



PERIMETER CENTRE

651 PERIMETER DRIVE
LEXINGTON, KY 40517

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Executive Summary



OFFERING SUMMARY

Available SF:	3,343 - 12,061 SF
Lease Rate:	\$18.50 SF/yr (Full Service)
Lot Size:	2.42 Acres
Year Built:	1984
Building Size:	71,000
Zoning:	P-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this beautiful 6 story class "A" office building located in Perimeter Office Park. Conveniently located near New Circle Rd. and Man' O War Blvd., the two major "collector" roads in the Lexington market.

PROPERTY HIGHLIGHTS

- Class "A" building, providing full service leasing
- Conveniently located off of New Circle Road and Alumni Drive
- Located within minutes of downtown and suburban areas
- Close access to University of Kentucky and major Kentucky Hospitals
- Ample on site parking
- Electronic key fob access providing security and 24hr access
- On site property management
- Dramatic atrium entrance

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Overview



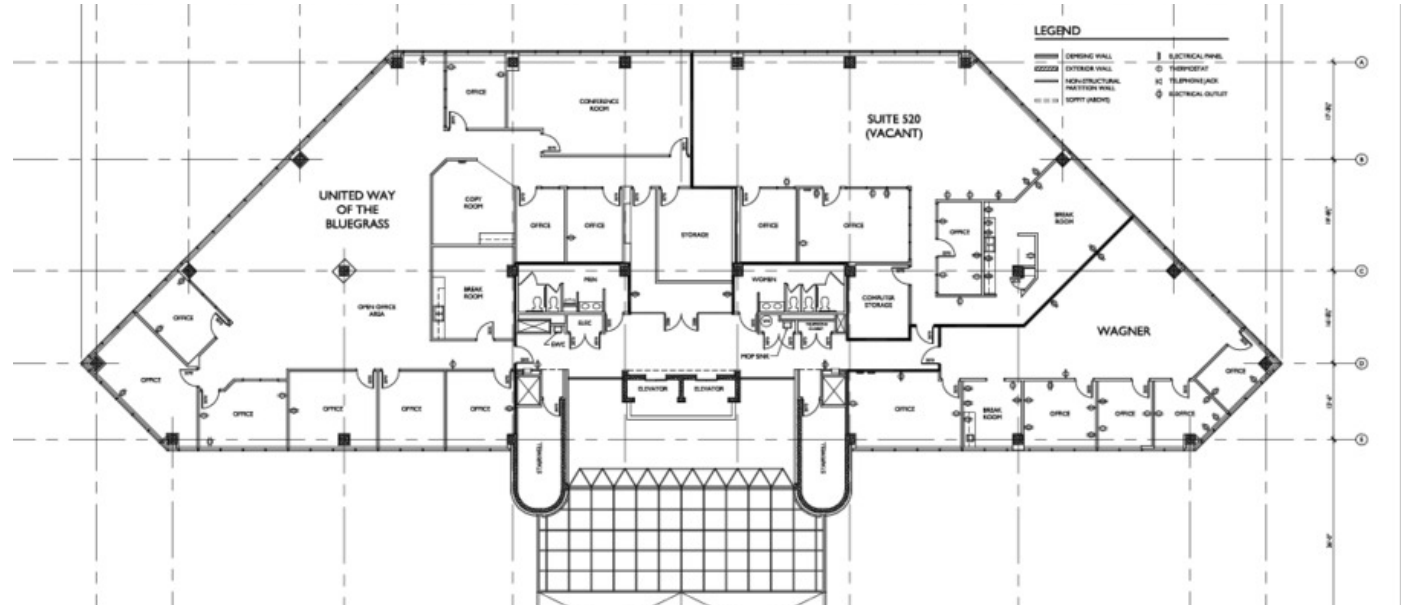
LOCATION OVERVIEW

Perimeter Centre is located on Perimeter Drive less than 1 mile from New Circle Road. The building is part of the Perimeter Drive Office Park. The 28,000 traffic count allows for the building to have an incredible amount of visibility from the road.

