

FOR LEASE

1648 MCGRATHIANA PARKWAY

1648 MCGRATHIANA
PARKWAY

Lexington, KY 40511

PRESENTED BY:

JOHN BUNCH

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OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/yr [Full Service]
AVAILABLE SF:	10,904 SF
BUILDING SIZE:	152,394 SF
LOT SIZE:	9.69 Acres
YEAR BUILT:	2007
ZONING:	P-2

PROPERTY HIGHLIGHTS

- Class "A" Office Building Full Service Leasing
- Conveniently Located Near Downtown Lexington and the University of Kentucky
- Close Access to Both I-75 and I-64
- Located in the University of Kentucky Coldstream Research Campus
- Redundant Power - Building is Powered From Two Different Electrical Substations
- High End Common Area Finishes
- Breathtaking Views of the Surrounding Horse Farms
- Ample on Site Parking

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PROPERTY DESCRIPTION

SVN Stone Commercial is proud to present 1648 McGrathiana Parkway for Lease. This class "A" office building is situated on the University of Kentucky Coldstream Research Campus located at Newtown Pike and Interstates I-64/I-75. The subject is zoned "P-2" professional office with research overlay. 1648 McGrathiana Parkway has two vacancies, one on the 1st floor and one on the 3rd floor. Plenty of convenient parking for tenants and customers, property protection key security system providing 24-hour building access, two passenger elevators and one freight elevator, dramatic atrium entrance, and a professional management team are just some of the highlights on this class "A" property.

LOCATION DESCRIPTION

1648 McGrathiana Parkway is located in the University of Kentucky Coldstream Research Campus which is owned and operated by the University of Kentucky. Situated on 735 acres, the Coldstream Campus is currently home to 14 buildings with more than 50 companies employing over 1,000 people. Coldstream is only a short distance from downtown Lexington and the UK Campus, providing easy access to the hub of business and economic development community and to the university's intellectual capital and resources. The Campus includes a hotel, multi-tenant and single use office buildings, a technology center and Coldstream Park maintained by the City of Lexington with walk/bike paths and two dog parks.

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.

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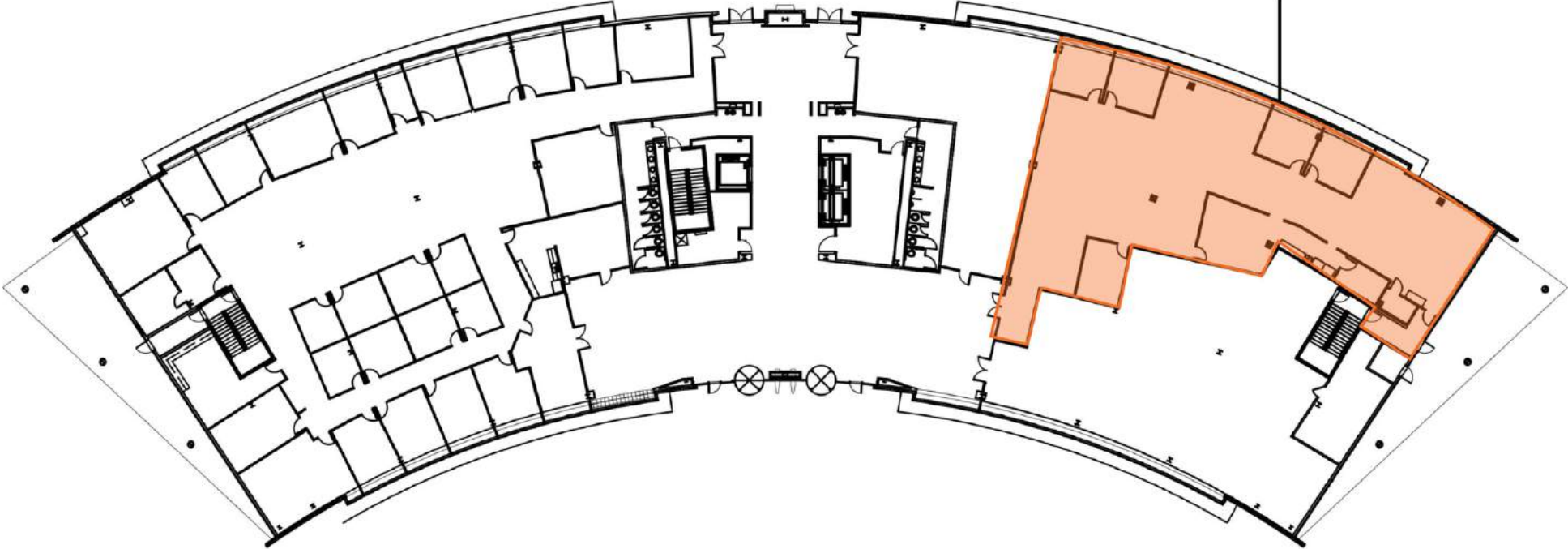
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FIRST FLOOR

Suite 130
5,921 SF



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LEASE INFORMATION

LEASE TYPE	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	5,921 SF	LEASE RATE:	\$19.50 SF/yr

AVAILABLE SPACES

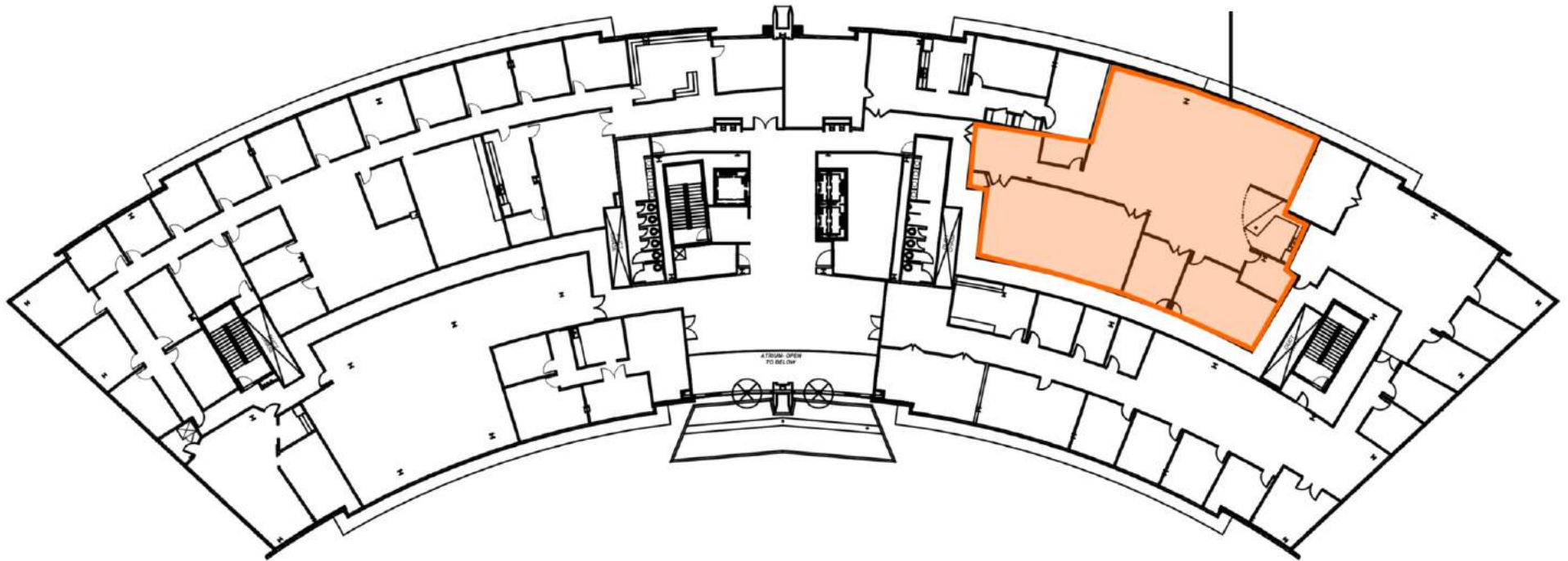
SUITE	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 130	5,921 SF	Full Service	\$19.50 SF/yr	This rare first floor suite is conveniently space planned with a mixture of open floor area, five private offices, kitchenette, conference room, storage closet.

