



3620 WALDEN DRIVE
Lexington, KY | Available for lease



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WHITE  OAK
COMMERCIAL REAL ESTATE



Property Overview

- Well appointed office suite with 3 large offices or exam rooms, an open work space, kitchenette and designated lobby or waiting room
- Second floor location with elevator access
- Ample parking, large easy to navigate common areas, and Marquee signage with visibility to Tate's Creek Road is available
- Other Tenants in the building include First State Bank, Mountain Valley Insurance, Cornerstone Wealth Management, and Monson Family Dentistry

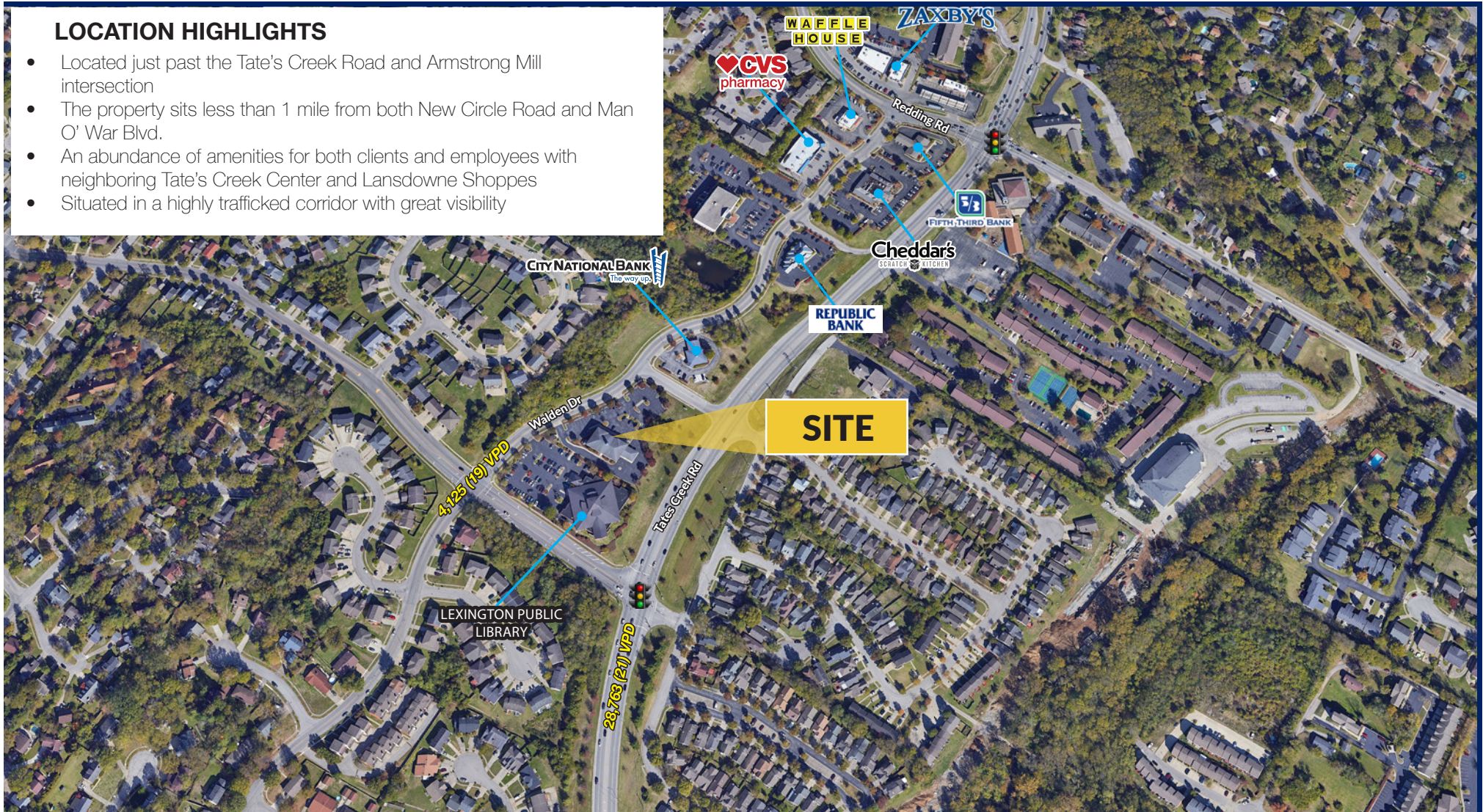
Property Summary

LEASE RATE	\$17.50/SF + Utilities
AVAILABLE SF:	943 SF
MARKET:	Central Kentucky



LOCATION HIGHLIGHTS

- Located just past the Tate's Creek Road and Armstrong Mill intersection
- The property sits less than 1 mile from both New Circle Road and Man O' War Blvd.
- An abundance of amenities for both clients and employees with neighboring Tate's Creek Center and Lansdowne Shoppes
- Situated in a highly trafficked corridor with great visibility



