



## Townley Center Offices

1716-1720 Sharkey Way  
Lexington, Kentucky 40511

### Property Highlights

- Modern two-story building with superior quality construction and upgraded finishes
- +/-1,200-2,400 SF for lease
- Suites with high-end finishes; Furniture available upon request for 1718 Sharkey Way, Suite 200
- Well-located with quick access to New Circle Road and downtown Lexington
- Just 2 miles to Rupp Arena at Central Bank Center, 5.4 miles to Keeneland and 7.4 miles to Blue Grass Airport
- A traffic count of +/-22,994 VPD on Leestown Road directly in front of the site
- Within walking distance from amenities, such as Starbucks, Drakes, McDonalds, Kroger, Taco Bell, Wendy's, Zaxby's, hotels and many more
- Rental Rate: \$18.50 PSF NNN
- NNN's estimated to be \$3.74 PSF

### Spaces

### Rate

### Size

### Available

|                             |               |          |           |
|-----------------------------|---------------|----------|-----------|
| 1716 Sharkey Way, Suite 200 | \$18.50 SF/yr | 1,200 SF | Immediate |
| 1718 Sharkey Way, Suite 200 | \$18.50 SF/yr | 1,200 SF | 11/1/26   |

### For More Information

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#### Dillon Domé

Associate  
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For Lease

1,200 - 2,400 SF | \$18.50 SF/yr

Office Space



For Lease

1,200 - 2,400 SF | \$18.50 SF/yr

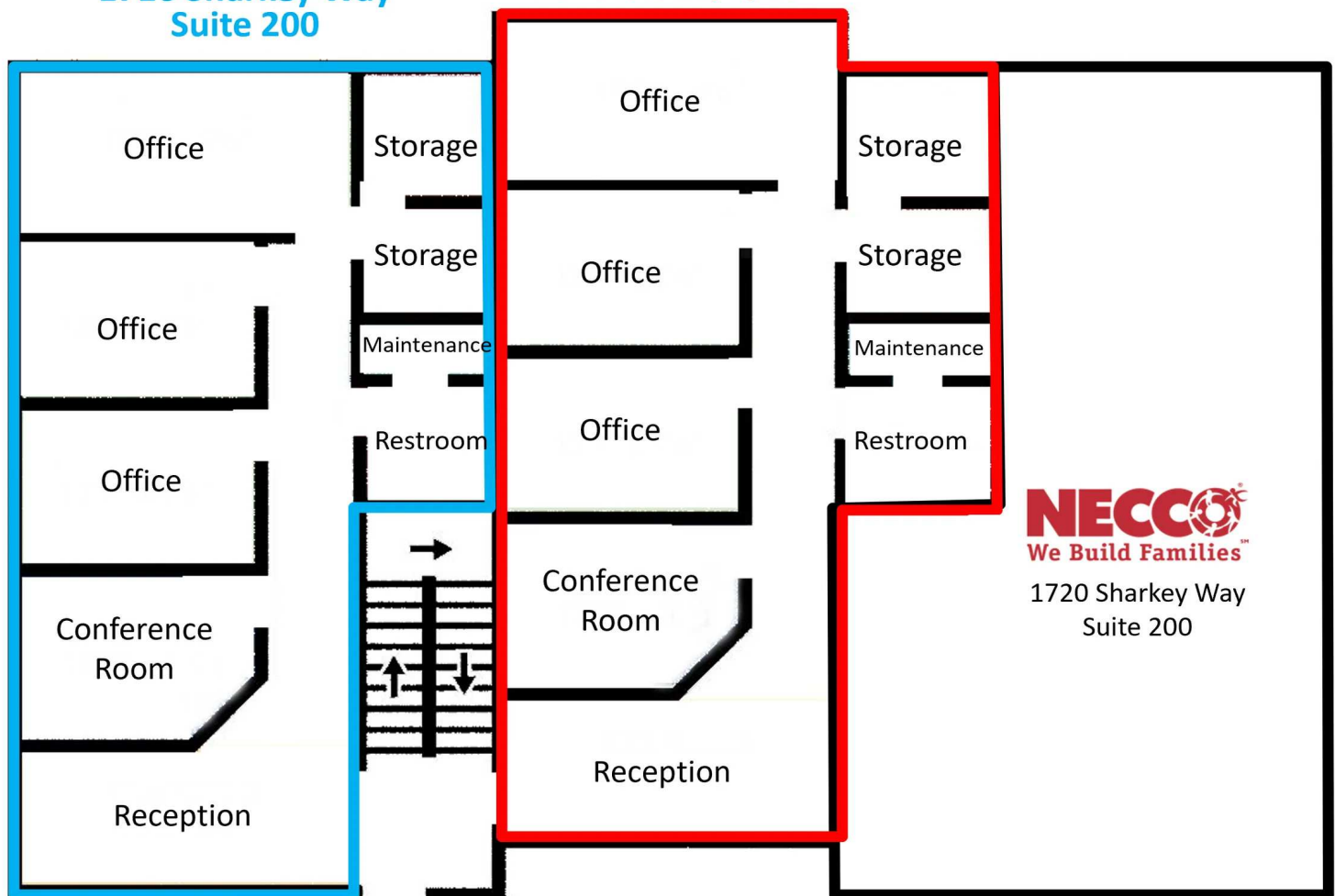
Office Space



### 2<sup>nd</sup> floor

1716 Sharkey Way  
Suite 200

1718 Sharkey Way  
Suite 200  
Available 11/1/26



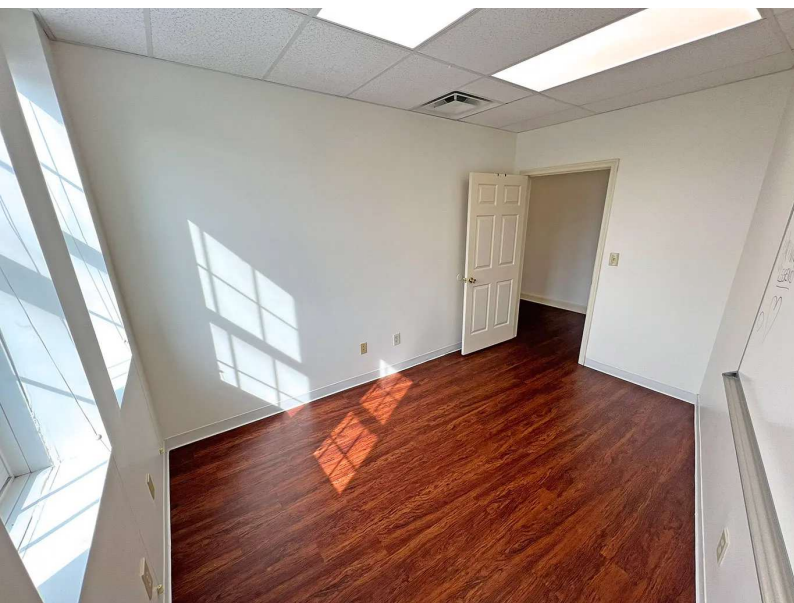


Commercial Real Estate Services, Worldwide.