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THIRD FLOOR

Suite 360
4,983 SF



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LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	4,983 SF	LEASE RATE:	\$19.50 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE [SF] LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 360	Available	4,983 SF	Full Service	\$19.50 SF/yr	Suite 360 comes fully equipped with a reception area, large conference room, 4 private offices, break room/kitchenette, as well as spectacular views of the rolling bluegrass hills.

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FOR LEASE
1648 MCGRATHIANA PKWY

UK Coldstream Research Campus

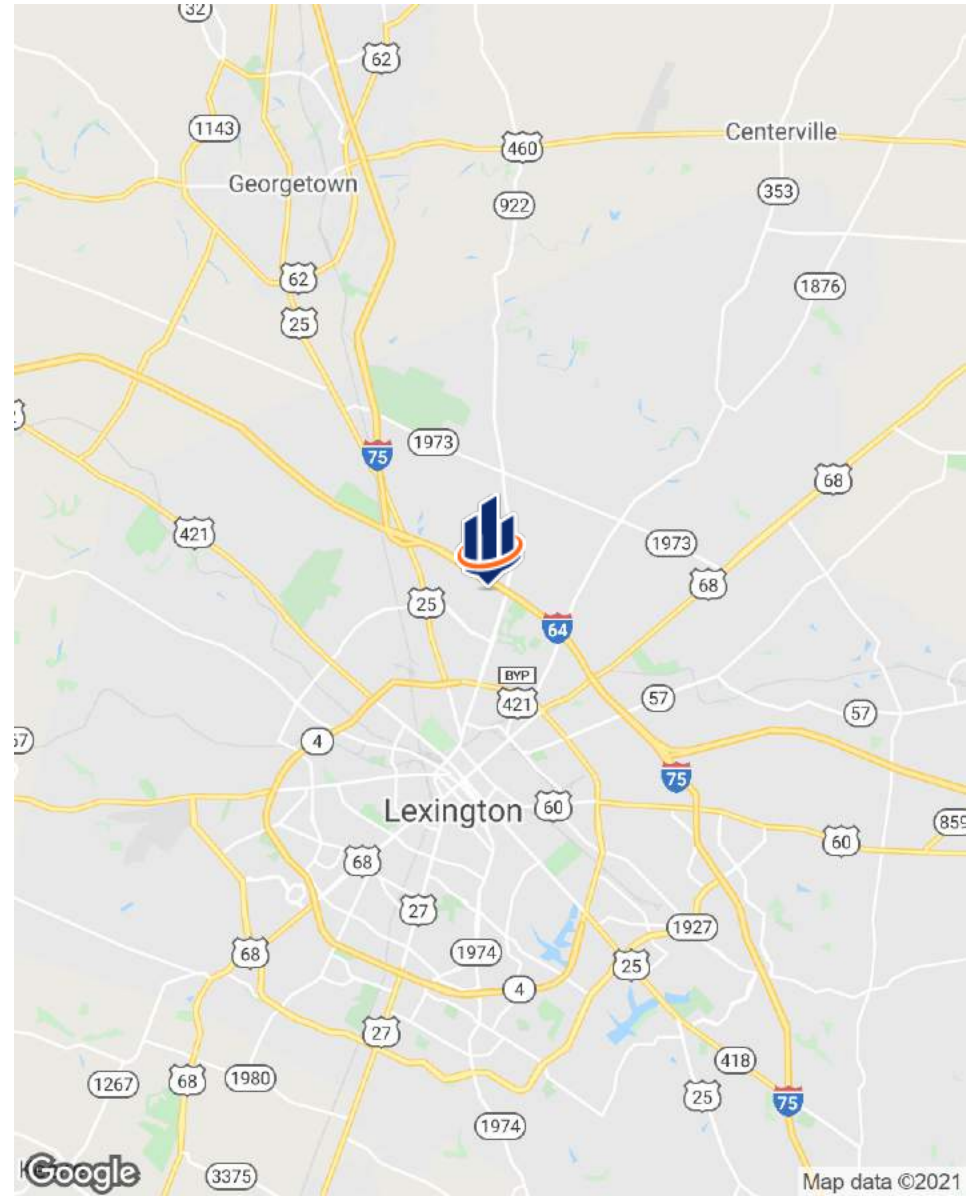
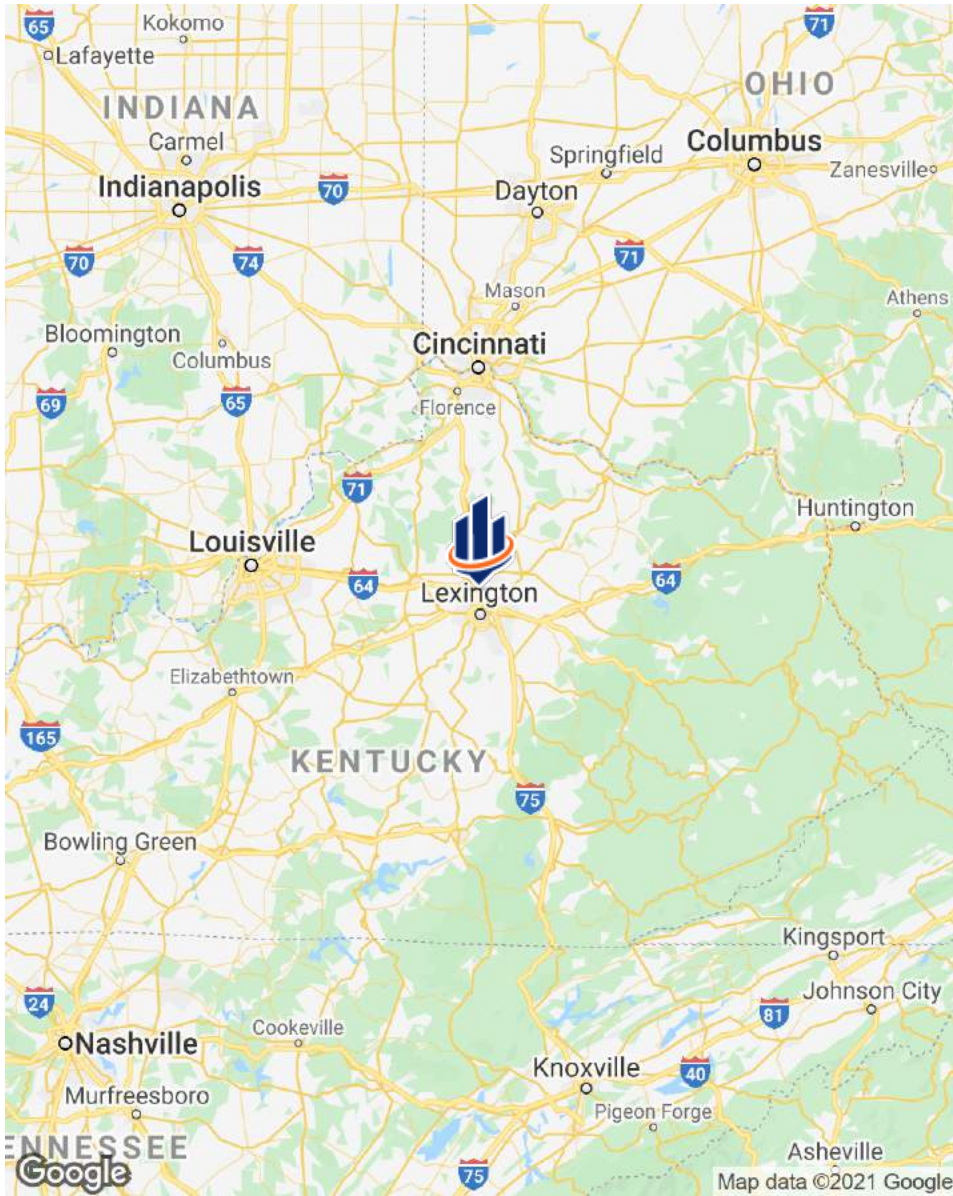
EMBASSY SUITES
 Altech
 KOMATSU
 Ferrellgas
 SUMMIT
 bet PHARMY
 CORRISOFT
 allconnect.
 orthopeutics
 opentext
 HENRY SCHEIN
 AGW
 TEMPUR + SEALY
 Piramal
 UK HealthCare
 American Board of Family Medicine
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Harbor Steel
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 Clarion Inn
 Bigass Solutions
 Whayne Cat
 UK Coldstream Research Campus
