



FOR LEASE | OFFICE

COOL MAIN STREET OFFICE SPACE WITH PARKING AVAILABLE

249 East Main Street, Lexington, KY 40507



LEASE OVERVIEW

AVAILABLE SF:	2,061 - 4,160 SF
LEASE RATE:	\$17.75 - 18.75 SF/Yr (Gross)
LOT SIZE:	1.32 Acres
BUILDING SIZE:	46,936 SF
BUILDING CLASS:	B
RENOVATED:	2014
ZONING:	B-2 Downtown Business
MARKET:	Lexington
CROSS STREETS:	East Main Street & Quality Street
TRAFFIC COUNT:	24,277

PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is proud to offer this cool, downtown office space for lease on Main Street in Lexington, Kentucky with STREET LEVEL PARKING. 249 East Main Street offers a big city feel with exposed brick, open foyer-elevator in the center of the building, modern design mixed with a historic feel, and even includes Portofino's restaurant and bar. There are several office spaces available from 2,061 RSF+/- up to approx 4,160 RSF+/- available NOW on 2nd and 3rd floors. This Downtown Professional Office with high end finishes and abundant parking is move-in ready!

Please contact Neal Metcalfe at 859-312-8069 to schedule a property tour or get more information about this exciting office opportunity!



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All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Cathy Burgess Interiors
105 East Main Street Suite 102 Lexington, Kentucky 40507
606.252.9400 | 606.252.9207

