

# 3213 Summit Square Place, Suite 150

## Lexington, KY 40509



**1,363 SF**

**For Sale: \$191,000 (\$140.13/SF)**

**For Lease: \$14.00/SF + Utilities/Janitorial**

Zoning: P-1 (Professional Office)

Property Type: Medical/Office

Year Built: 2004

### Property Highlights

- Ideal for a medical lab user
- Class A Office Building
- Abundant free parking
- Located in a high density medical area across from Saint Joseph East Campus
- Save significantly on medical/lab fit-up costs
- First floor access to office condo

### Contact:

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### Property Description

Ideal for a medical user, lab user, or R&D user that requires tiled floor and plumbing. The space has a waiting area, restroom, several partitions with sinks that could be made private with curtains. The space was previously used for lab work by The Lexington Clinic. An abundance of parking is available in front of the building with cross easement parking throughout the development. Negotiable TI allowance is available.

### Location

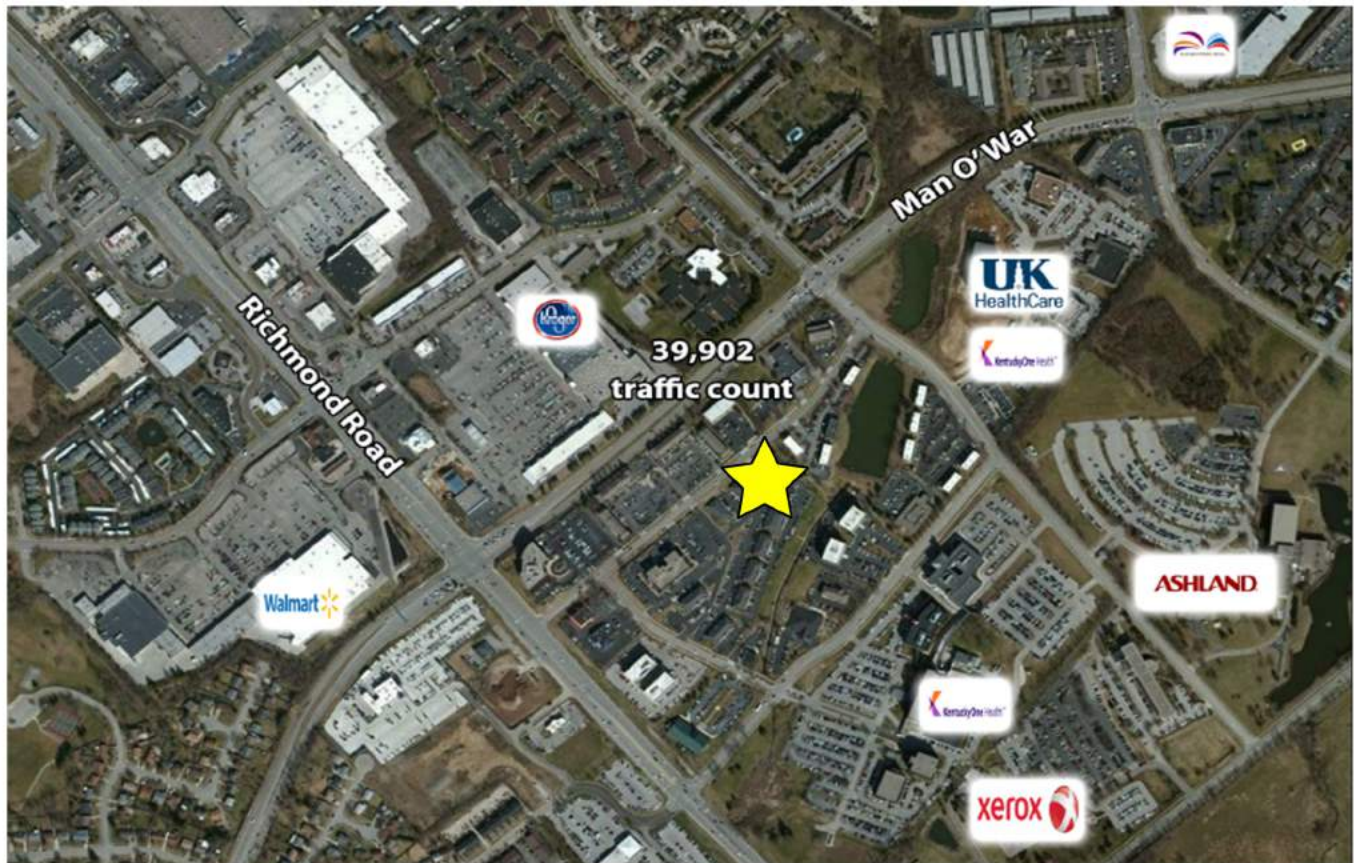
From Richmond Road, turn onto North Eagle Creek Drive, followed by a right onto Summit Square Place. Close proximity to Man O War and across from Saint Joseph East campus.



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## Aerial and Demographics



### 2016 Demographics

#### Avg. Household Income

1 mile - \$49,806

3 mile - \$79,176

5 mile - \$69,449

#### Population

1 mile - 13,892

3 mile - 82,874

5 mile - 191,666

#### Daytime Population

1 mile - 23,724

3 mile - 64,695

5 mile - 170,636

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## Photos and Floor Plan

