

LEASING OPPORTUNITY

ASHLAND PLAZA

800 East High Street, Lexington, Kentucky



OPPORTUNITIES

- * The Office Hub at Ashland offers individual office spaces - 138-194 sf Available.
- * Heart of Chevy Chase adjacent to University of Kentucky and downtown.
- * High traffic and density in upscale neighborhood.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



Equity
Management
Group, Inc.

Leasing Representative: **Jason Taylor**

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Phone: (859) 266-1414 * Cell: (502) 472-7546

Equity Management Group * 840 East High Street * Lexington, KY 40502

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PROPERTY SPECIFICS

Anchor Tenants: Starbucks / UPS Store
Total Land Area: 1 acre
Total GLA: 20,000 sf
Traffic Counts: 21,548
Parking Spaces: 56

PROPERTY ADVANTAGES

Office/Retail Center in upscale area
Popular shopping and restaurant location

LOCATION

Located at: 800 East High Street in the historic Chevy Chase community of Lexington, Kentucky. Close to University of Kentucky campus.

Strong and Growing Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	18,493	118,757	258,864
Average Household Income:	\$83,048	\$64,804	\$67,593
Average Household Value:	\$372,656	\$237,627	\$216,233

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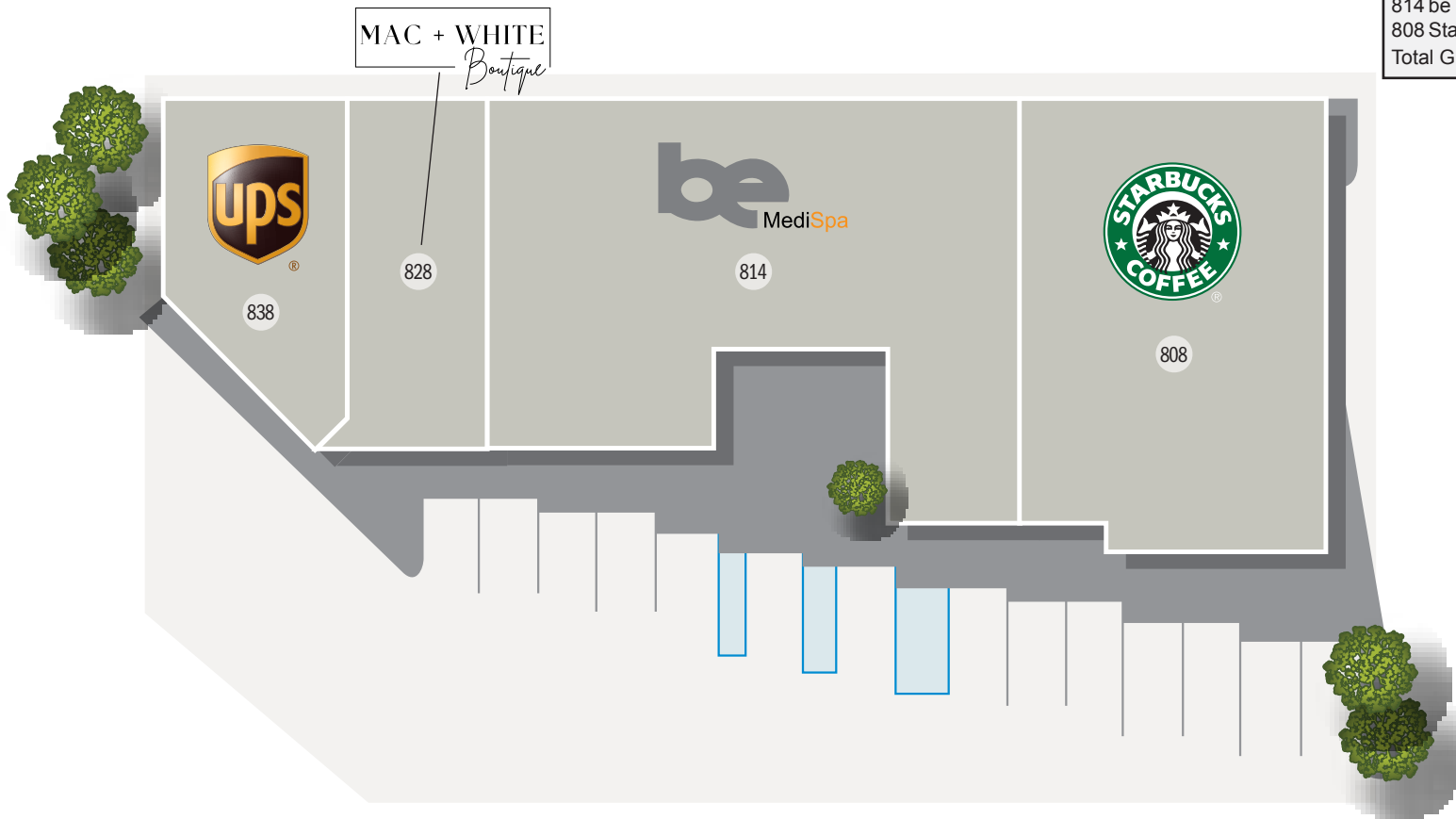


