

# 216 Fountain Court

## Lexington, KY 40509

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

**\$18.75/SF Modified Gross**  
**895-1,115 SF**

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

### **Property Description**

The available space on the is first floor in 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 dental/medical fit-up, but can be easily converted into general office. The current fit-up offers a reception area, three exam rooms, work area, interior restroom and a large conference/office area. Other tenants in the building include Dentistry for Children and Jenkins & Morrow Oral and Maxillofacial Surgery.

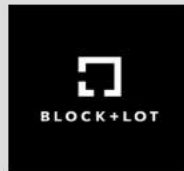
### **Property Highlights:**

- Space can include two dental operatories with plumbing, medgas, vacuum & air
- 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



### **Contact:**

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## Photos & Location



### 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.



Google Maps:

[CLICK HERE](#)

Google Streetview:

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