Lexington, Kentucky has been rated as one of America's premier cities by some of the most noted and revered industry standard-bearers, such as Forbes magazine, the U.S. Census Bureau, Cognetics consulting group, Dun & Bradstreet, Ladies Home Journal, and Places Rated Almanac - just to name a few. Most people think of rolling countryside with stone fences, great basketball action, horse farms, Thoroughbred racing at Keeneland, a diverse economy, and outstanding schools, colleges and universities. Our community ranks high in quality of life factors, such as health care, public safety, educational attainment, and quality family living. The area also measures high among the best places for business location, creativity, entrepreneurial growth, and career relocation. Residents of competing cities view Lexington as a beautiful place, with great schools, an innovative health care system, a strong economy, and mountains of potential.

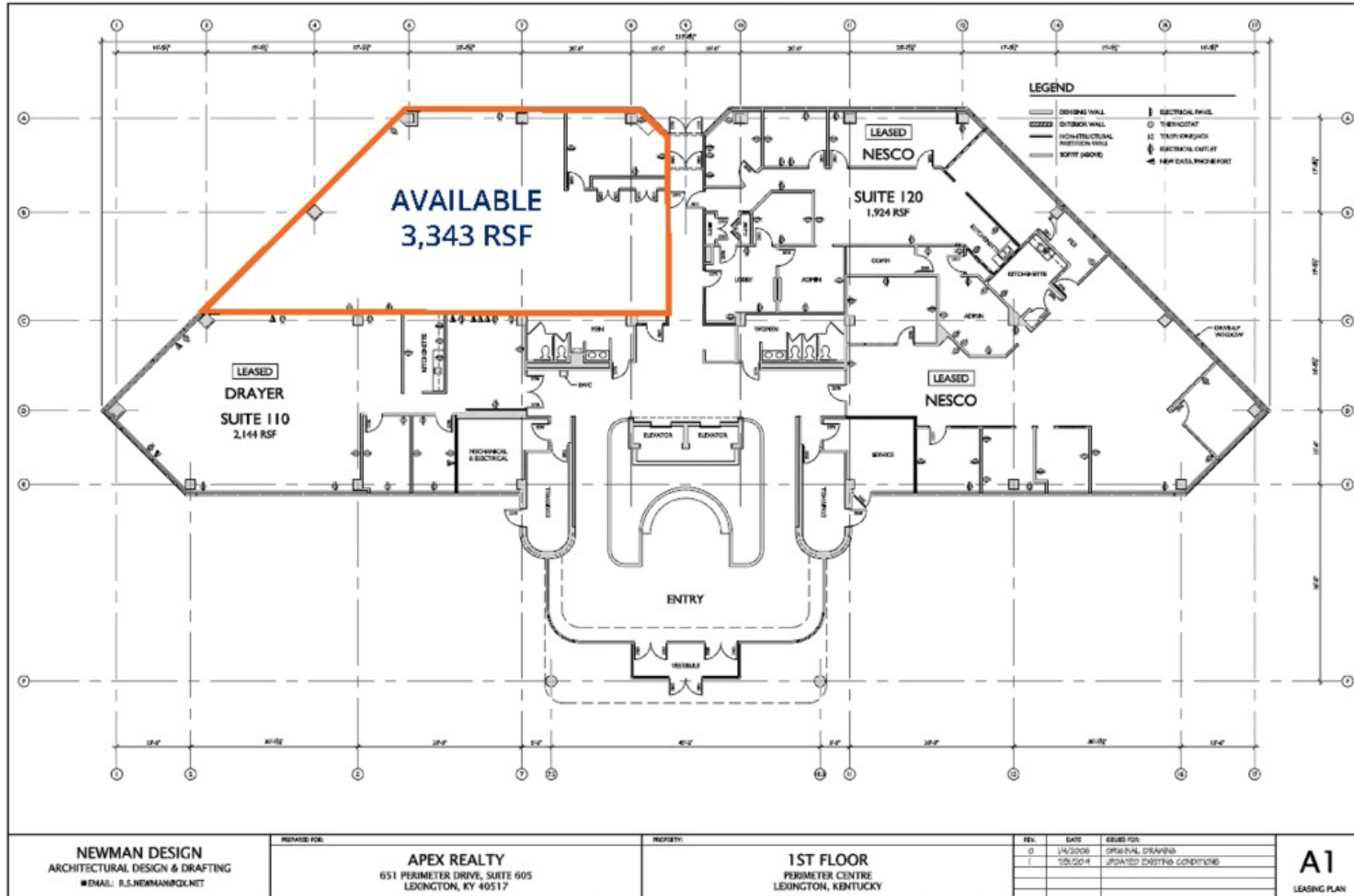
Available Spaces

LEASE TYPE	Full Service
TOTAL SPACE	3,343 - 12,061 RSF
LEASE TERM	Negotiable
LEASE RATE	\$18.50 SF/yr

