

# 1020 Monarch St

Prepared on October 8th, 2025



**Kevin Verhoven** CCIM, SIOR, CPM

Principal Broker, Partner

E: [kverhoven@thegibsoncompany.com](mailto:kverhoven@thegibsoncompany.com)

O: [859-224-8833](tel:859-224-8833)

M: [859-494-4460](tel:859-494-4460)



**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

## The Gibson Company



**Kevin Verhoven** CCIM, SIOR, CPM

Principal Broker, Partner

E: [kverhoven@thegibsoncompany.com](mailto:kverhoven@thegibsoncompany.com)

O: 859-224-8833

M: 859-494-4460



**Ernie B Arnold**

E: [earnold@thegibsoncompany.com](mailto:earnold@thegibsoncompany.com)

O: 859-224-8833



**Kevin Verhoven**

[kverhoven@thegibsoncompany.com](mailto:kverhoven@thegibsoncompany.com)

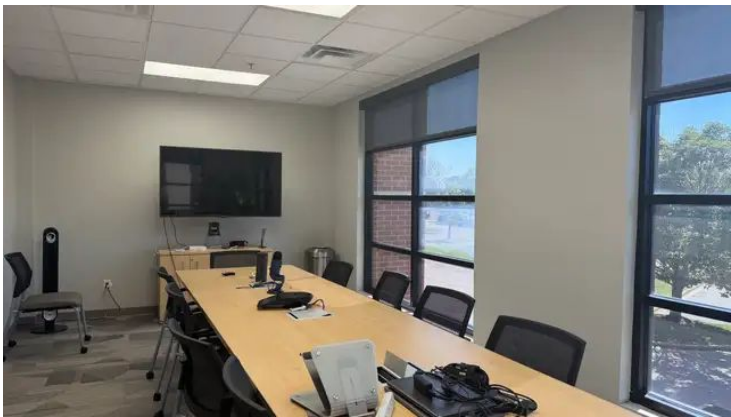
859-494-4460



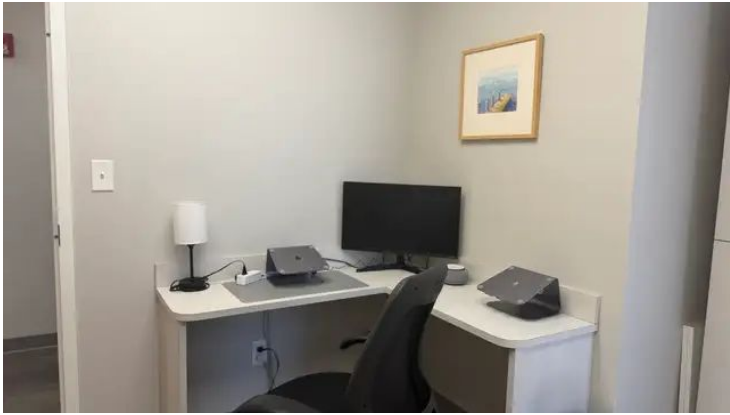
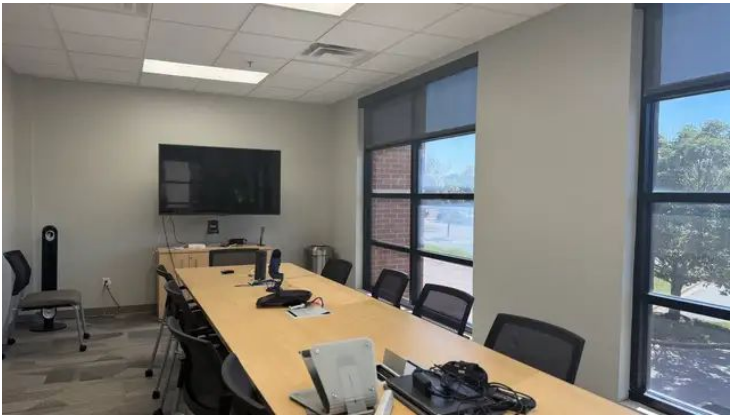
The information in this report is provided by KCREA for informational purposes only. KCREA does not guarantee that the information is complete, accurate, or current.



Additional Images











**KCREA.com**  
KENTUCKY COMMERCIAL PROPERTY SEARCH



The information provided in this report by KCREA is intended for informational purposes only. KCREA does not warrant or represent that the information provided is complete, accurate, or up-to-date. Users of this report are advised to conduct their own independent verification and assessment of the information before making any decisions or taking any actions based on it. KCREA shall not be liable for any errors, omissions, or inaccuracies in the information provided, nor for any damages or losses arising from the use of or reliance on the information contained herein.

Resimplifi strictly prohibits any user of the Resimplifi application to post any images or other materials that are not the property of the user per the Resimplifi [Terms of Service](#) Agreement and the Digital Millennium Copyright Act Policy. We respect the intellectual property rights of others. Please visit the [DMCA](#) regarding any photographs or other materials posted that may need to be removed or taken down or otherwise are in violation of these policies.