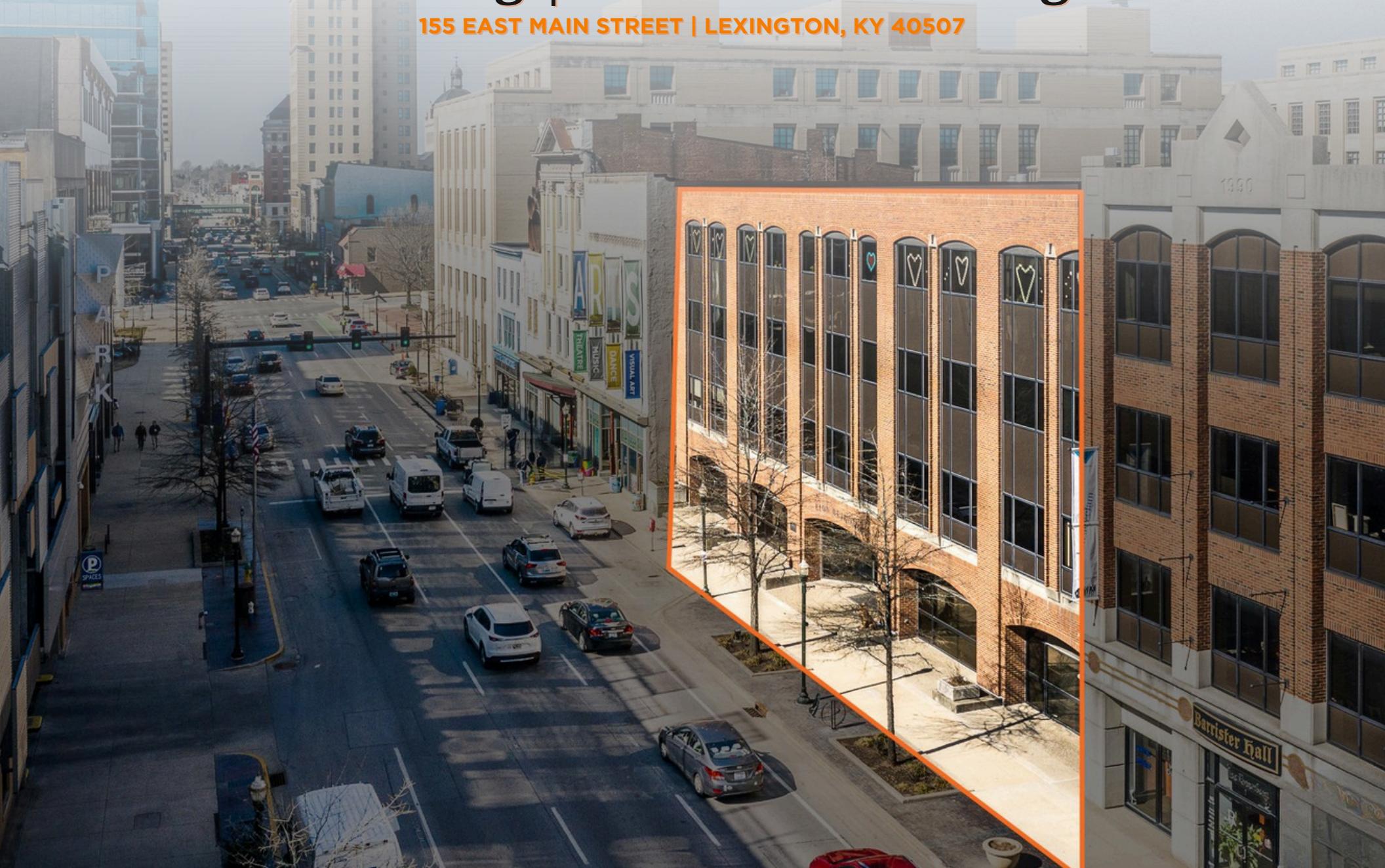


FOR LEASE

# The Lion Building | Downtown Lexington Office

155 EAST MAIN STREET | LEXINGTON, KY 40507



PRESENTED BY:

WESTON LOCKHART

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WADE HAGA, CCIM

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 SVN  
STONE COMMERCIAL REAL ESTATE

## PROPERTY SUMMARY



**LEASE RATE**

**\$16.00 SF/YR**

## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	30,568 SF
<b>AVAILABLE SF:</b>	800 - 2,438 SF
<b>LOT SIZE:</b>	0.26 Acres
<b>YEAR BUILT:</b>	1984
<b>ZONING:</b>	B-2B

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present the opportunity to lease 800 SF - 2,438 SF of prime office space in Downtown Lexington. The Lion Building has 4 stories with elevator access, key fob entry, on-site parking available, and very nice interior finishes.

This space offers elevator access, private offices, 1 private bathroom (two common area bathrooms as well), conference room, kitchen/break room, and beautiful views of Lexington's Central Business District.

For more information & to schedule a tour, please contact Weston Lockhart at 859.317.3538 // [weston.lockhart@svn.com](mailto:weston.lockhart@svn.com) or Wade Haga, CCIM at 859.285.2202 // [wade.haga@svn.com](mailto:wade.haga@svn.com)

## PROPERTY HIGHLIGHTS

- 30,000+ sf building in Downtown Lexington
- 800 SF - 2,438 SF of Vacancy
- \$16/SF/yr (GROSS) Lease Rate
- Private Offices, Conference Room, Kitchen/Break Room, Private Bathroom
- Phenomenal location on Main Street Lexington

**WESTON LOCKHART**

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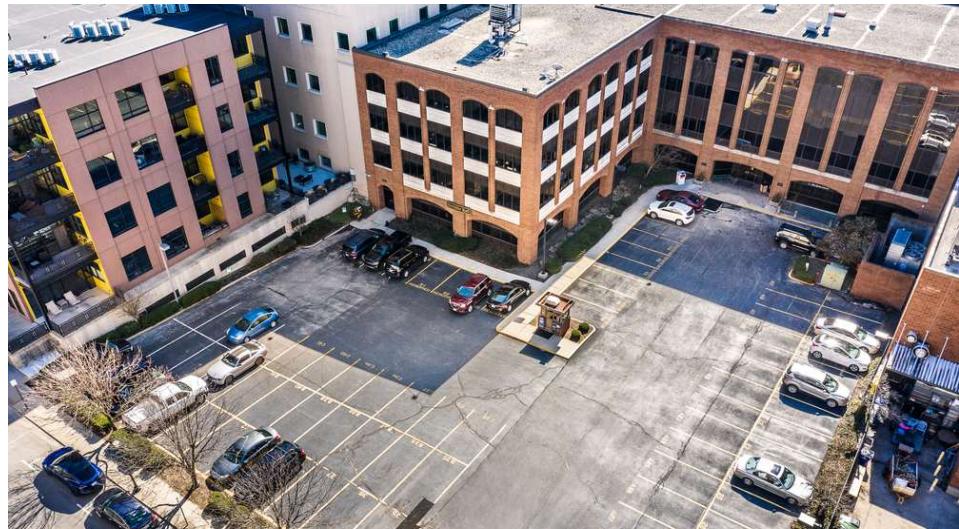
[weston.lockhart@svn.com](mailto:weston.lockhart@svn.com)