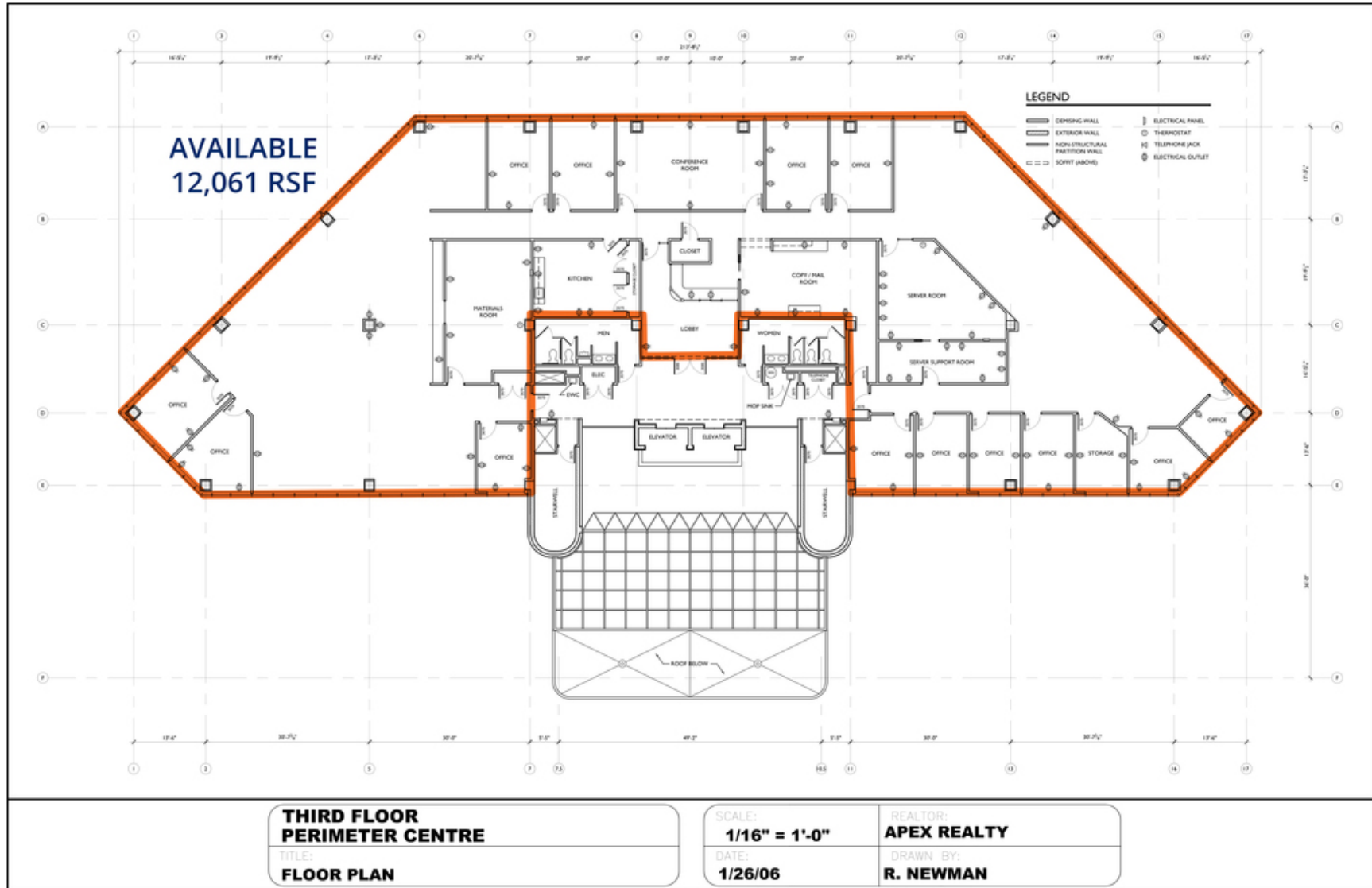


SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 115	3,343 SF	Full Service	\$18.50 SF/yr
Suite 300	12,061 SF	Full Service	\$18.50 SF/yr
Suite 520	3,870 SF	Full Service	\$18.50 SF/yr

