

1020 Monarch St

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THE GIBSON COMPANY

COMMERCIAL REAL ESTATE SERVICES

The Gibson Company

1050 Monarch St., Suite #200

Lexington, KY 40513

Active

1020 Monarch St

1020 Monarch St, Lexington, KY 40513



Overview

Excellent owner-occupant or investment opportunity in Lexington's desirable Beaumont Centre. 1020 Monarch Street is a well-maintained three-story professional office building containing approximately 22,536 square feet with elevator service and ample surface parking. The first floor is fully leased to two professional tenants providing stable income. The second floor features a large training room, open area for cubicles or workstations, three private offices, a large conference room, and a spacious break room. The third floor (7,632 RSF) offers 22 private offices, large and small conference rooms, two public restrooms plus one private restroom, a large break room, and a dedicated storage room. Located in the heart of Beaumont Centre near Harrodsburg Road, New Circle Road, and Man O' War Boulevard, the property is surrounded by restaurants, retail, and professional services. Offered at \$3,100,000, this property provides flexibility for an owner-occupant to occupy the upper floors while benefiting from existing rental income on the first floor.

- ±22,800 SF three-story professional office building in Beaumont Centre
- First floor leased to two tenants providing immediate rental income
- Second and third floors ideal for owner-occupant or expansion space
- 7,632 RSF third floor with 22 private offices, conference rooms, and break areas
- Elevator-served building with excellent surface parking
- Prime Beaumont Centre location near retail, dining, and major Lexington corridors

For Sale Office

Sale Price	\$3,100,000
Price Per SF	\$137.6/SF
Building Size	22,536 SF
Acres	1.4177 ac
Zoning	P-1
Zoning Description	Professional Office
Building Name	1020 Monarch
Building Class	B
Floors	3
Year Built	2004
Property Use Type	Vacant/Owner-User
Property Status	Existing
Nearest Interstate	75/64 - 4.5 mi
Nearest Airport	Bluegrass - 4 mi
Power Provider	KU
Water Provider	KAWC
Sewer Provider	Lexserv
Fiber Optic Provider	Metronet
County	Fayette
Available	2026-04-07
Created	2025-10-07
Updated	2025-10-08
Listing ID	4000e447
Parcel APN	38111720

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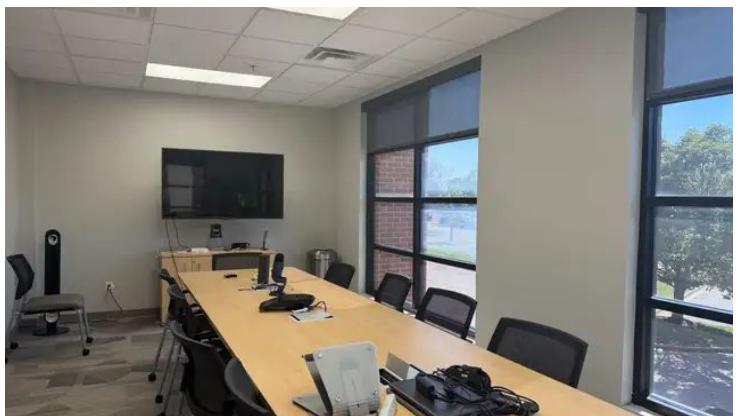
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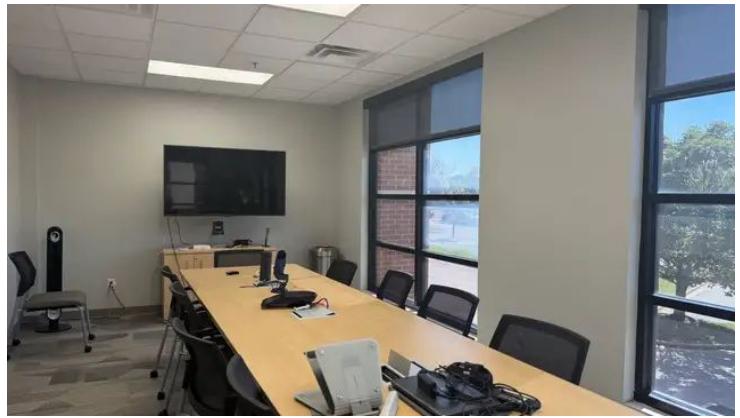
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Additional Images







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