Lexington Green Office Building II

220 Lexington Green Circle

Lexington, Kentucky 40503

Spaces

Lease Rate

Space Size

### Property Highlights

- Lexington Green Office Building II
- Suite 120: +/-1,271 SF turn-key office space for sublease
- Existing lease expires 4/30/24
- Suite features glass entrance doors, executive style conference room, high-end finishes, two offices and a breakroom
- Existing furniture and fixtures are available for subtenant's use
- Abundance of surface parking in addition to a shared 2-story ramped garage and reciprocal parking
- Conveniently located in the heart of south Lexington just off Nicholasville Road in close proximity to New Circle Road, hotels, Fayette Mall, The Summit at Fritz Farm and many restaurants
- Lexington Green Circle has visibility from both Nicholasville Road (70,187 VPD) and New Circle Road (59,750 VPD)
- +/-5.6 miles to downtown Lexington and 6 miles from Blue Grass Airport
- Rental Rate: \$2,117 per month full service

### For More Information

**Zach Smith**

Senior Associate

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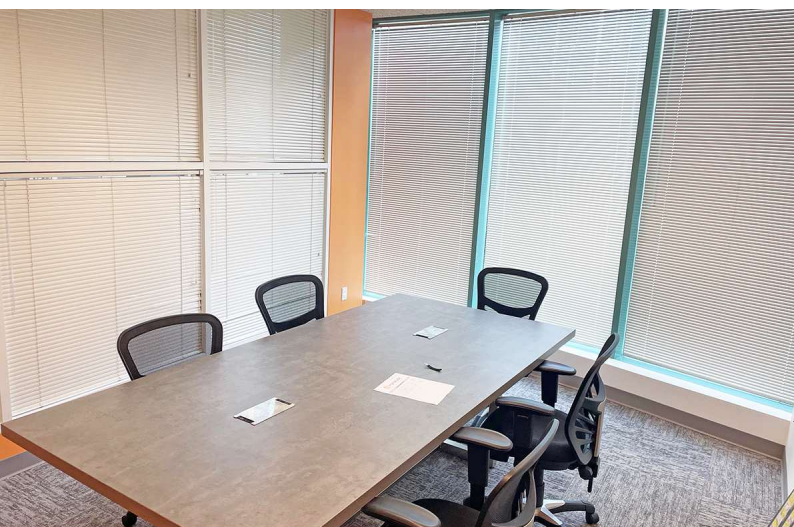
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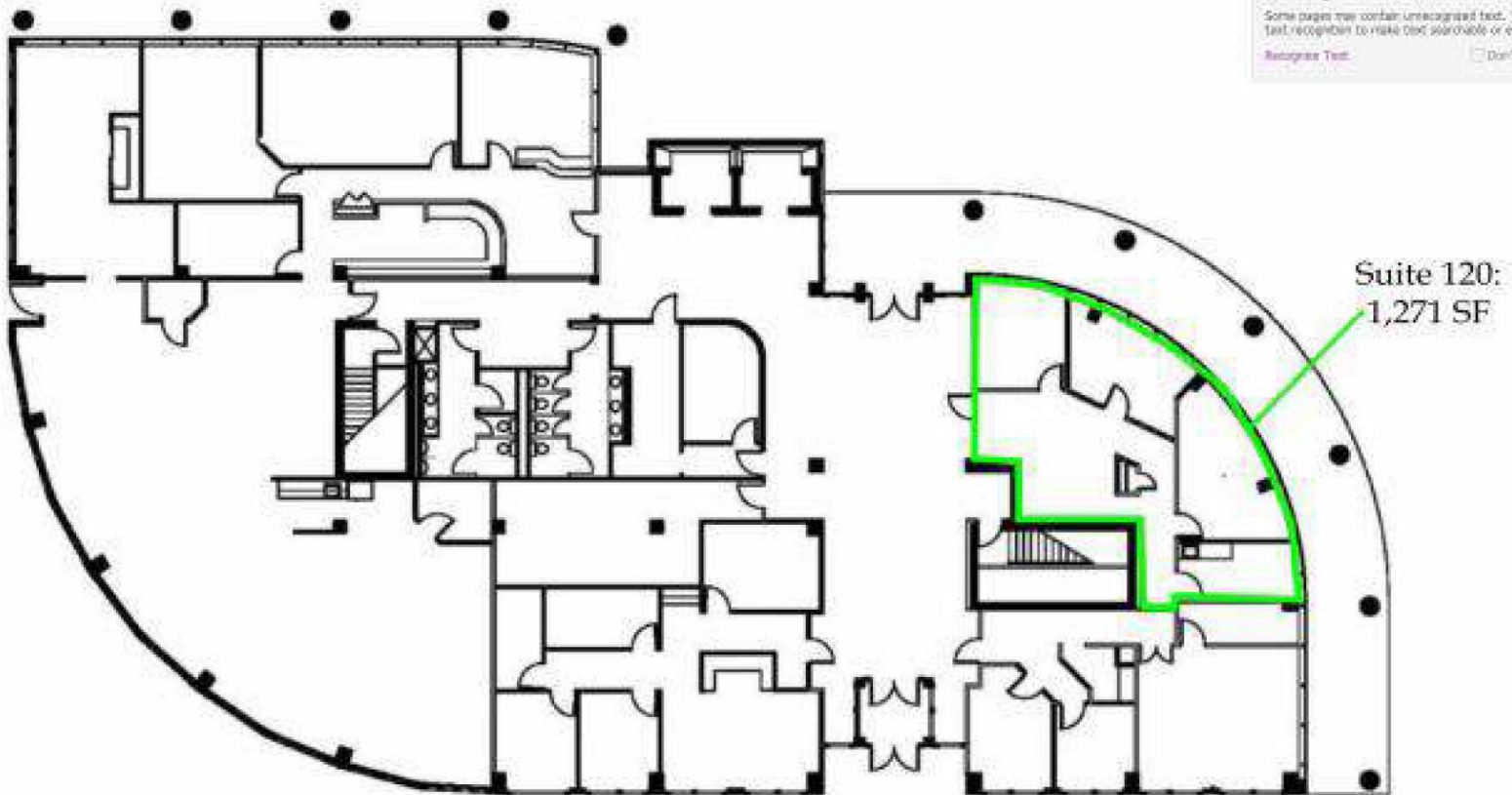
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For Sublease  
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Office Space

