



Renovated Beaumont Office For Lease



1050 Monarch St, Suite 300

LEXINGTON, KY 40513

PRESENTED BY:

WADE HAGA, CCIM

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PROPERTY SUMMARY

RENOVATED BEAUMONT OFFICE FOR LEASE:

1050 MONARCH STREET SUITE 300
LEXINGTON, KY 40513

OFFERING SUMMARY

LEASE RATE:	\$20.50 SF/yr (Gross)
ZONING	P-1
AVAILABLE SF:	1,735-3,950 SF

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present this opportunity to lease a newly renovated office suite in Beaumont Centre. The 3,950 RSF suite can be subdivided into 1,735 and 2,215 RSF suites that are move-in ready and fit-up for a wide range of professional office uses. The layout includes private offices of various sizes, conference rooms, kitchenettes, a private in-suite restroom, and an abundance of windows — with additional common restrooms available on the floor. Utilities are included in rent. Co-tenants on the floor include an established wealth advisory firm and a psychology practice, reflecting the professional character of the building. Monument signage included. Located just off New Circle Road, in close proximity to University of Kentucky, Bluegrass Airport and Lexington's downtown, Monarch Street presents unique advantages to office users in Lexington. For additional information please contact Wade Haga at 859.285.2202 // wade.haga@svn.com.



PROPERTY HIGHLIGHTS

- Brand new luxury vinyl plank flooring
- Gross lease - utilities and CAM are included in rent
- Corner offices
- Excellent views
- Monument signage
- In-suite private restroom
- Abundant nearby restaurants and amenities