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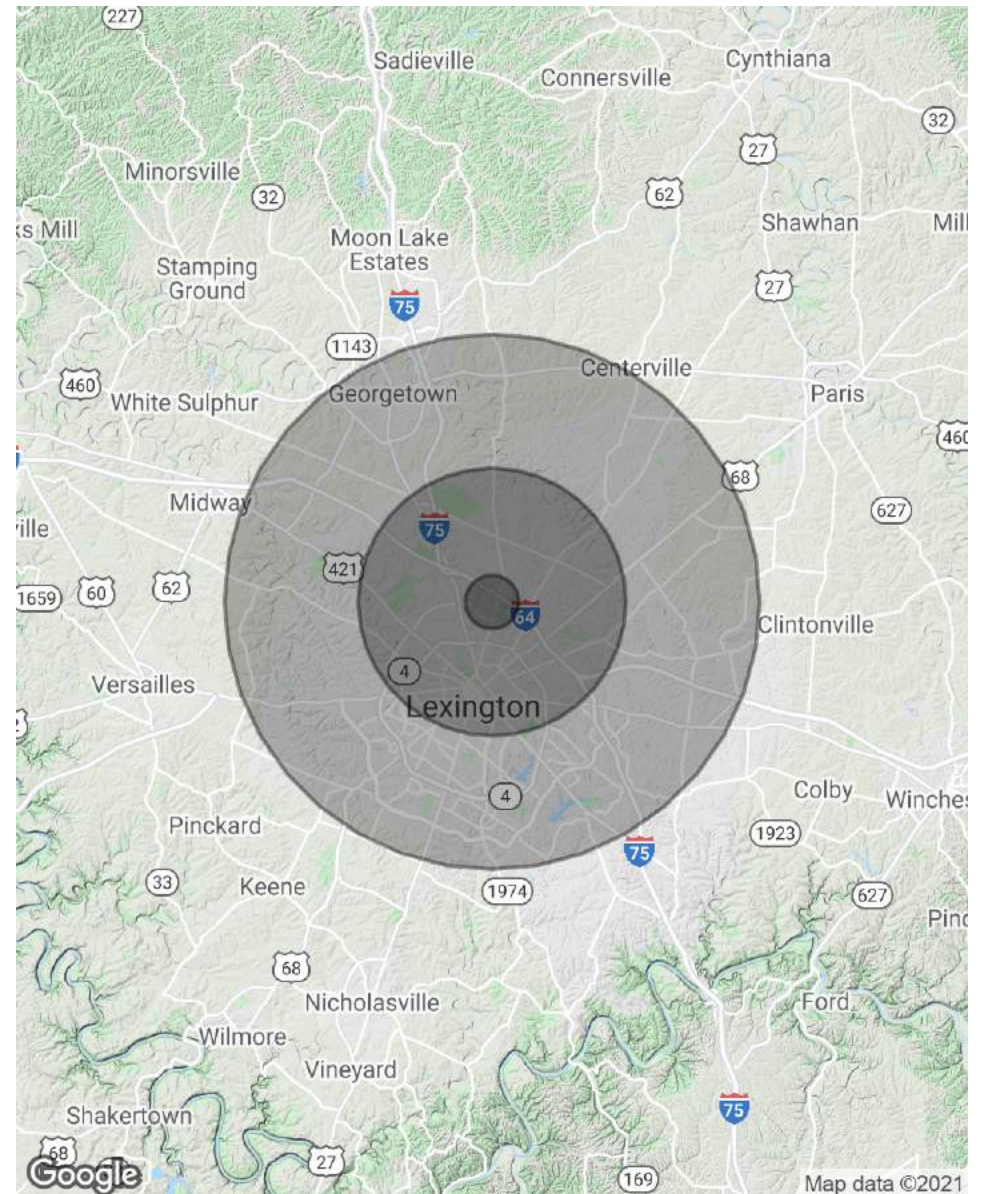
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,763	120,335	380,379
AVERAGE AGE	36.5	32.9	34.5
AVERAGE AGE (MALE)	32.9	32.2	33.6
AVERAGE AGE (FEMALE)	39.1	33.8	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,117	49,338	159,943
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$52,161	\$47,148	\$63,207
AVERAGE HOUSE VALUE	\$467,681	\$170,305	\$218,554

* Demographic data derived from 2010 US Census



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

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