

# 216 Fountain Court

## Lexington, KY 40509



**216 Fountain Court, Suite 160**  
**Lexington, KY 40509**

**\$18.75/SF Modified Gross**  
**895 SF**

Building Size: 25,000 SF  
Property Type: Professional or Medical Office  
Zoning: P-1 (Professional Office)  
Year Built: 2006

### Property Highlights

- First floor availability
- Covered portico for drop-off
- Glass entry into suite
- Highly visible location
- Ideally located near Man O'War Blvd.
- Class A common area finishes

### Property Description

The available space is on the first floor of the Fountain Place Office Building. The building is surrounded by medical and professional offices. 216 Fountain Court boasts beautiful Class A common area finishes with common bathrooms. The space is currently medical fit-up, but can be easily converted into general office. The current fit-up offers a reception area, three exam rooms, work area, office, interior restroom, x-ray room and development area. Other tenants in the building include Dentistry for Children and Jenkins & Morrow Oral and Maxillofacial Surgery.

### Location

Fountain Court is conveniently located in south-east Lexington on a highly traveled corridor between Richmond Road and the Hamburg area. The building is located off of Blazer Parkway and .2 miles from Man O'War Blvd. The location offers easy access to New Circle Road, I-75, and I-64.

#### Contact:

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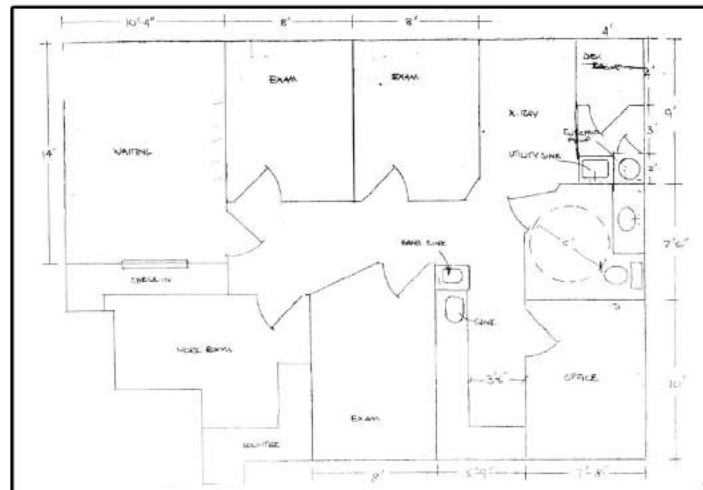
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# 216 Fountain Court Photos



## Suite 160 Floor Plan



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