



## Dove Run Office Sublease

1025 Dove Run Road

Lexington, Kentucky 40502

### Spaces

Suite 309

### Lease Rate

\$780 per month

### Space Size

680 SF

### Property Highlights

- +/-16,321 sf 3-story, multi-tenant suburban office building situated on 0.83 acres
- Suite 309: +/-680 SF for sublease; Existing lease expires 4/30/2026
- Third floor corner suite near restrooms with stair access only
- Suite includes 3 rooms, entry, large open room and kitchenette
- Easy access to Tates Creek & New Circle Roads near Lansdowne Shopping Center
- Abundant Parking (80+ spaces)
- Professionally managed by the NAI Isaac Property Management Team
- Modified gross rental rate
- Tenant pays janitorial, phone and internet

### For More Information

**Jim Holbrook**

Assistant Vice President

O: 859 422 4415

jholbrook@naisaac.com | KY #211630

## For Sublease

680 SF | \$780.00 per month

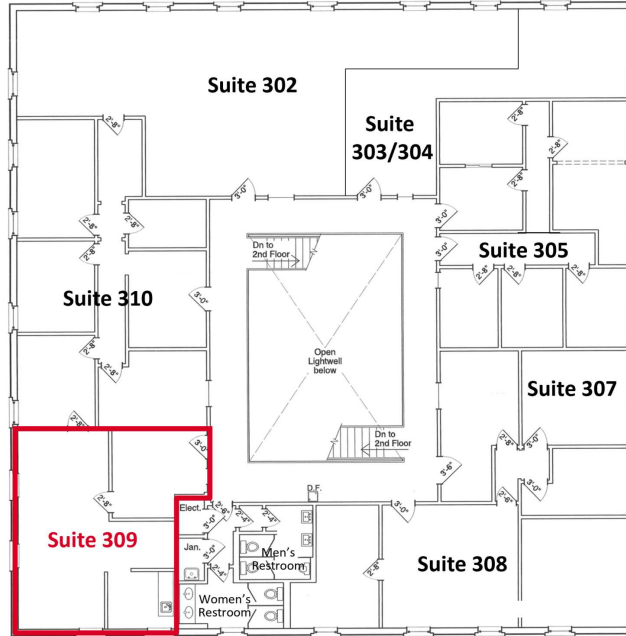