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## ADDITIONAL PHOTOS



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## INTERIOR PHOTOS



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# AERIAL



**WESTON LOCKHART**

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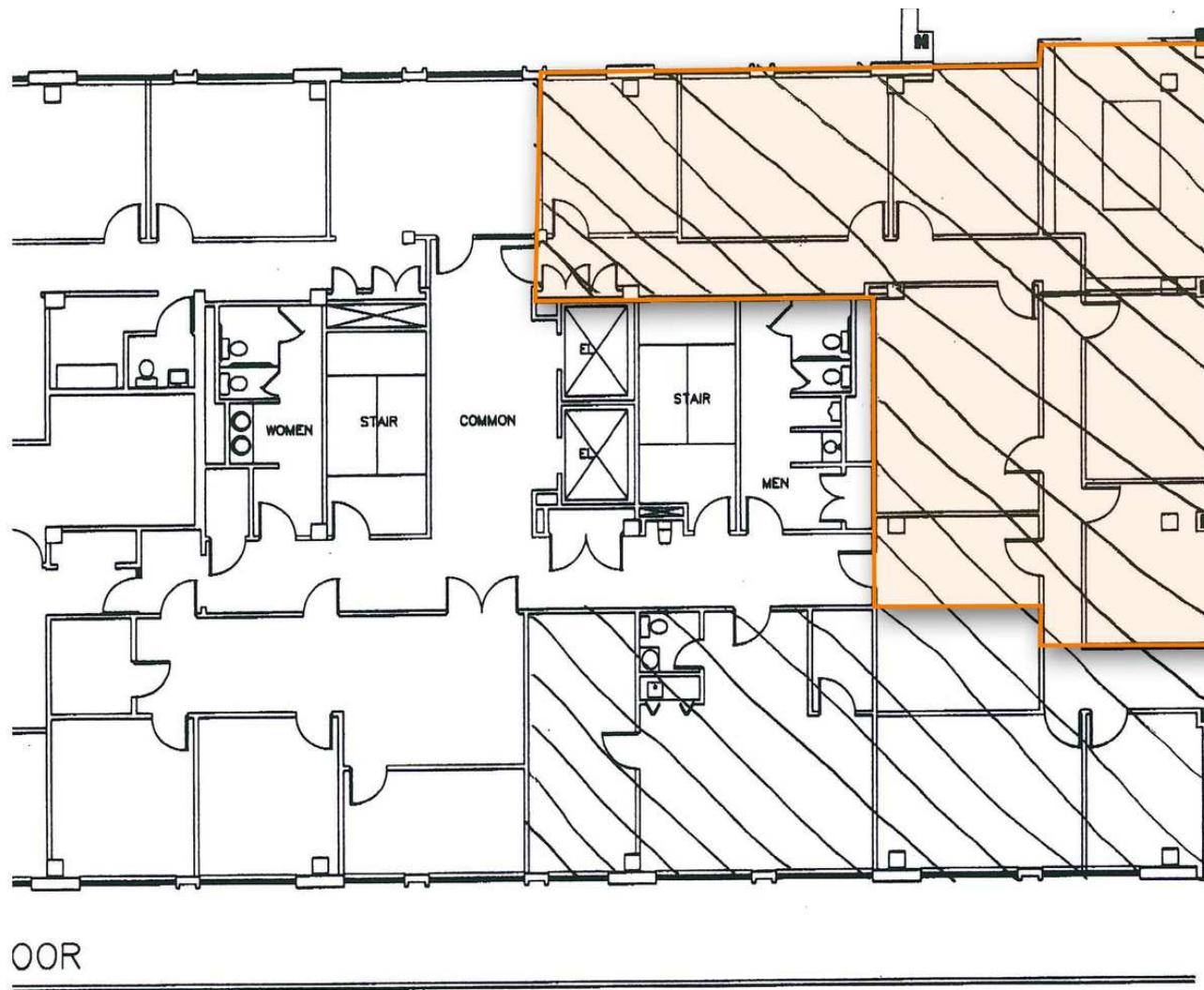
[weston.lockhart@svn.com](mailto:weston.lockhart@svn.com)

**WADE HAGA, CCIM**

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## FLOOR PLAN



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**WADE HAGA, CCIM**  
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Cathy Burgess | Interior  
155 East Main Street Suite 112 Lexington, Kentucky 40507  
606.250.9450 or 859.250.8457

