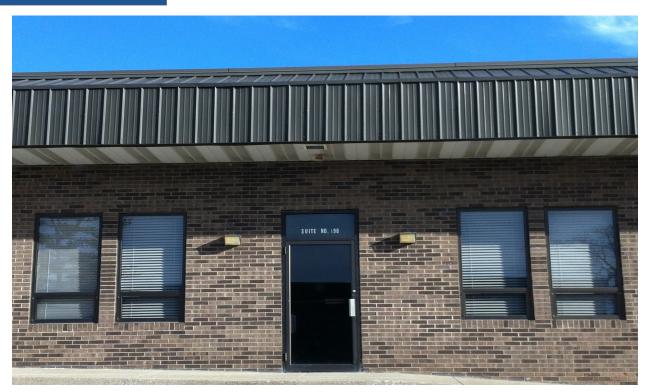
Woodhill Circle Plaza - Office Space 1555 E New Circle Rd, Lexington, Kentucky 40509



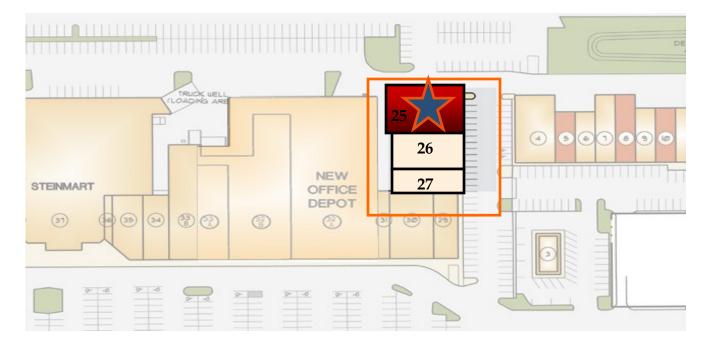
Unit Features:

- 4,000 SF of professional space available at aggressive rental rate.
- Located just off East New Circle Road at Woodhill Drive (not far from Richmond Road).
- Turn key Class A space with large conference room, 10 private executive offices, convenient storage and kitchen.
- Signage available on building.
- Adjacent to the active Shopping Center community filled with lots of National Tenants such as Stein Mart, Office Depot, Home Goods, Tile Shop, Dollar Tree, Cinemark, and many others who bring significant traffic to the property.

This Office space offers Class A interior improvements and is centrally located on New Circle Road just minutes from the heart of downtown Lexington at lower rents than other office space in the community.

Lexington Office: 153 Patchen Drive, Suite 51 T:859.269.8890 F: 859.269.8350 Mark Rubin (859) 509-0909 cell Briana Stiff (270) 315-0548 cell

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Conference Room 21x14		Private Bathroom Executive Office 22x20 Exit Corridor		
Private Office 18x11	Office 10x16	Office 10x15		
309 SF of storage Men's Bathroom Women's Bathroom	Office 10x15	Office 10x15		
	Office 10x15	Office 10x15		
Kitchen Office 10x15	Copy Center 12x6 Reception Area 18x15	Office 20x14		

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The information contained herein is from sources believed, but not guaranteed to be reliable. Urban Groupe makes no representation 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. Marketing piece by Tussey Marketing.

Office Space Lease Rate: **\$7 NNN**

4,000 SF of Professional

• Est. NNN: \$2.07/ SF

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Area Information: High traffic area close to banks, restaurants, hotels with convention bookings - minutes from downtown, interstate and other major intersections of town.

Traffic count: 55,100 cars per day (2011)

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Demographics - 2008	1 mile	3 mile	5 mile
Total Population	10,798	92,300	202,402
Avg. Household Income	\$63,676	\$72,395	\$67,626
Total Households	5,187	41,199	89,126

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