For Lease

1,200 SF | \$18.50 SF/yr

1716 Sharkey Way, Suite 200



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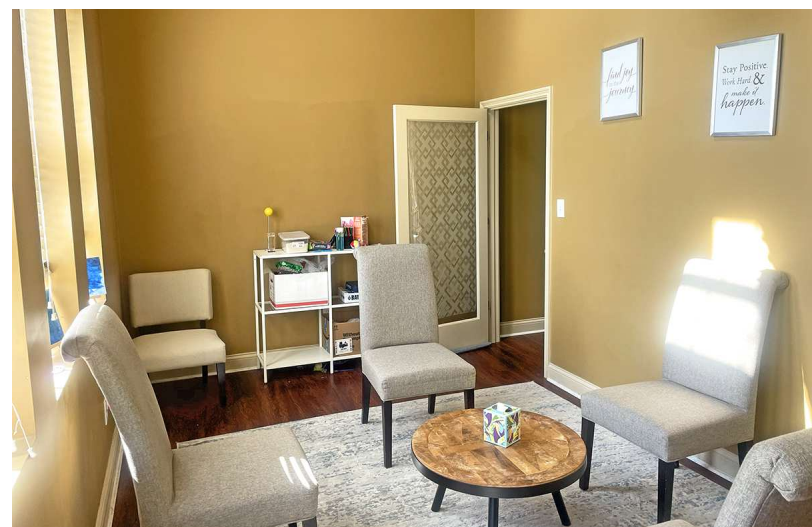
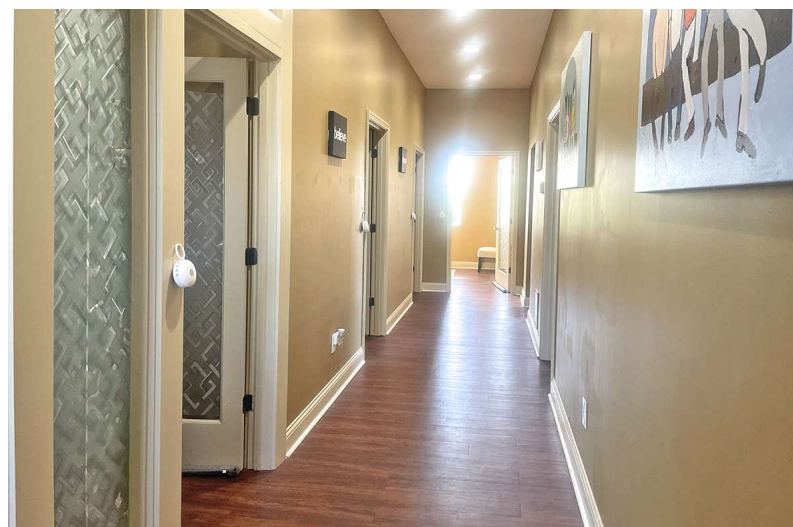
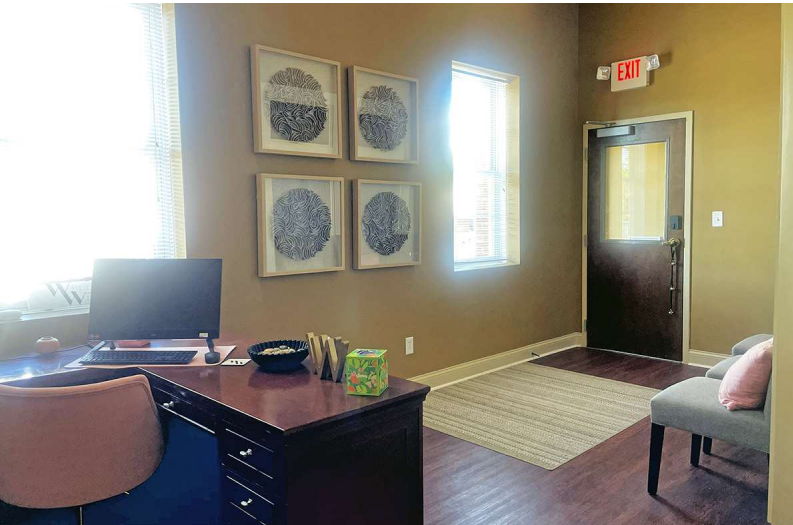


