

## Woodhill Circle Plaza - Office Space

1555 E New Circle Rd, Lexington, Kentucky 40509



### Unit Features:

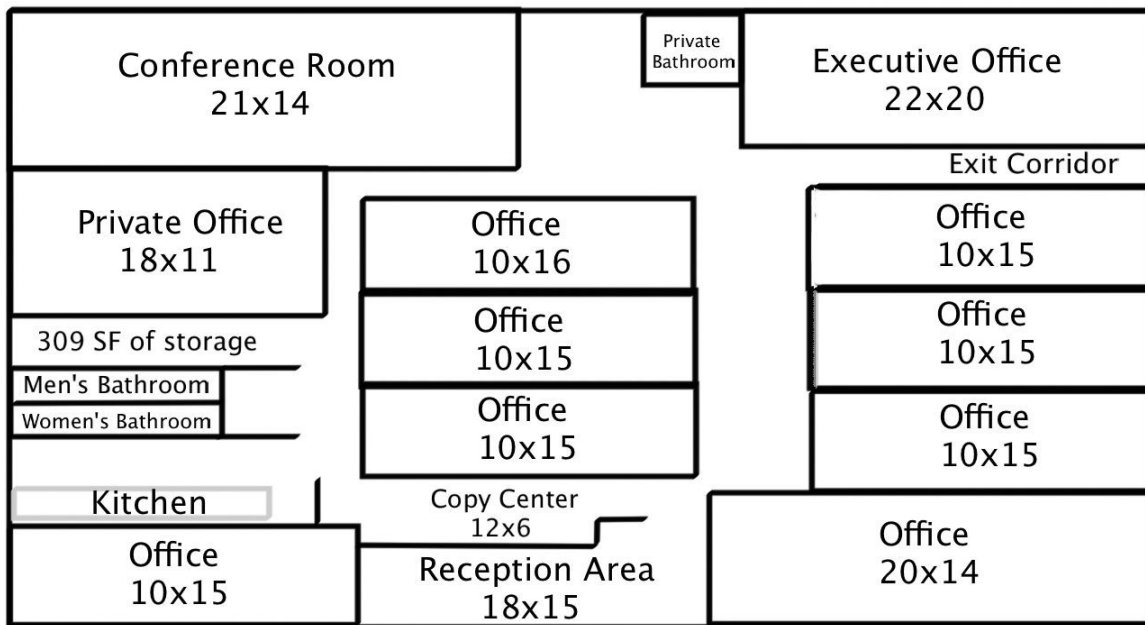
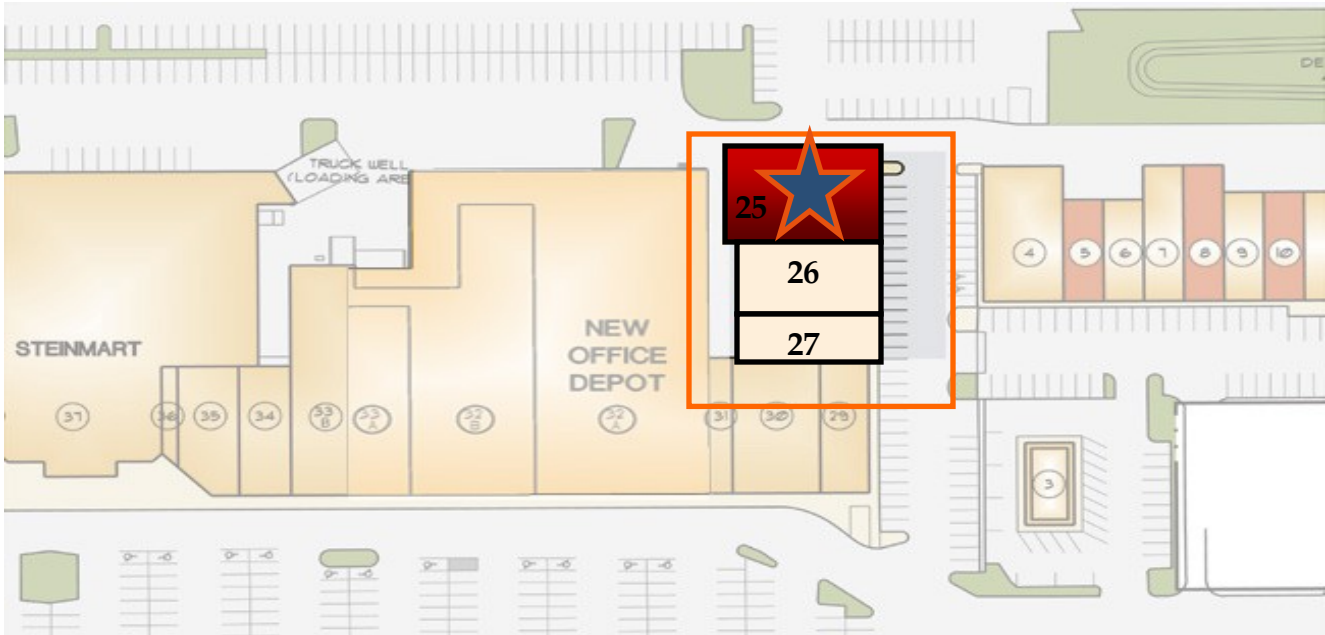
- 4,000 SF of professional space available at aggressive rental rate.
- Located just off East New Circle Road at Woodhill Drive (not far from Richmond Road).
- Turn key Class A space with large conference room, 10 private executive offices, convenient storage and kitchen.
- Signage available on building.
- 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.

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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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# URBAN GROUPE

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- 4,000 SF of Professional Office Space
- Lease Rate: \$7 NNN
- 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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