



**More Information:**

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# PRIME OFFICE SPACE

**540 EAST MAIN STREET  
LEXINGTON, KY 40507**

## PROPERTY FEATURES:

- ☑ Professional Office Space Available – Former Dentist Office
- ☑ Located Downtown, Near UK Campus
- ☑ High Visibility on Main Street
- ☑ Quality Interior Finishes
- ☑ After-Hour Card Key Access
- ☑ Space Available: 2,131 SF on 3rd Floor
- ☑ Building Size: 15,410 SF
- ☑ Stories: 3; Elevator Served
- ☑ Zoning: P-1 | Class B
- ☑ Rental Rate: \$20.00/SF Full Service
- ☑ Ownership on-site
- ☑ Ample on-site surface parking



Located within blocks from downtown Lexington and University of Kentucky campus, this building is situated at the corner of East Main Street & Kentucky Avenue with easy access to on-site parking. Elevator served building provides easy access to third floor space. Located at a Prime Location, this space offers seamless connection in and out of town, and within walking distance to Woodland Park, Thoroughbred Park, several restaurants and retail shops.

## MAP TO OFFICE:

