

100 John Sutherland Drive

Nicholasville, KY 40356



100 John Sutherland Drive Ste. 1 & 8 Nicholasville, KY 40356

Lease: \$12.00-\$14.00/SF + Utilities
3,500-4,000 SF

Building Size: 16,000 SF (per PVA)
Site Size: 3.98 Acres

Google Maps View: [CLICK HERE](#)
Google Street View: [CLICK HERE](#)

Property Description

100 John Sutherland Drive is a 16,000 SF (per PVA) two-story office building on a fall away lot. Tenants enjoy a 58-space parking lot conveniently located on both levels of the building. This building was well constructed and has low utility bills. The two vacancies within the building are both end-cap units that feature an abundance of natural light and are very quiet. The building has a tenant mix inclusive of Jessamine Eye Center, Bluegrass Hearing, Fain, Mattingly, & Associates, Reliant Property Management, and KY Orthodontics.

Space Descriptions

Suite 1: 3,500 SF of professional office space located on the first level. This suite features waiting/reception area, large open work spaces, 6 private offices, 1 executive office with bathroom ensuite, 2 ADA men's/women's restrooms, work room/conference room, and plenty of room for storage.

Suite 8: 4,000 SF of professional office space located on the second level. This suite features large open work spaces, a training room, conference room, large breakroom/kitchenette, 3 private offices, and 4 restrooms.

Property Highlights

- **Now offering 4% Commission to Tenant Representative**
- Highly visible from North Main Street and located in close proximity to many restaurants, retail stores, and banks
- Abundant natural light
- 58 parking spaces
- Quiet atmosphere for Tenants
- Turnkey office suites

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Aerial & Location Description



Location Description

The property is located just off Lexington Road/Nicholasville Road next to Sutherland Chevrolet, near the intersection of N. Main Street and John Sutherland Drive. This location offers great amenities for employees and customers, with an abundance of restaurants, retail, and banks in the area. The building has great visibility and access from N. Main Street.

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Photos- Suite 1



Contact:

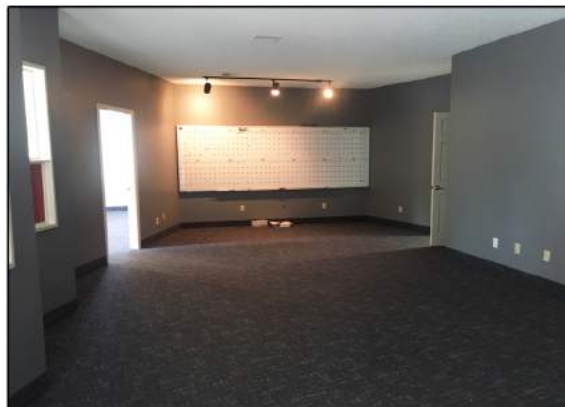
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Photos- Suite 8



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