

FOR LEASE

THE LION BUILDING

DOWNTOWN LEXINGTON OFFICE

155 E MAIN ST
Lexington, KY 40507

PRESENTED BY:

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PROPERTY SUMMARY



LEASE RATE

\$16.00 SF/YR

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present the opportunity to lease 3,608 SF of prime office space in Downtown Lexington. The Lion Building has 4 stories with elevator access, key fob entry, on-site parking available, and very nice interior finishes.

Suite 260 offers elevator access, 9 private offices, 1 private bathroom (two common area bathrooms as well), conference room, kitchen/break room, and beautiful views of Lexington's Central Business District.

For more information & to schedule a tour, please contact Weston Lockhart at 859.317.3538 // weston.lockhart@svn.com.

PROPERTY HIGHLIGHTS

- 30,000+ sf building in Downtown Lexington
- 3,608 sf of vacancy
- \$16/SF/yr (GROSS) Lease Rate
- 9 Private Offices, Conference Room, Kitchen/Break Room, Private Bathroom
- Phenomenal location on Main Street Lexington
- Great tenant mix composed of Law offices, Interior Design, Architects, and Professional Office users
- 24/7 building access

OFFERING SUMMARY

BUILDING SIZE:	30,568 SF
AVAILABLE SF:	3,608 SF
LOT SIZE:	0.26 Acres
YEAR BUILT:	1984
ZONING:	B-2B

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ADDITIONAL PHOTOS



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INTERIOR PHOTOS



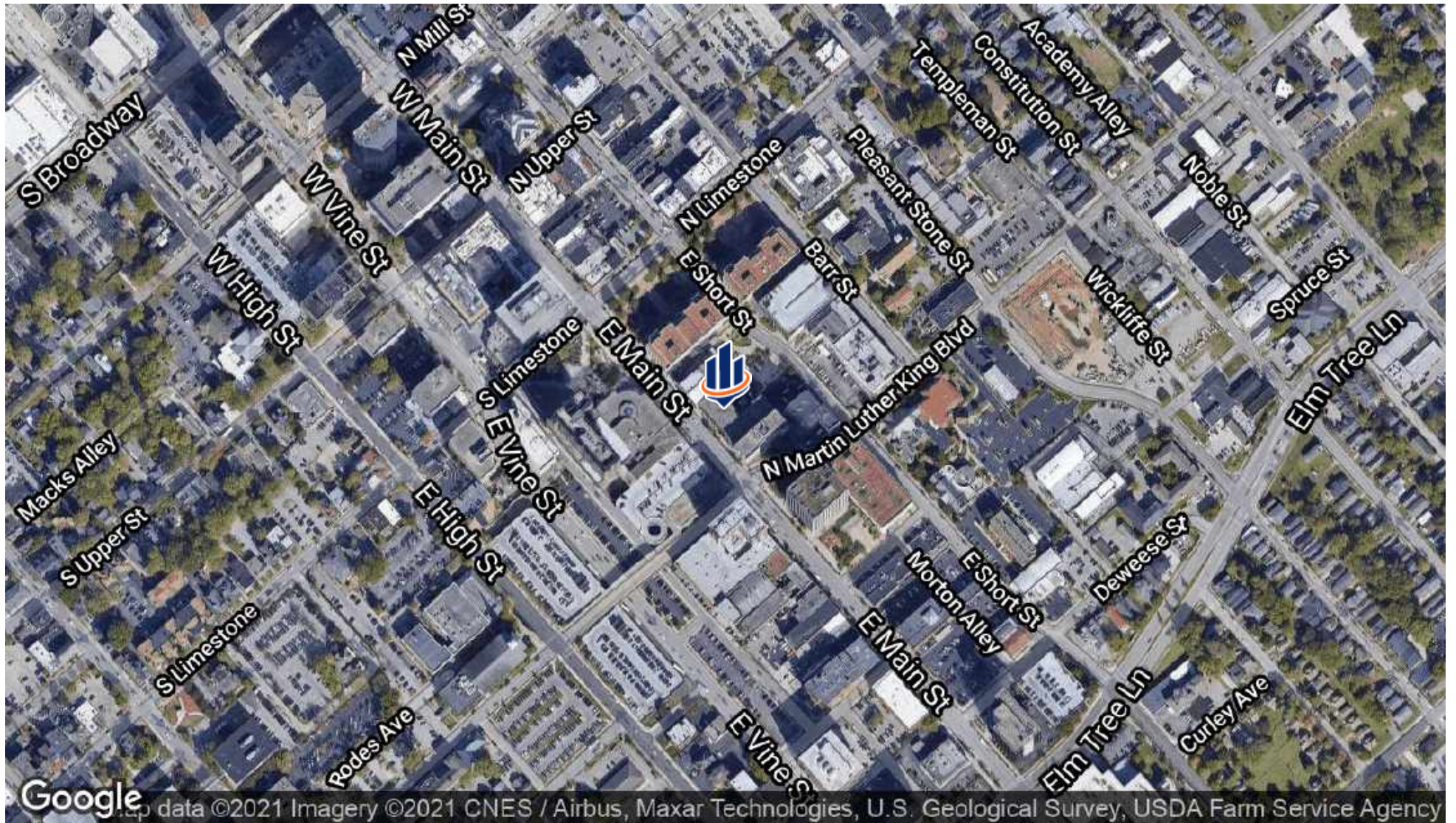
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AERIAL