Suite 309



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### Third Floor

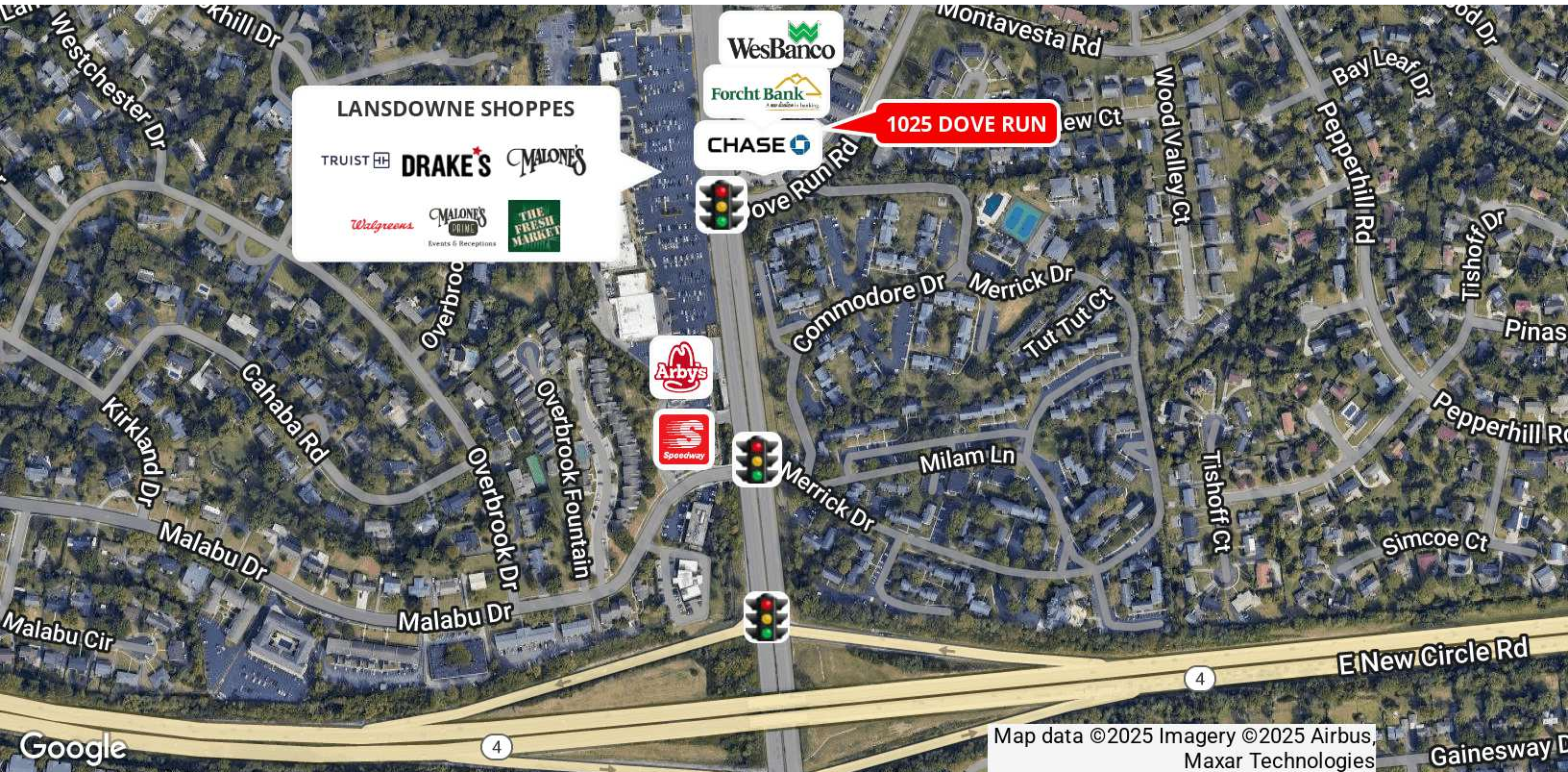


### Lease Information

<b>Lease Type:</b>	Modified Gross	<b>Lease Expiration:</b>	4/30/2026
<b>Total Space:</b>	680 SF	<b>Lease Rate:</b>	\$780.00 per month

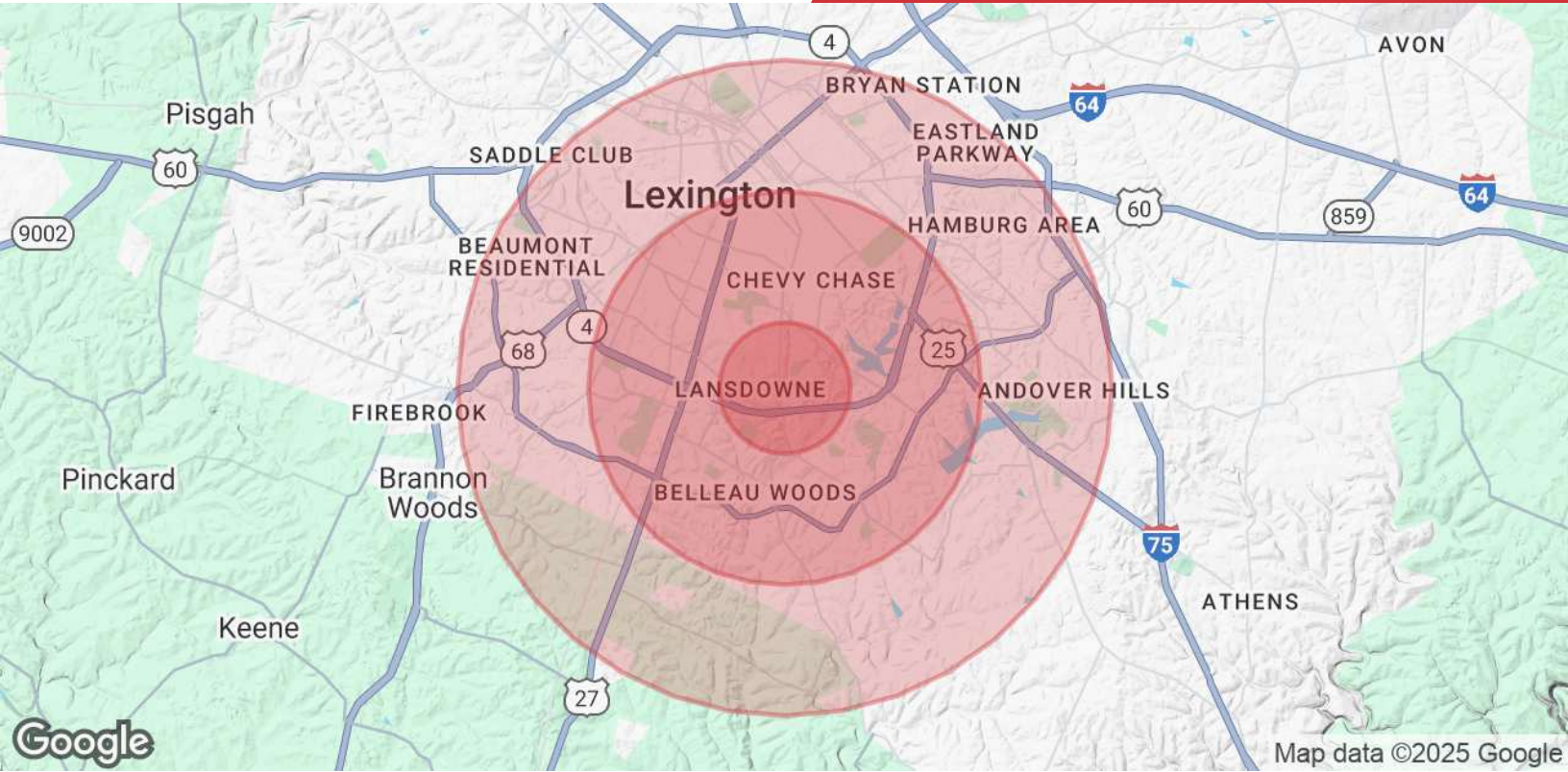
### Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 309	680 SF	Modified Gross	\$780 per month



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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	14,362	125,349	257,729
<b>Average Age</b>	40	38	39
<b>Average Age (Male)</b>	39	37	37
<b>Average Age (Female)</b>	42	39	40
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	7,017	54,370	110,596
<b># of Persons per HH</b>	2	2.3	2.3
<b>Average HH Income</b>	\$90,717	\$87,200	\$93,594
<b>Average House Value</b>	\$400,165	\$344,107	\$341,061

Demographics data derived from 2024 STDB