



LEASE

1,200 SF Professional Office Space FOR LEASE

857 SPARTA COURT

Lexington, KY 40504

PRESENTED BY:

WADE HAGA, CCIM

C: 859.285.2202

wade.haga@svn.com

PROPERTY SUMMARY



LEASE RATE	\$1,400/MONTH \$14/SF/YR
------------	---

OFFERING SUMMARY

BUILDING SIZE:	2,698 SF
AVAILABLE SF:	1,200 SF
ZONING:	B-1

WADE HAGA, CCIM
C: 859.285.2202
wade.haga@svn.com

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market 1,200 SF of professional office space available for lease at 857 Sparta Court in Lexington, KY.

This space is the perfect opportunity for an small/emerging business to get started with it's price point and "ready-to-go" state. The office features two large conference rooms/offices as well as one small private office. A perk of this office is quick accessibility being so close to Versailles Road as well as amenities such as the Distillery District and Downtown.

For more information or a private tour please contact Travis Rose at 859.806.1591 // travis.rose@svn.com.

PROPERTY HIGHLIGHTS

- 1,200 SF Office Space Available
- Modified Gross - tenant pays separately metered electric
- Easily accessible to Versailles Road and Downtown
- Perfect for small/emerging business
- Move-in ready
- \$1,400/month or \$14/SF

ADDITIONAL PHOTOS



WADE HAGA, CCIM

C: 859.285.2202

wade.haga@svn.com

Logos shown: RUPP ARENA at Central Bank Center, MARriott LEXINGTON CITY CENTER, GOOD SAMARITAN HOSPITAL, University of Kentucky, SVN STONE COMMERCIAL REAL ESTATE, UK HealthCare, enterprise, SHOP LOCAL KENTUCKY, OLD WORLD TIMBER, DOUBLE H BBQ, O'Reilly AUTO PARTS, METRO EMPLOYEES CREDIT UNION, ERC, THE RED MILE, THORNTONS, Advance Auto Parts, POAGE ENGINEERS & ASSOCIATES.

Highlighted Plot: 857 Sparta Ct.

Text Box:

**Sparta Court
Office Space**

**857 Sparta Ct.
Lexington, KY
1,200 SF For Lease**

Other Labels: Versailles Rd 20,300+ VPD, Red Mile Rd 11,300+ VPD

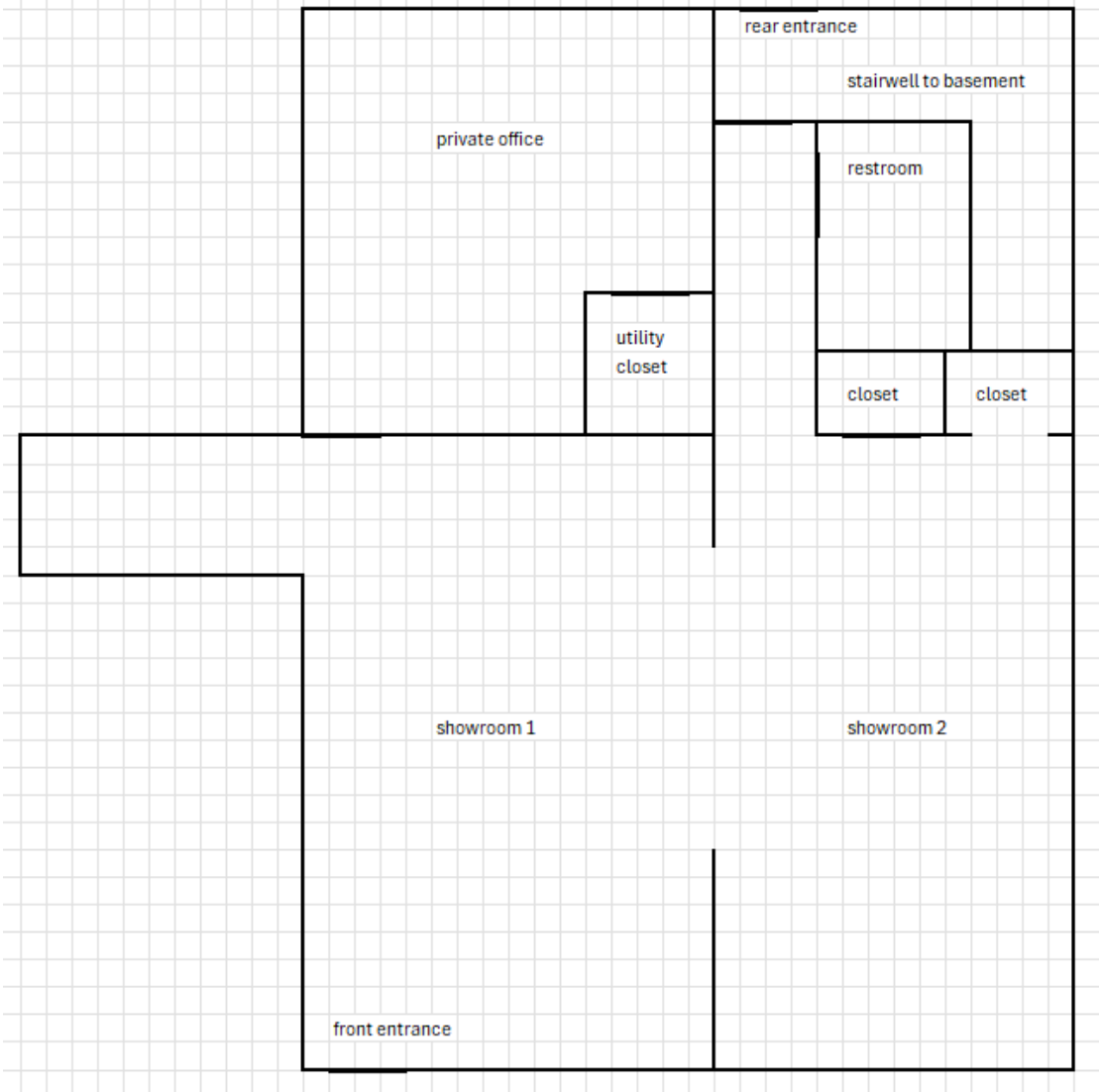
For marketing purposes only, exact locations not warranted