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LOCATION MAP



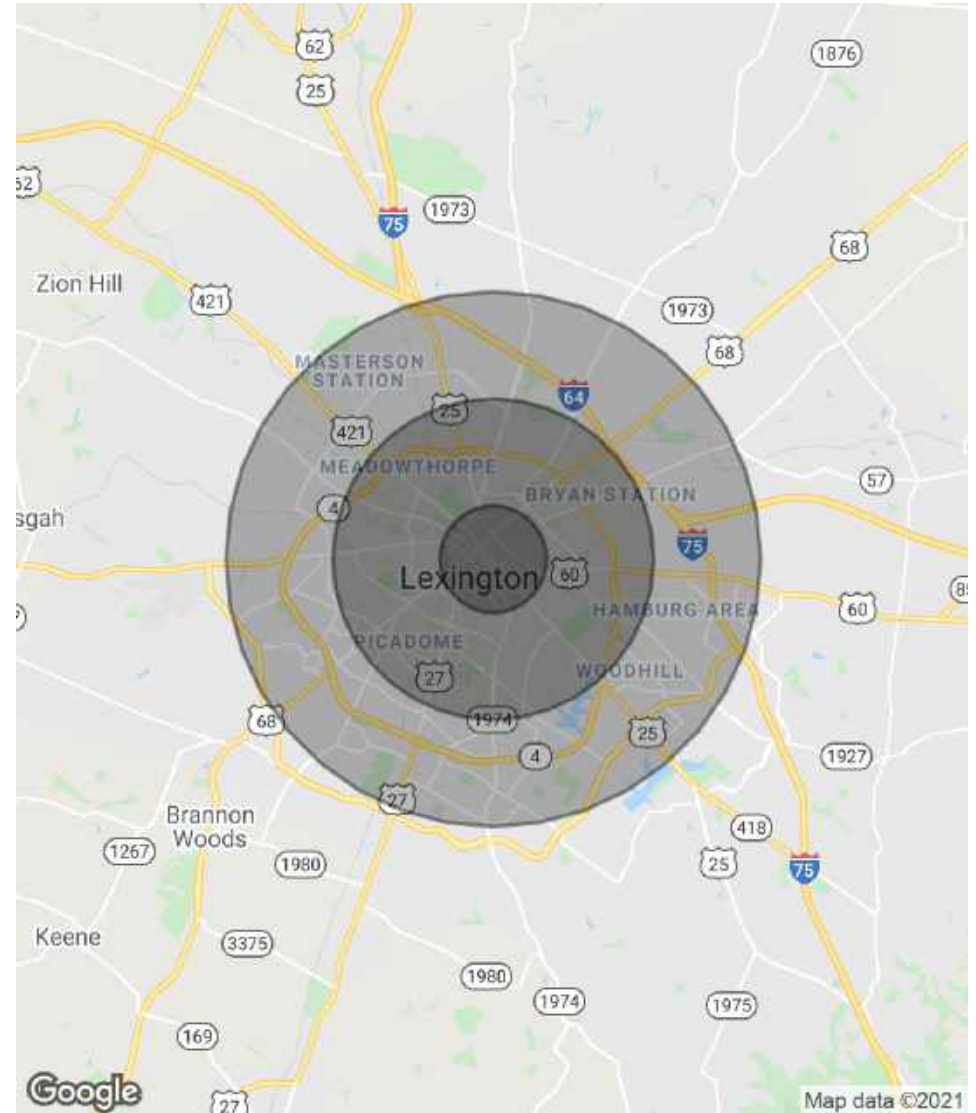
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,654	105,278	238,415
AVERAGE AGE	29.6	33.5	34.5
AVERAGE AGE (MALE)	28.9	32.7	33.4
AVERAGE AGE (FEMALE)	30.9	34.6	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,968	44,942	104,142
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$39,215	\$51,530	\$54,690
AVERAGE HOUSE VALUE	\$233,822	\$236,403	\$210,643

* Demographic data derived from 2010 US Census



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