249 EAST MAIN STREET
LEXINGTON, KENTUCKY

DATE	02.18.15
SCALE	NTS
DRAWN BY	BL
REVISION	02.20.15

THIRD FLOOR PLAN

A-3

Leased



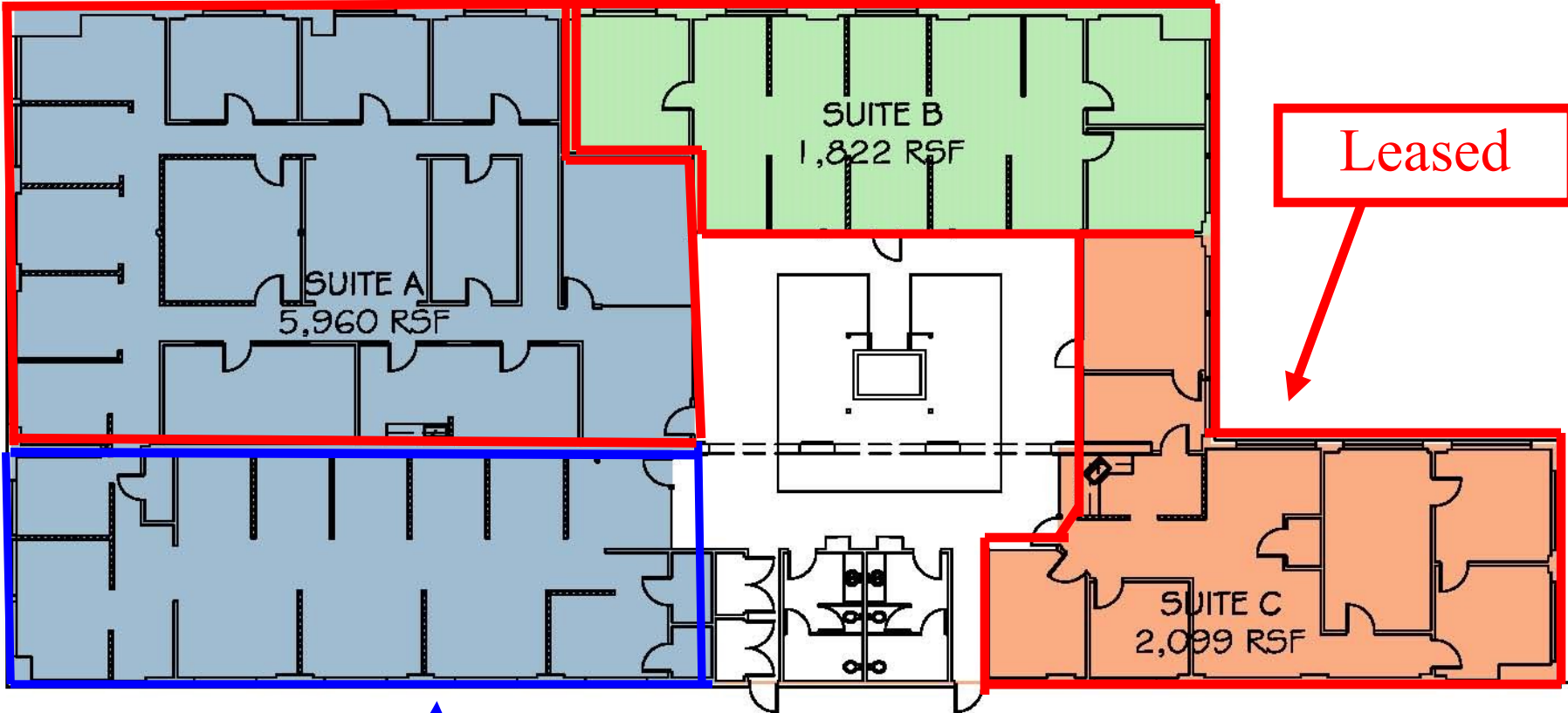
Leased



Leased



Available



THIRD FLOOR PLAN

OVERALL ROOM DIMENSIONS ARE INTENDED TO REPRESENT GENERAL ROOM SIZES AND NOT FRAMING DIMENSIONS. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.





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Lease Rate:	18.75 SF/YR [GROSS]	Total Space	4,160 sf
Lease Type:	Gross	Lease Term:	36 Months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 2D	Office Building	\$18.75 SF/YR	Gross	2,061 SF	36 months	2nd Floor office space currently set up as a mix of small private offices, multiple storage areas, common work areas, conference room
Suite 3D	Office Building	\$18.75 SF/YR	Gross	2,099 SF	36 months	2099 rsf suite on the 3rd floor of 249 E Main. Exposed brick, lots of windows, and currently an open floor plan with small walled spaces and a large conf area at front of the suite facing Main Street.



