

# FOR LEASE

3101 Beaumont Centre Circle Lexington, KY 40513

\$20.00 /SF/Yr



The property is located in an outstanding suburban location with easy access to Harrodsburg Road, outstanding visibility to New Circle Road and close proximity to Man O War Blvd. and the Bluegrass Airport.

Conveniently located off of Harrodsburg Road in Beaumont Centre, tenants can easily walk to any number of fast food, quick service or casual dining establishments and can also walk to a Super Kroger store, a high quality YMCA, public library, banks, hotel or any other type of commercial services.

The property is also in the middle of a fast growing residential area with upscale and executive housing in close proximity to the property.

## Property Summary

Building Size:	42,768 SF
Building Class:	A
Lot Size:	3.1 AC
Property Type:	Office Building
Year Built:	1995
Zoning:	P-1 - Professional Office
Traffic Counts:	Beaumont Centre Circle - 9,306 Beaumont Centre Pkwy - 22,327



**JAMES M. SCHRADER**

**859-288-5008**

[jschrader@schradercommercial.com](mailto:jschrader@schradercommercial.com)

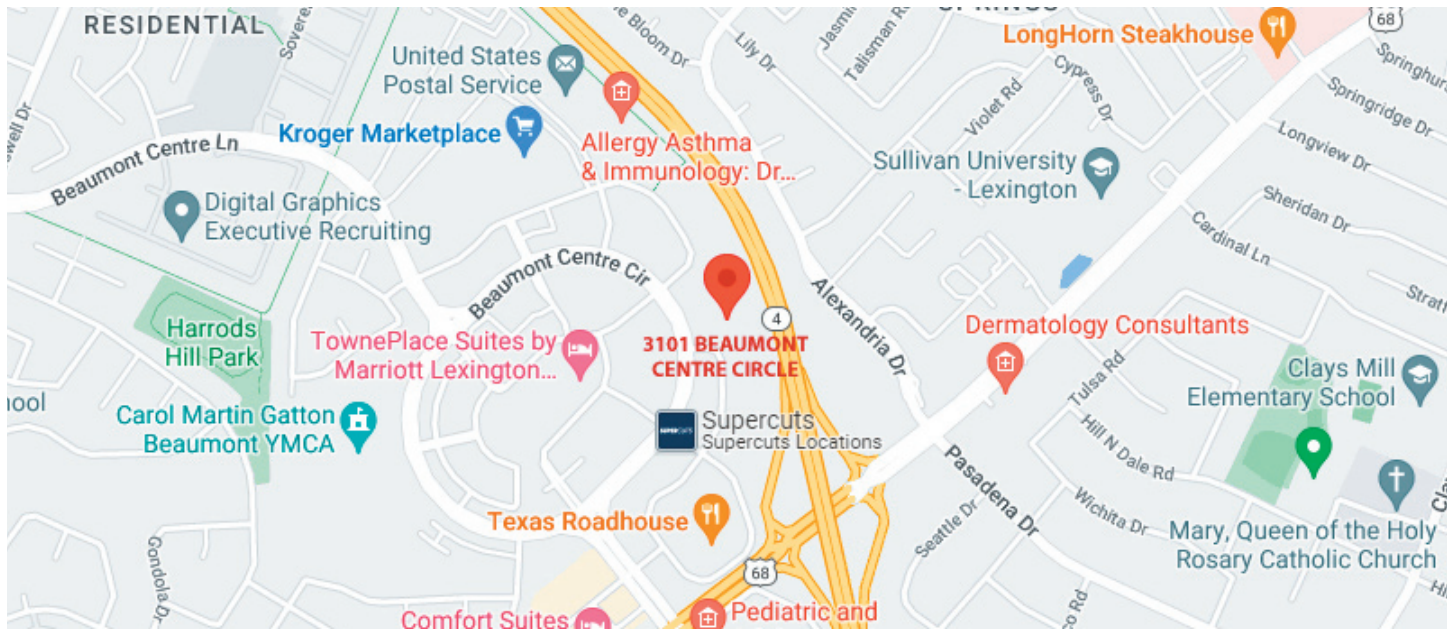
444 E Main Street, Suite 110  
PO Box 21793 Lexington, KY 40522

**SCHRADER**  
COMMERCIAL PROPERTIES, LLC

**859-288-5008 / [schradercommercial.com](http://schradercommercial.com)**

The information contained herein is from sources believed, but not guaranteed to be reliable. Schrader Commercial Properties, LLC makes no representations or warranties regarding the property and you should conduct a careful independent investigation of the property to determine its suitability for your use and investment.

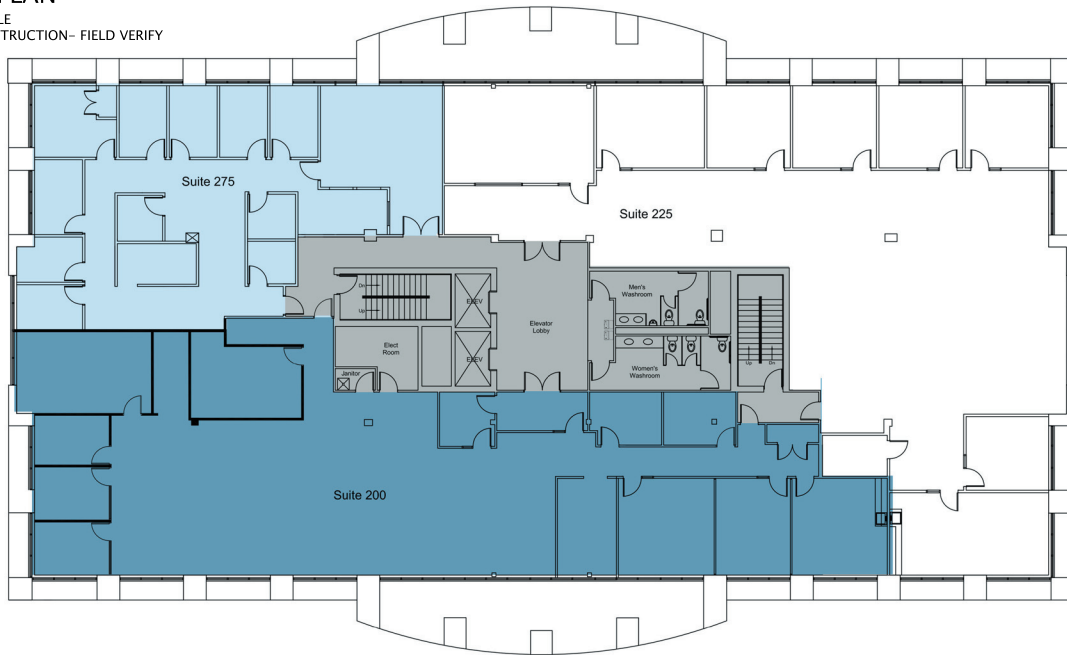
# Property Map & Images



# Second Floor Plan

## SECOND FLOOR PLAN

JANUARY 2022 - NOT TO SCALE  
NOT FOR PLANNING OR CONSTRUCTION - FIELD VERIFY



## Available Suite

### Suite 225

Rental Rate: \$20.00 /SF/Yr

Space Available: 5,833 RSF

Lease Type: Modified Gross

Space Type: Office