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1718 Sharkey Way, Suite 200

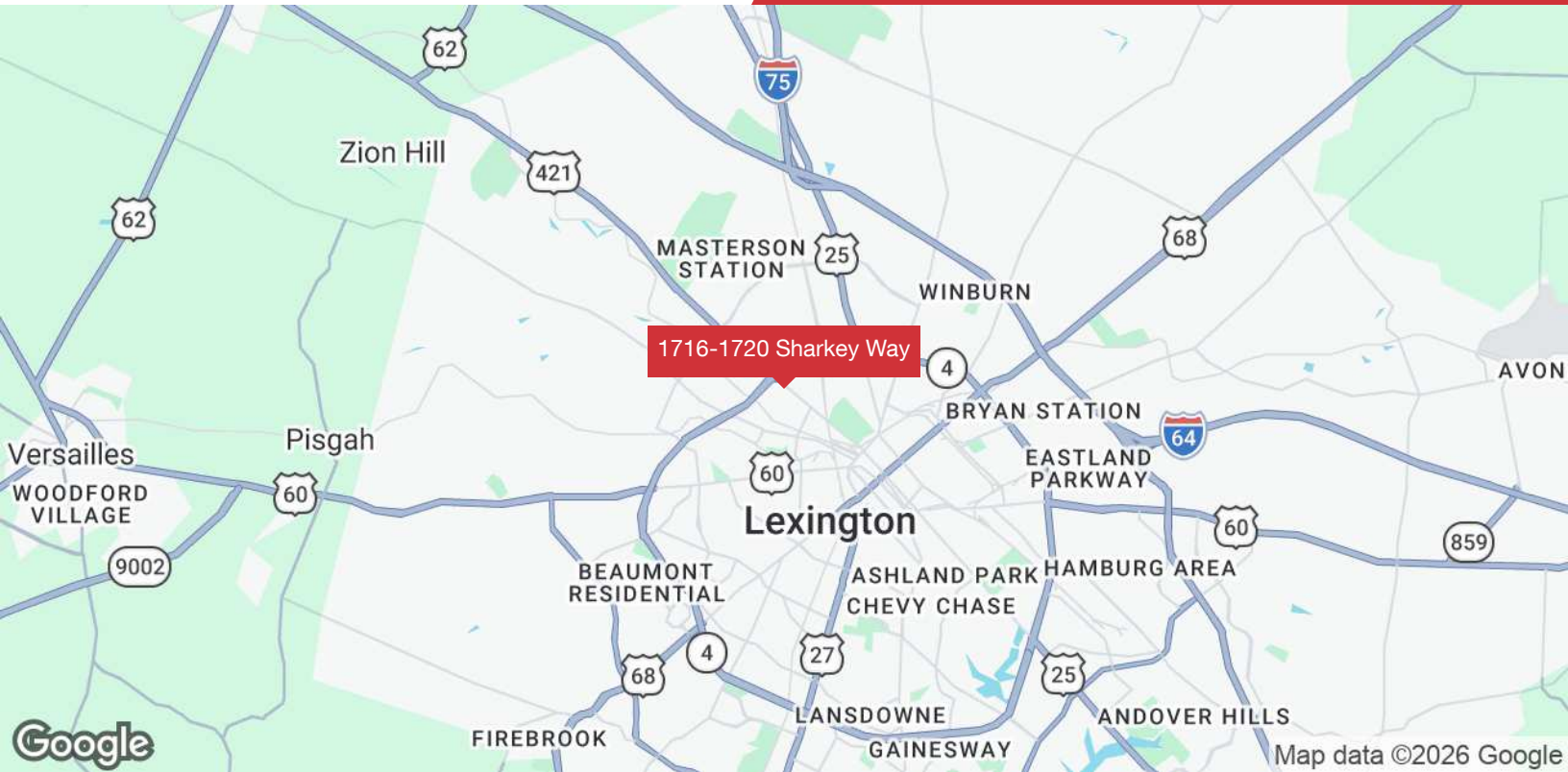


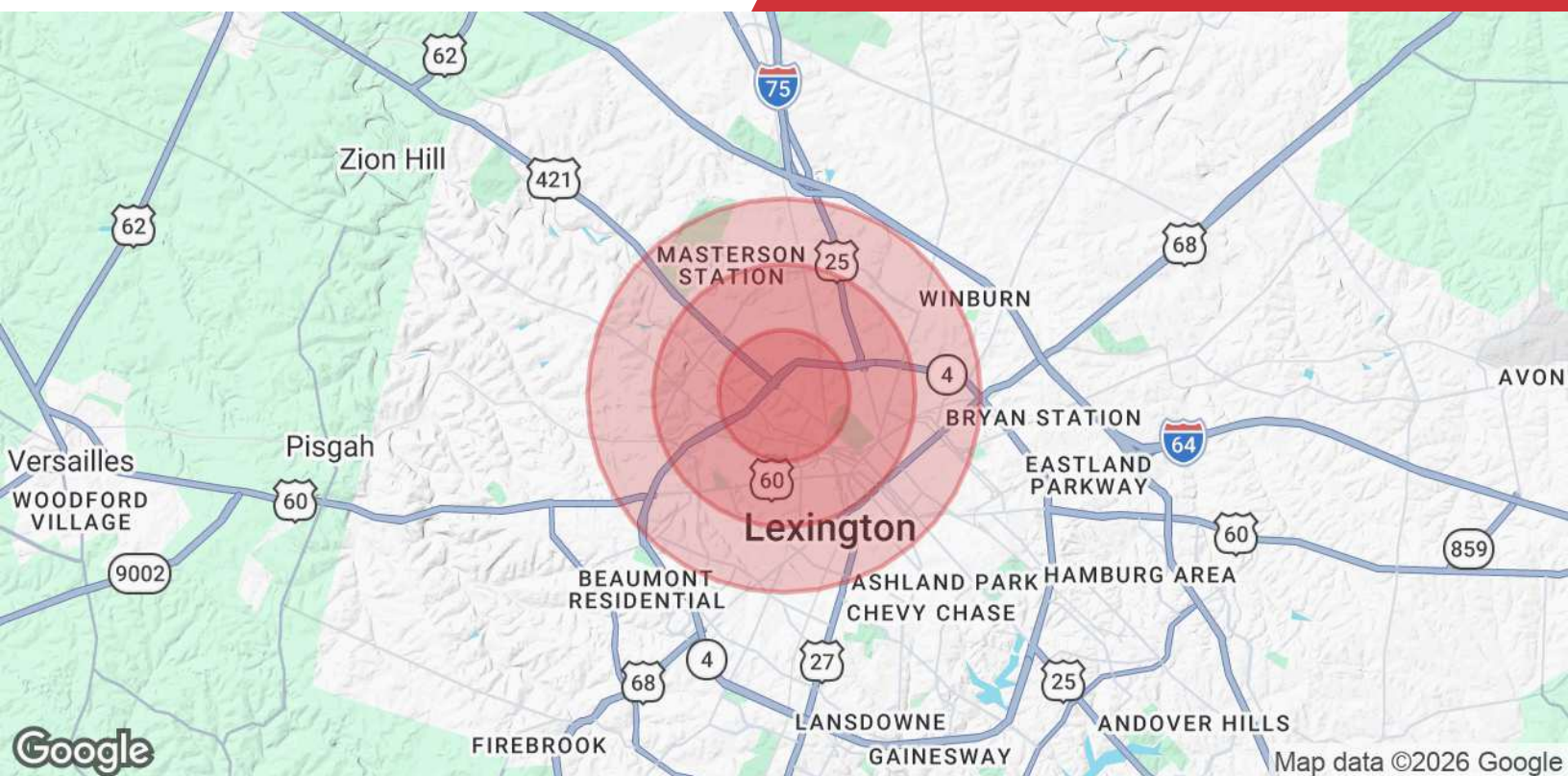
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| Population                  | 1 Mile    | 2 Miles   | 3 Miles   |
|-----------------------------|-----------|-----------|-----------|
| <b>Total Population</b>     | 5,333     | 36,093    | 85,163    |
| <b>Average Age</b>          | 36.7      | 33.4      | 33.4      |
| <b>Average Age (Male)</b>   | 33.6      | 32        | 32        |
| <b>Average Age (Female)</b> | 39.6      | 34.8      | 34.6      |
| Households & Income         | 1 Mile    | 2 Miles   | 3 Miles   |
| <b>Total Households</b>     | 2,263     | 15,455    | 35,796    |
| <b># of Persons per HH</b>  | 2.4       | 2.3       | 2.4       |
| <b>Average HH Income</b>    | \$89,092  | \$75,061  | \$76,726  |
| <b>Average House Value</b>  | \$171,629 | \$198,317 | \$224,245 |

2025 American Community Survey (ACS)