POPULATION

1 MILE	3 MILES	5 MILES
21,466	109,176	230,539



MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$50,621	\$65,794	\$63,507



TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
10,422	48,340	98,704

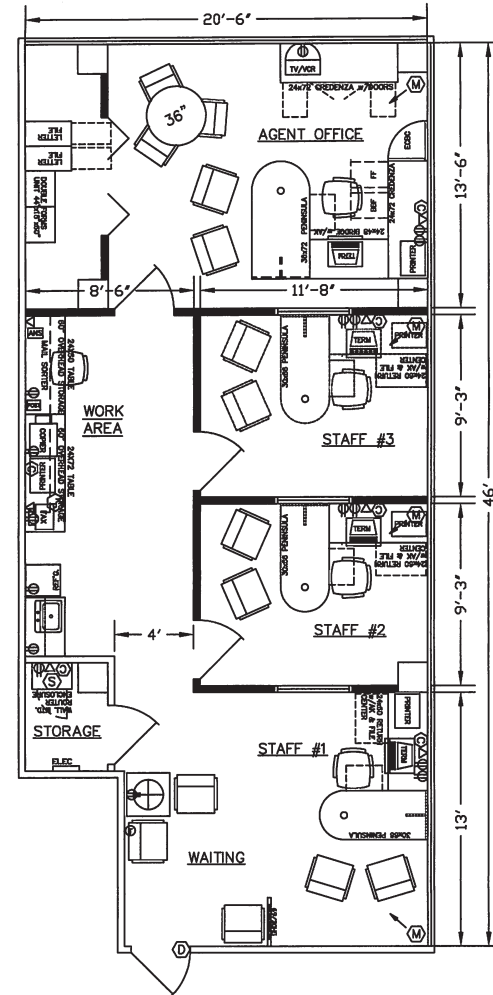
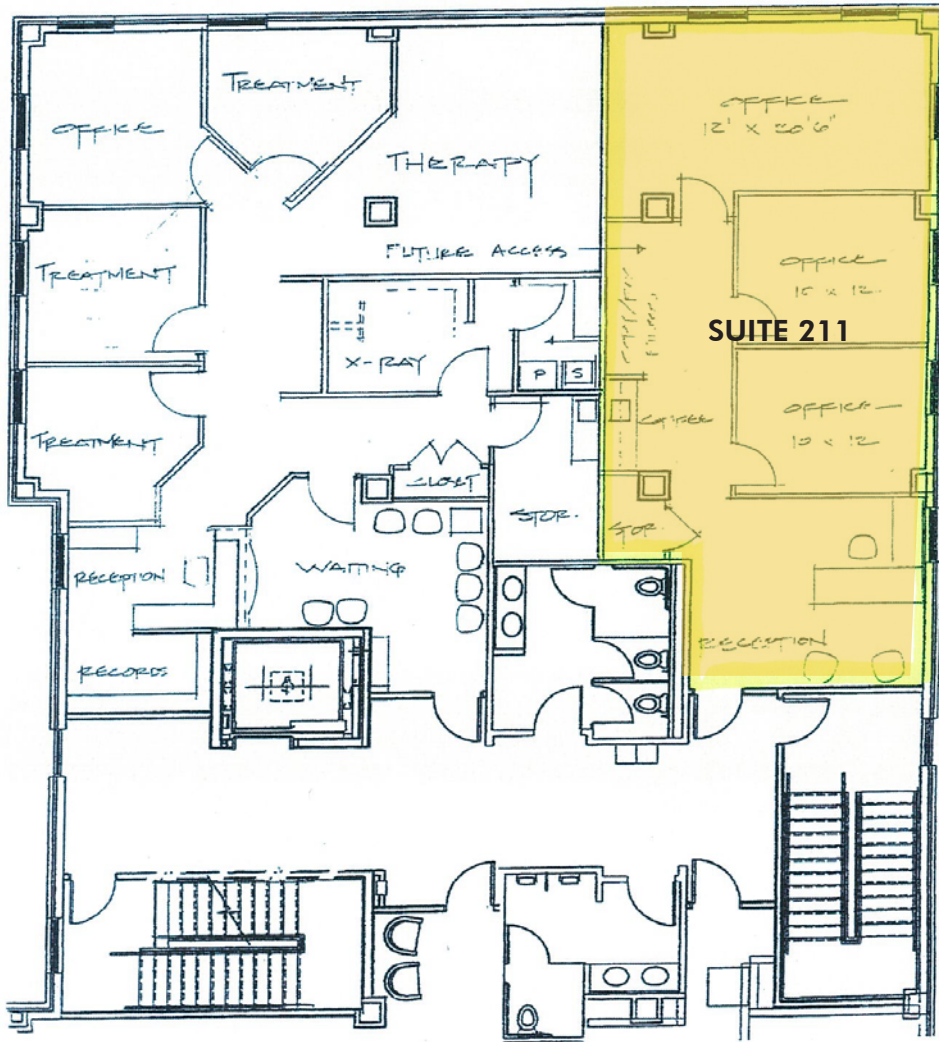


MEDIAN AGE

1 MILE	3 MILES	5 MILES
33.7	36.3	35.2

Floor Plan

Yellow highlighted area available



CLOSE UP OF SUITE 211