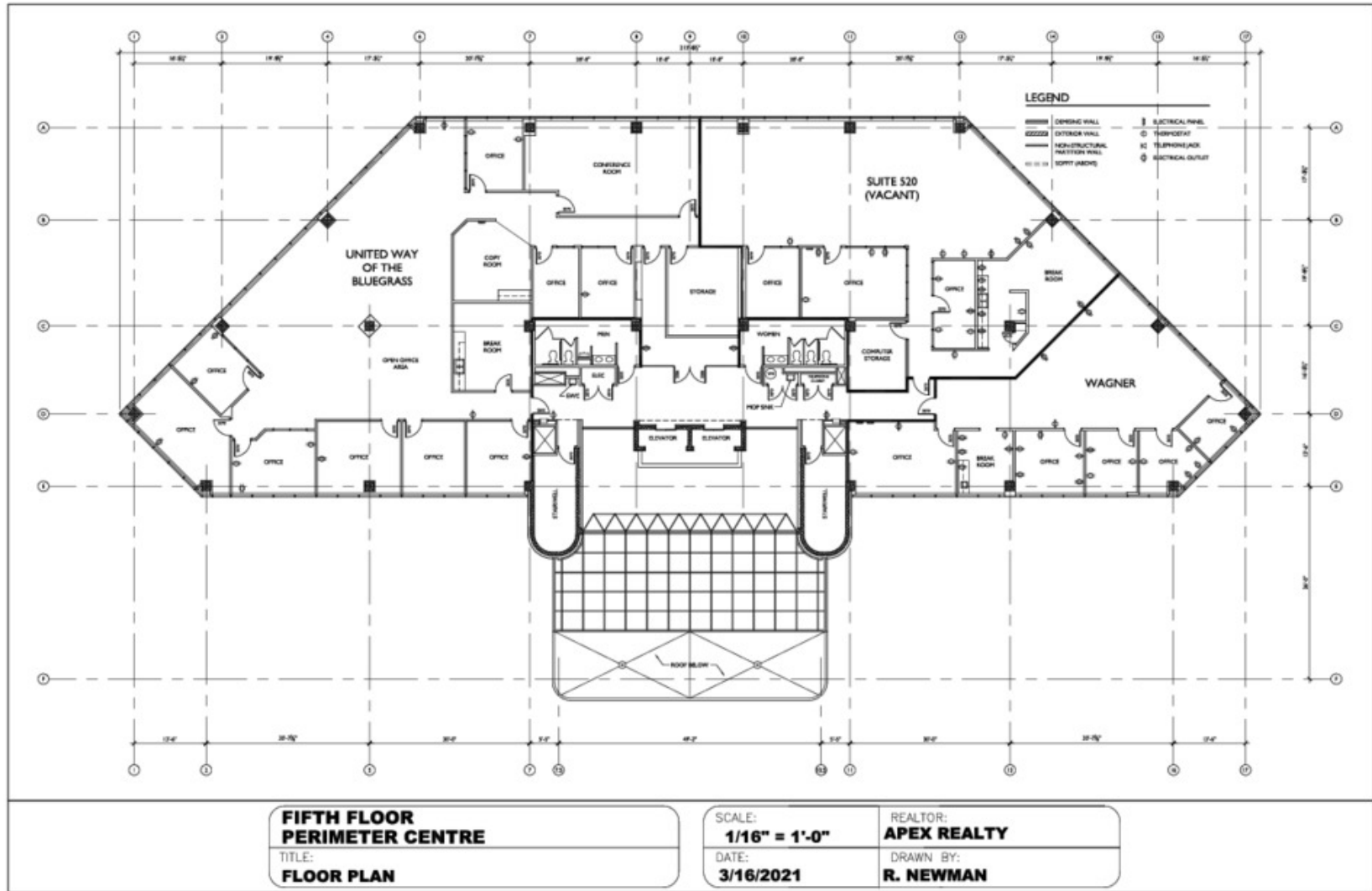
First Floor



Third Floor



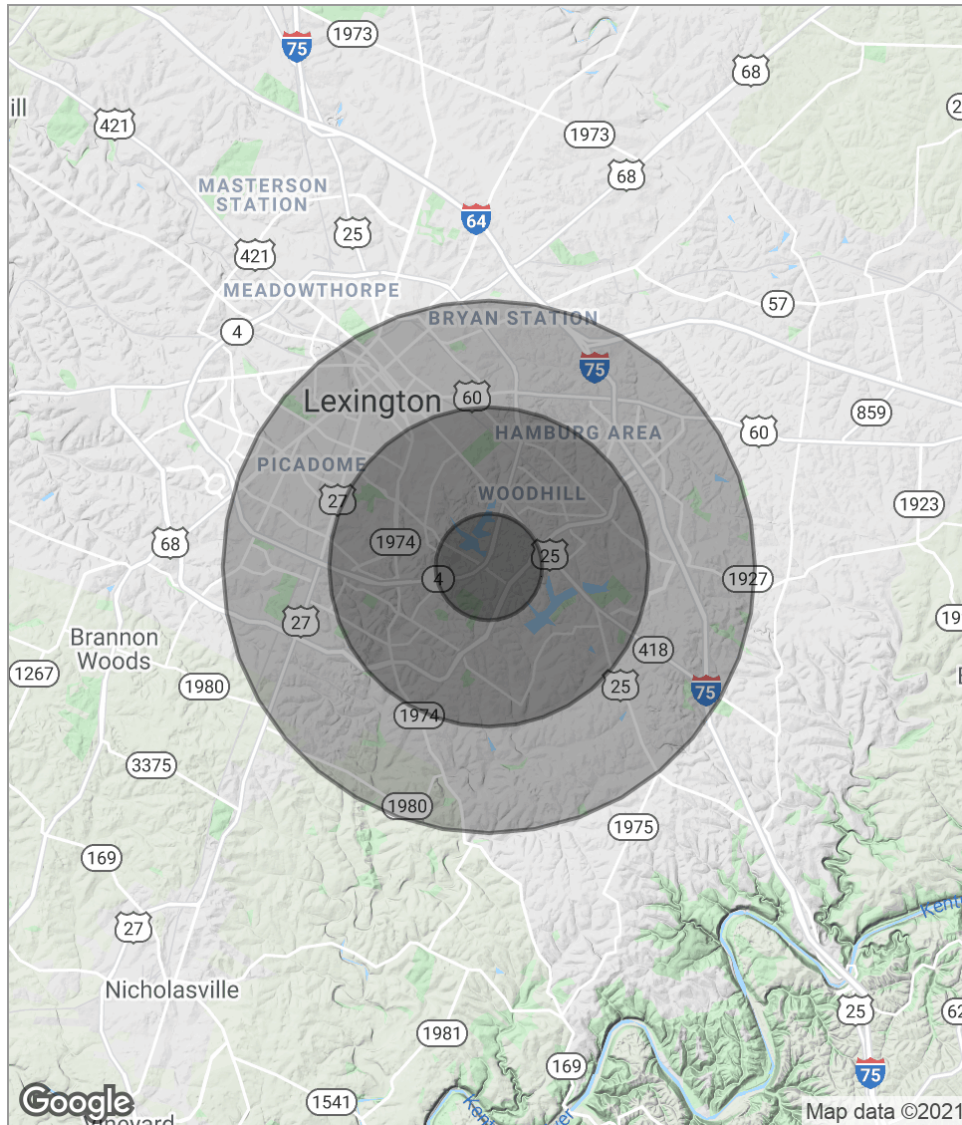
Fifth Floor



Additional Photos



Demographics Map



POPULATION

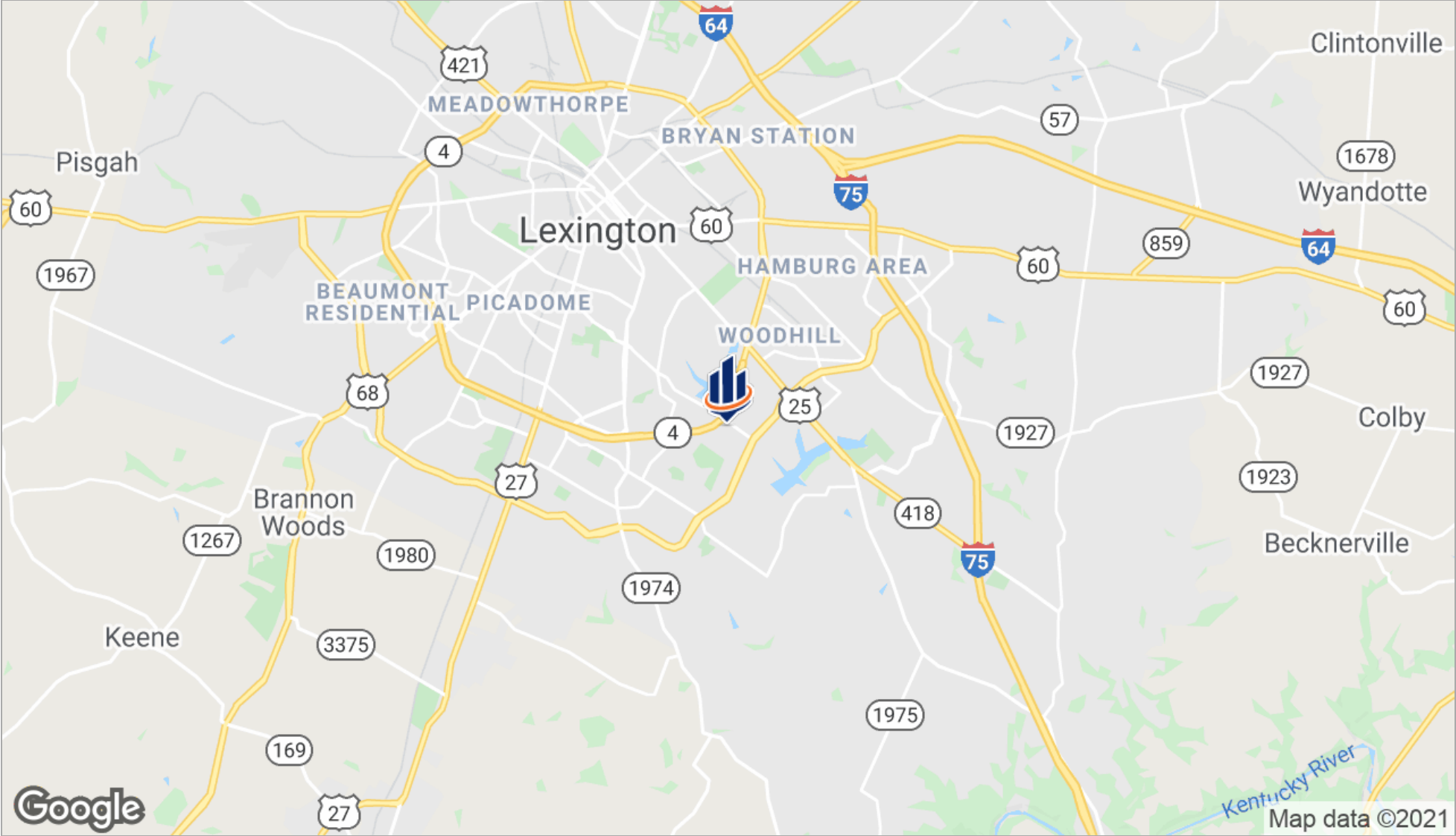
	1 MILE	3 MILES	5 MILES
Total population	13,534	98,829	228,437
Median age	33.4	33.6	33.2
Median age (male)	31.6	32.9	32.6
Median age (Female)	35.9	34.9	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,048	45,747	99,526
# of persons per HH	2.2	2.2	2.3
Average HH income	\$64,729	\$64,971	\$63,936
Average house value	\$317,527	\$265,227	\$229,663

* Demographic data derived from 2010 US Census

Location Maps



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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.