WADE HAGA, CCIM

C: 859.285.2202

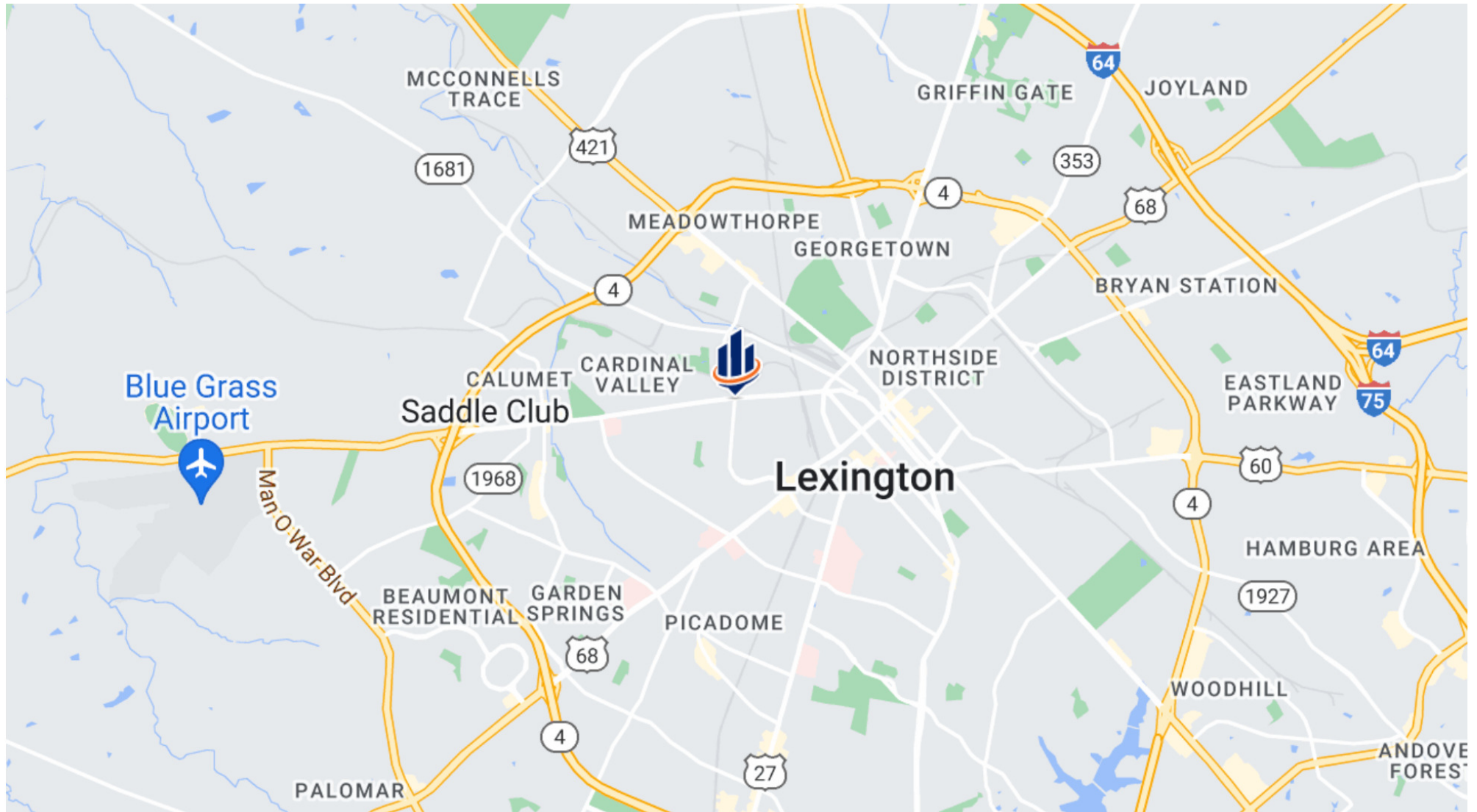
wade.haga@svn.com

FLOOR PLAN



WADE HAGA, CCIM
C: 859.285.2202
wade.haga@svn.com

LOCATION MAP



WADE HAGA, CCIM

C: 859.285.2202

wade.haga@svn.com

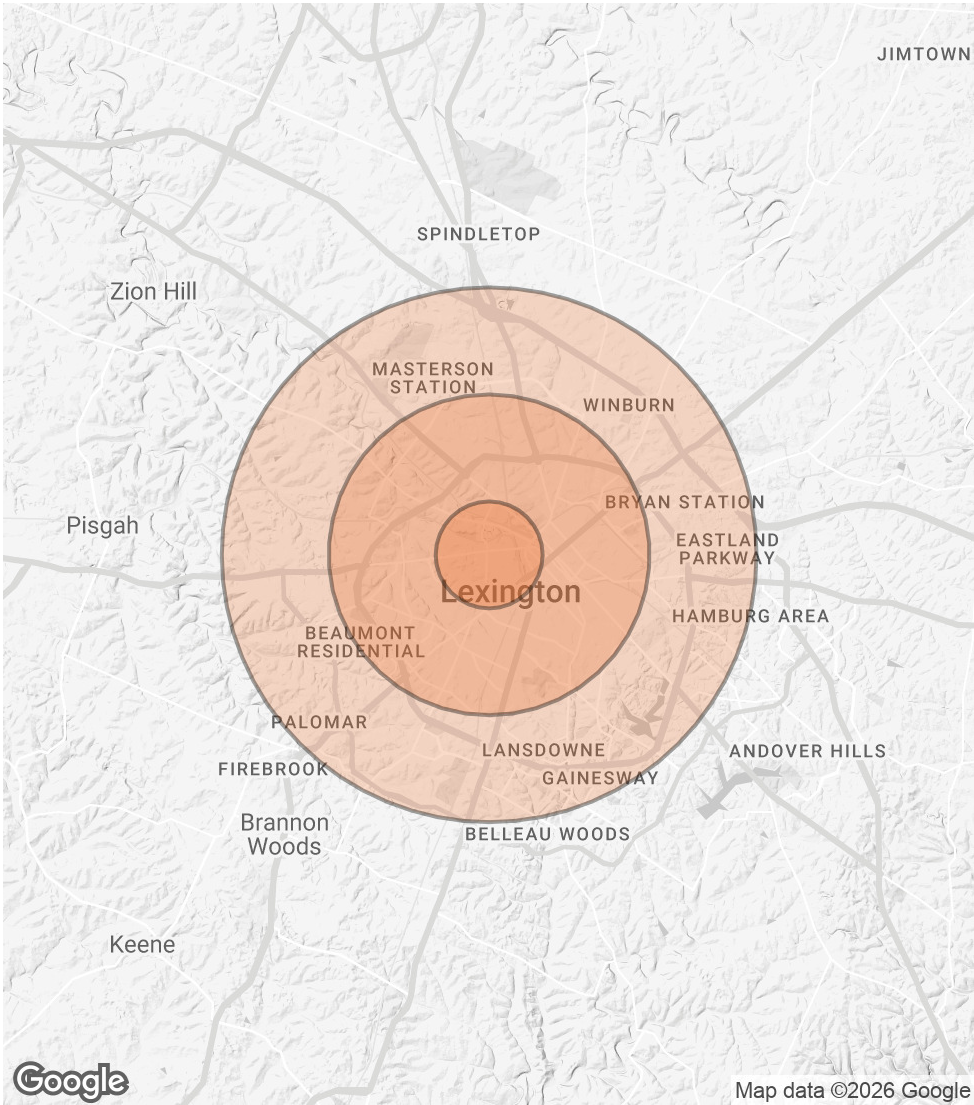
1,200 SF PROFESSIONAL OFFICE SPACE FOR LEASE | 857 Sparta Court Lexington, KY 40504 **SVN | STONE COMMERCIAL REAL ESTATE**

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,425	100,462	210,047
AVERAGE AGE	26.7	33.9	36.8
AVERAGE AGE (MALE)	26.0	32.7	35.3
AVERAGE AGE (FEMALE)	27.0	35.2	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,810	43,198	92,038
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$49,478	\$80,739	\$91,328
AVERAGE HOUSE VALUE	\$140,472	\$285,586	\$299,223

2023 American Community Survey (ACS)



WADE HAGA, CCIM
C: 859.285.2202
wade.haga@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

WADE HAGA, CCIM

C: 859.285.2202

wade.haga@svn.com