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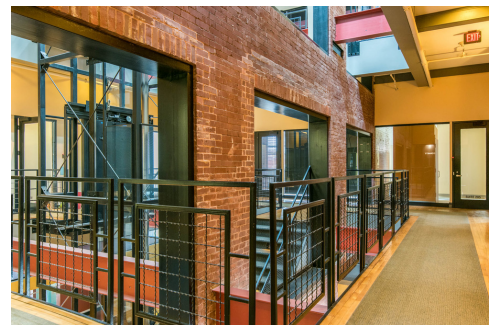
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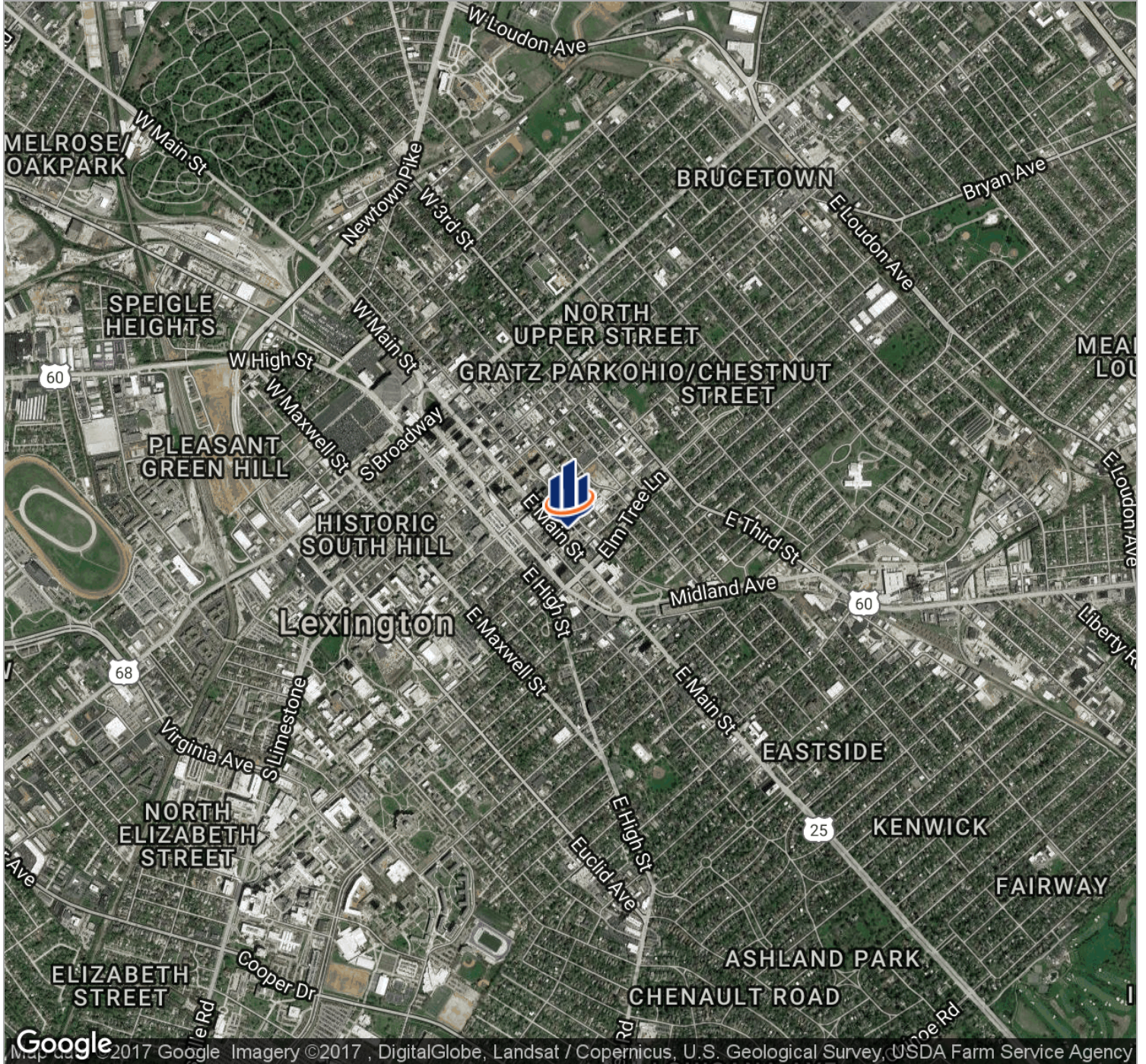
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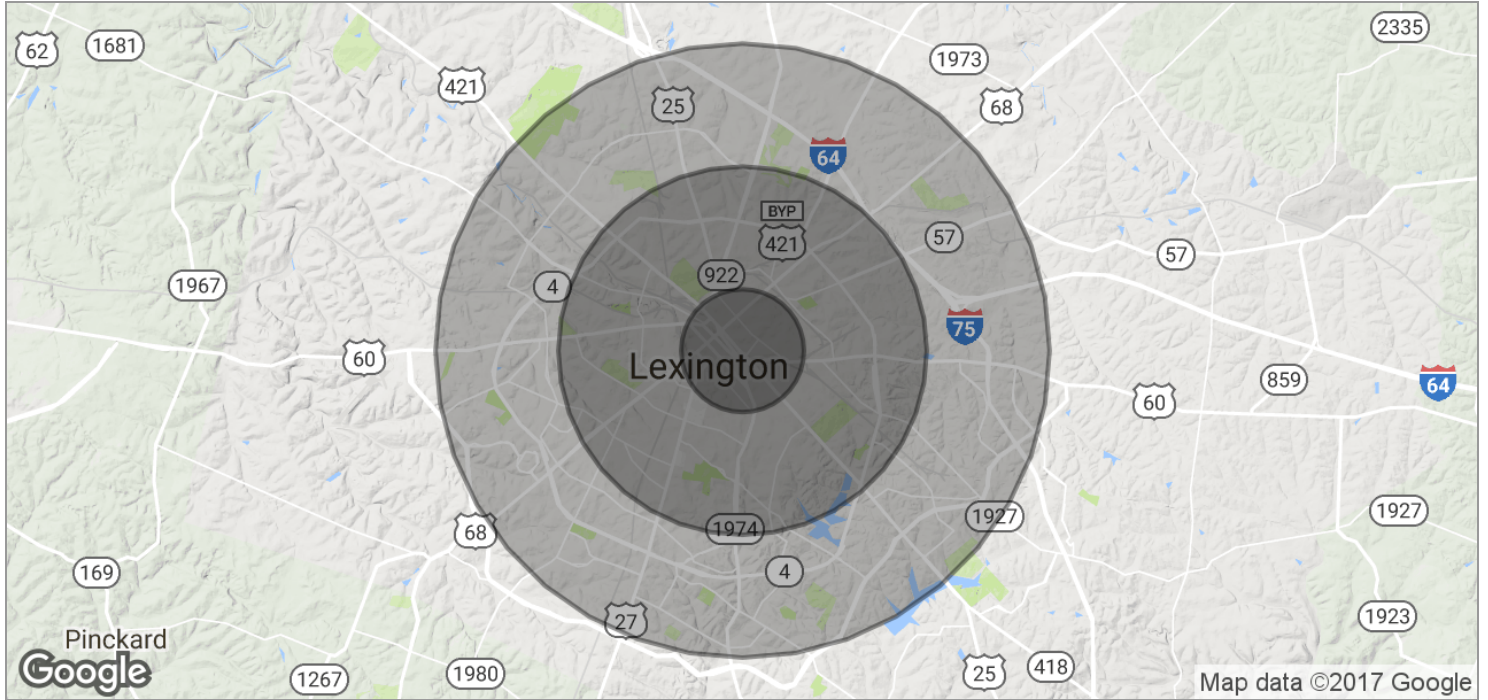
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,189	105,975	240,948
MEDIAN AGE	29.7	33.6	34.4
MEDIAN AGE (MALE)	29.2	32.8	33.3
MEDIAN AGE (FEMALE)	30.9	34.6	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,086	45,372	105,491
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$41,582	\$52,299	\$54,471
AVERAGE HOUSE VALUE	\$260,857	\$238,693	\$210,687



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