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838 The UPS Store	1,150 SF
828 Mac + White Boutique	1,150 SF
814 be MediSpa	3,792 SF
808 Starbucks Coffee	2,660 SF
Total GLA:	8,752 SF



Level One

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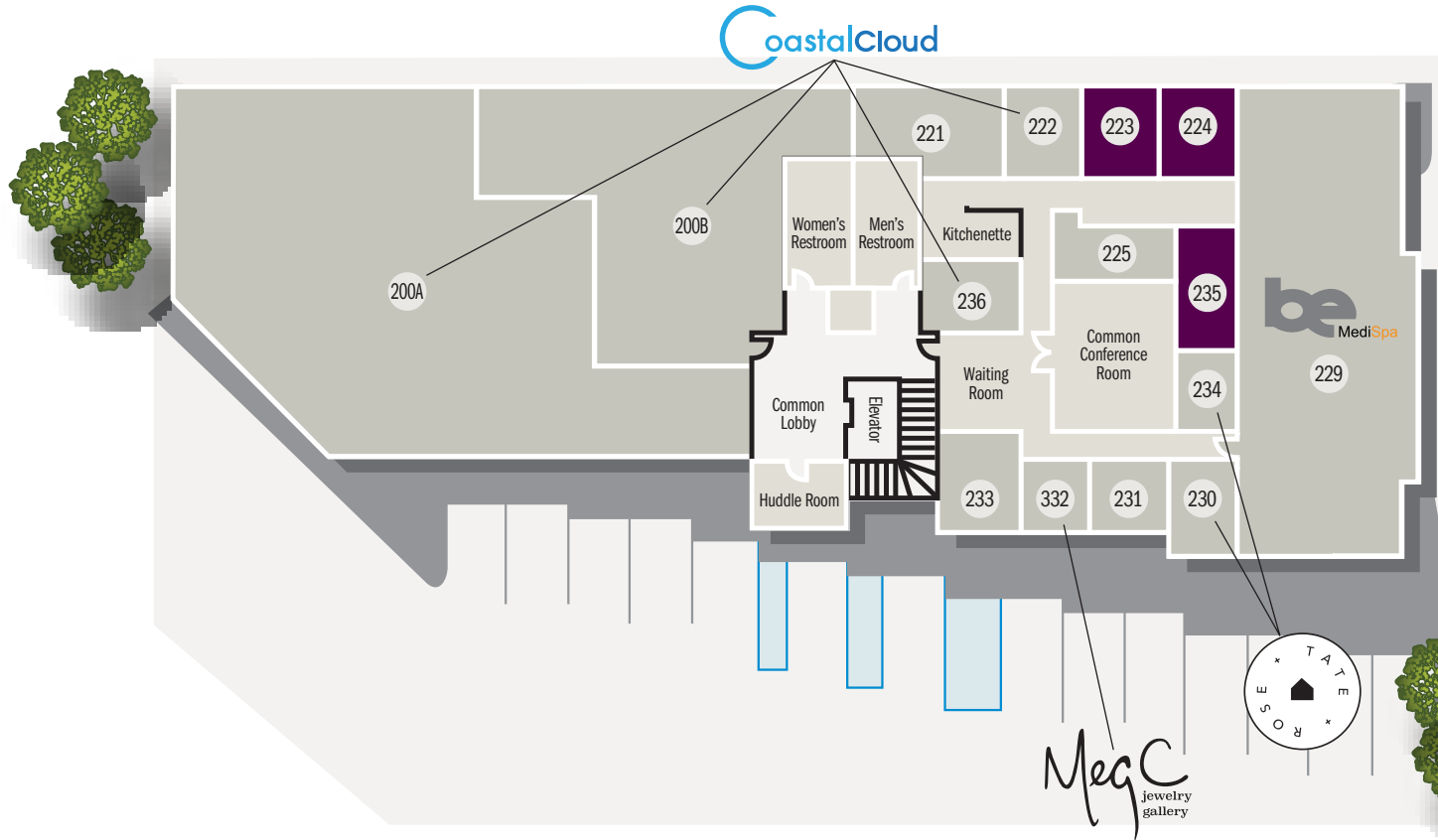
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Suite 200A	Coastal Cloud	3,121 SF
Suite 200B	Coastal Cloud	1,534 SF



The Office Hub at Ashland

Suite 220		
- Room 221	Hart Education Consultants, LLC	248 SF
- Room 222	Coastal Cloud	138 SF
- Room 223	Available	138 SF
- Room 224	Available	140 SF
- Room 225	Kirby Creek Capital Partners, Inc.	107 SF
- Room 229	Be MediSpa	1,430 SF
- Room 230	Rose and Tate Interiors	142 SF
- Room 231	Premium Parking	103 SF
- Room 232	Meg C Jewelry	98 SF
- Room 233	Erin Salomon PLLC	166 SF
- Room 234	Rose and Tate Interiors	118 SF
- Room 235	Available	194 SF
- Room 236	Coastal Cloud	136 SF
- Conference Room		Shared
- Huddle Room		Shared
Total:		9,378 SF

Level Two

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