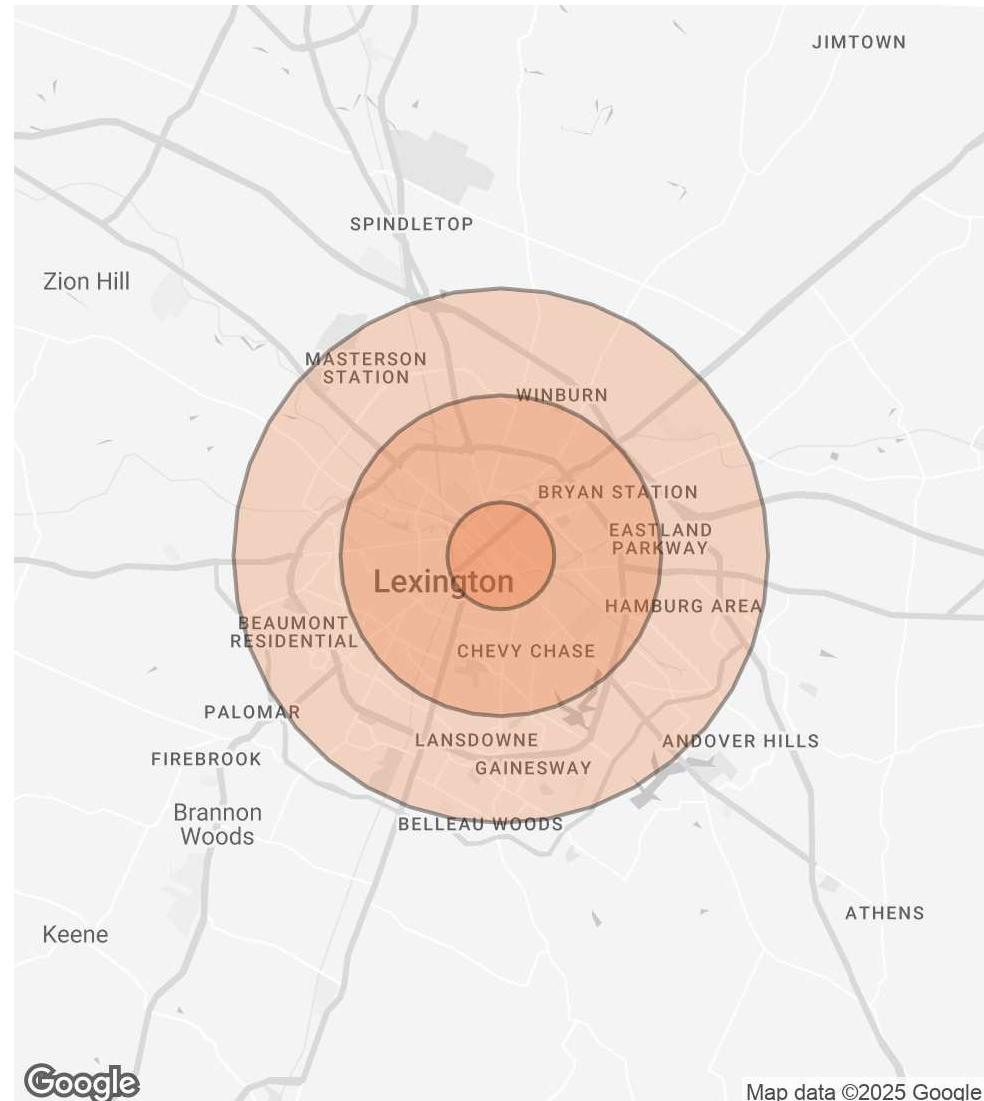
155 East Main St.  
SECOND FLOOR

DATE	02.16.12
ROLE	NTS
COMPANY	BTG
ADDRESS	08.21.12

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	19,654	105,278	238,415
<b>AVERAGE AGE</b>	29.6	33.5	34.5
<b>AVERAGE AGE (MALE)</b>	28.9	32.7	33.4
<b>AVERAGE AGE (FEMALE)</b>	30.9	34.6	35.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	8,968	44,942	104,142
<b># OF PERSONS PER HH</b>	2.2	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$39,215	\$51,530	\$54,690
<b>AVERAGE HOUSE VALUE</b>	\$233,822	\$236,403	\$210,643

\* Demographic data derived from 2020 ACS - US Census



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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.

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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.

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