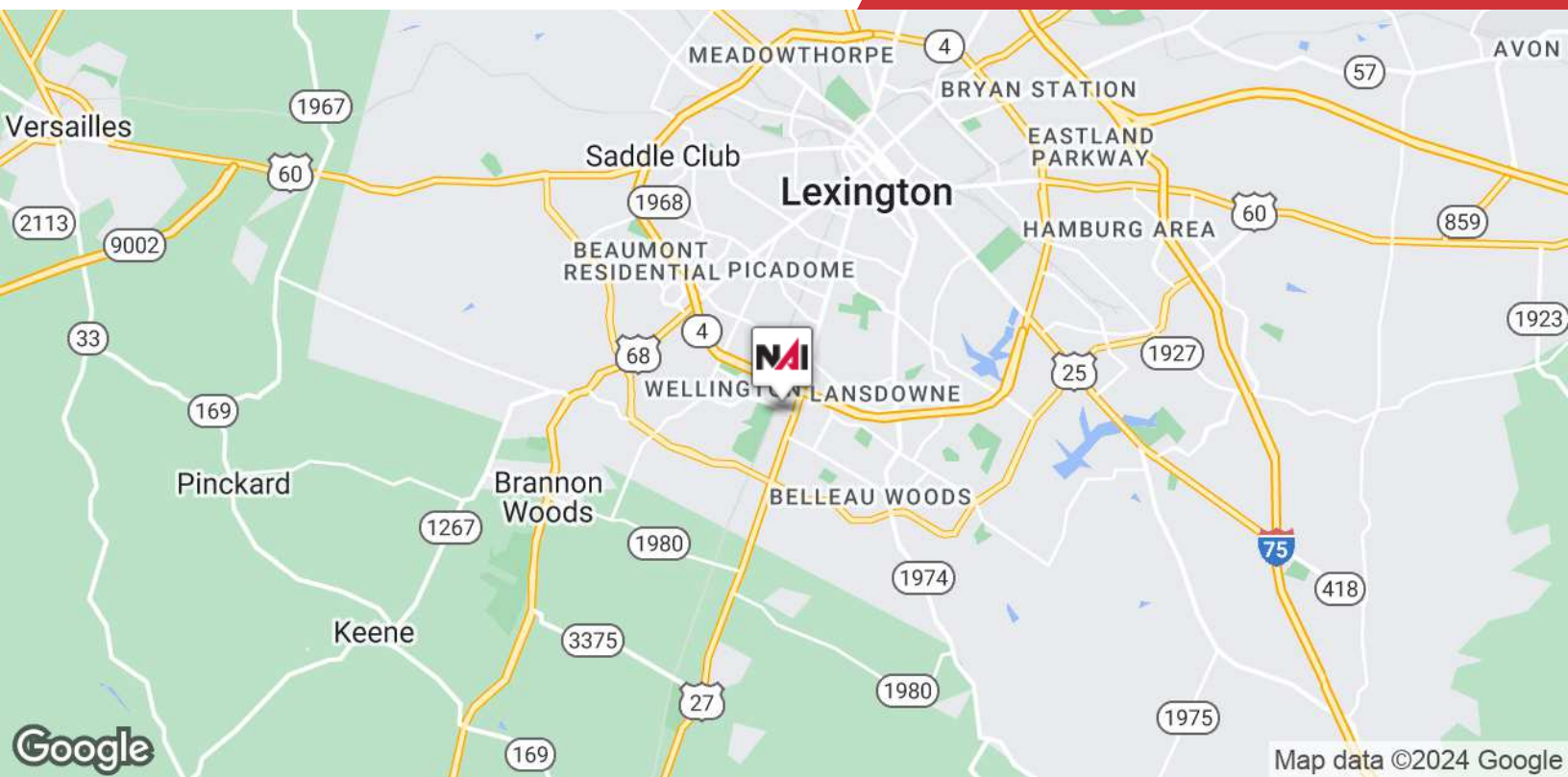


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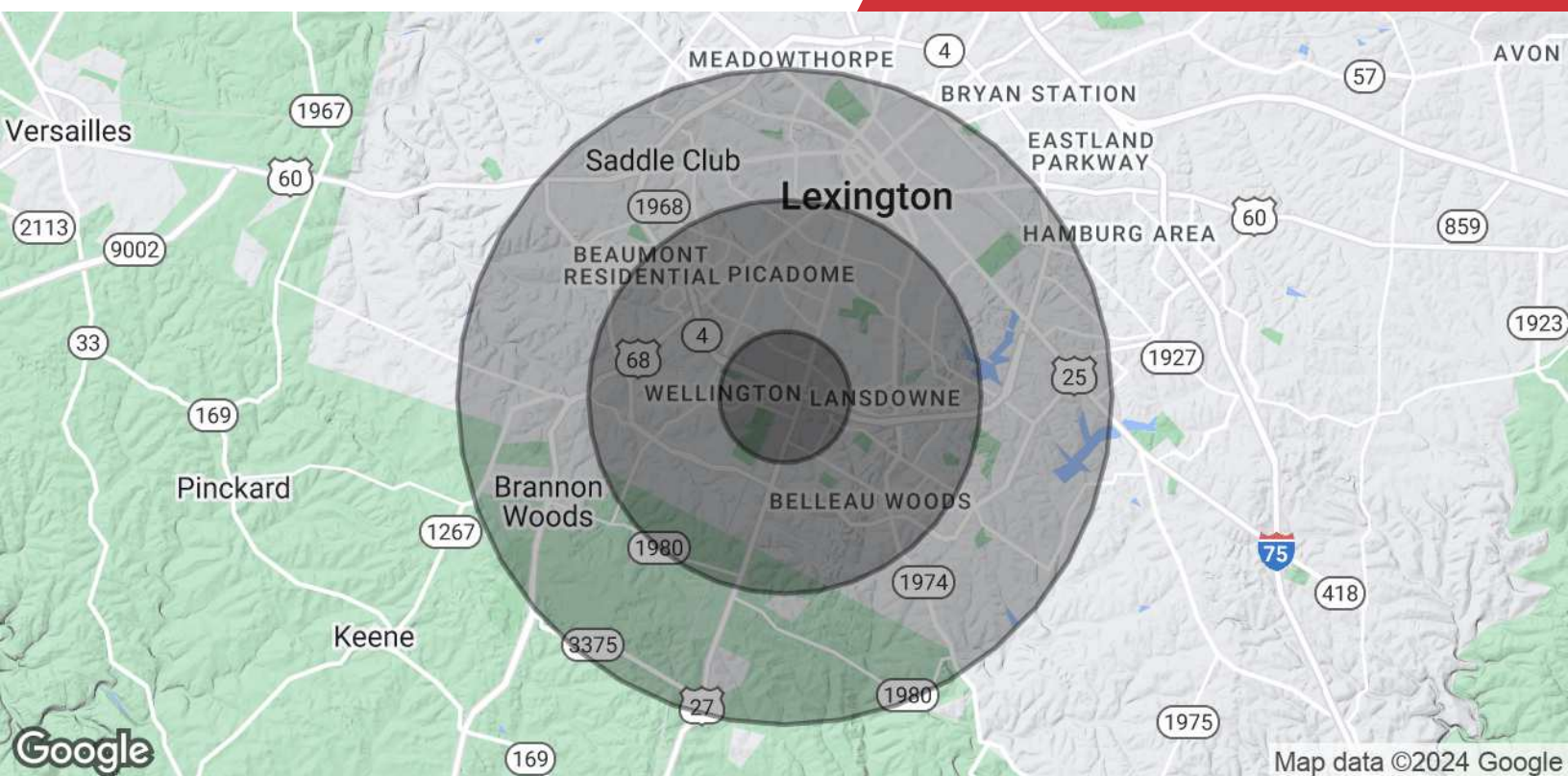
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Population	1 Mile	3 Miles	5 Miles
Total Population	385	3,172	12,066
Average Age	44.7	44.5	40.7
Average Age (Male)	35.2	35.0	37.1
Average Age (Female)	46.1	46.6	41.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	134	1,154	5,052
# of Persons per HH	2.9	2.7	2.4
Average HH Income	\$96,188	\$93,685	\$78,933
Average House Value	\$169,666	\$177,886	\$196,620

\* Demographic data derived from 2022