**BRIGHT, RENOVATED
OFFICES WITH
WINDOWS**

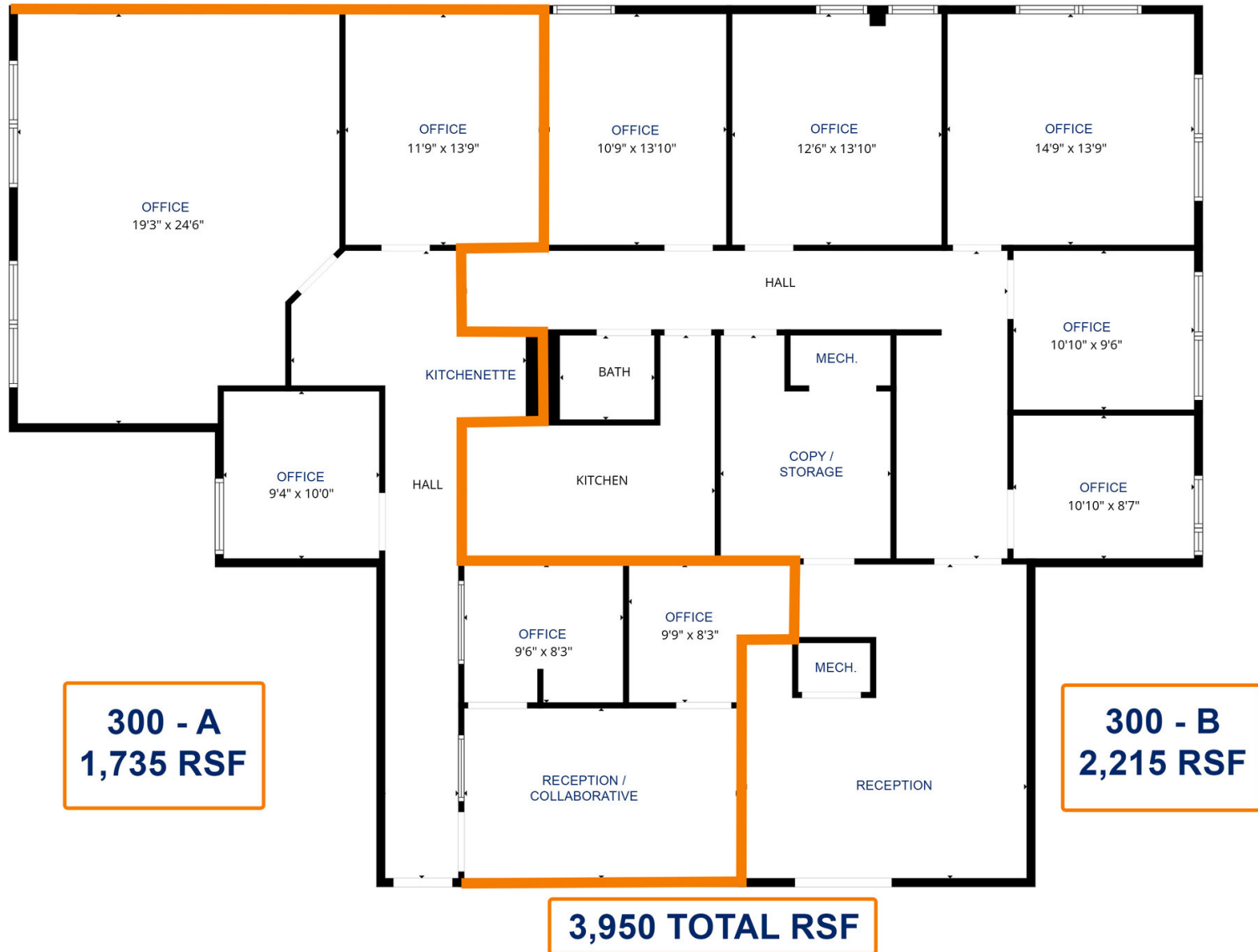


**RETAIL &
RESTAURANTS
NEARBY**



**BEAUMONT
PROFESSIONAL
AREA**

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1,735 - 3,950 SF	LEASE RATE:	\$20.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	MONTHLY RENT
300	Available	3,950 SF	Gross	\$20.50 SF/yr	\$6,748
300-A	Available	1,735 SF	Gross	\$20.50 SF/yr	\$2,964
300-B	Available	2,215 SF	Gross	\$20.50 SF/yr	\$3,784

AERIAL

cedarhurst
SENIOR LIVING

SUN
TAN
CITY

tropical CAFE
SMOOTHIE
Great Clips
IT'S GONNA BE GREAT

Kroger

TireDiscounters

CHI Saint Joseph
Medical Group

CASEY BAILEY & MAINES, PLLC
ATTORNEYS AT LAW

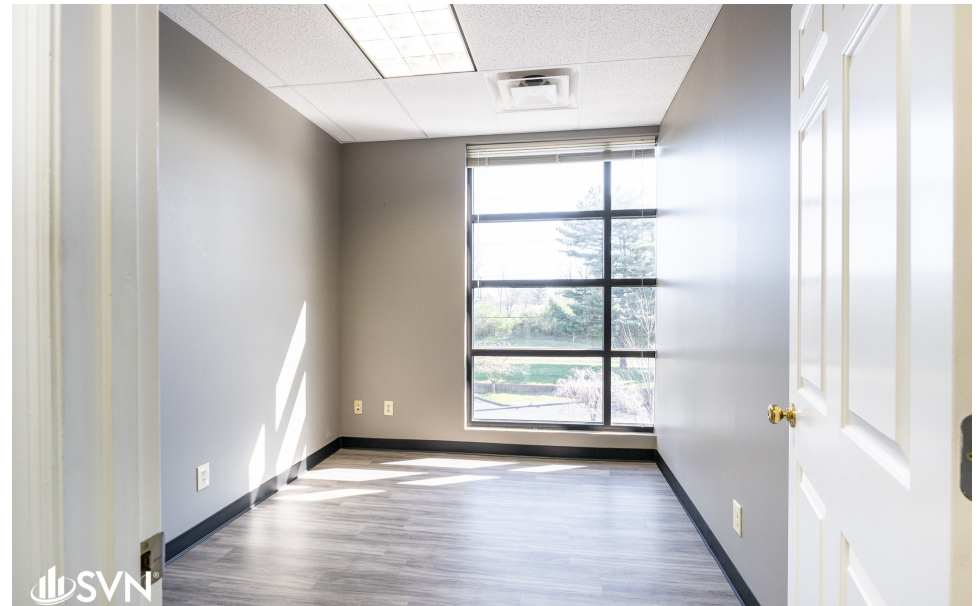
WHITE
GREER
MAGGARD
ORTHODONTICS

SVN
STONE COMMERCIAL REAL ESTATE
FOR LEASE

New Circle Road | 67,442+ VPD

SVN
STONE COMMERCIAL REAL ESTATE

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





WADE HAGA, CCIM

wade.haga@svn.com

Cell: **859.285.2202**

PROFESSIONAL BACKGROUND

Wade serves as an Advisor at SVN Stone Commercial Real Estate, specializing in professional and medical office sales and leasing. He is a native of Lexington and received a Bachelor of Business Finance from Western Kentucky University. He was accepted into the 2017-2018 Class of Commerce Lexington's Leadership Lexington program where he was chosen as a Project Leader.

During his time at SVN, Wade has assisted owners with the leasing and disposition of their assets, and helped companies find properties to occupy by leasing or purchasing. Wade's clients include owner occupants, investors, tenants, and developers. He has experience working with publicly traded companies, nonprofits, financial institutions and locally owned businesses. In 2022, he was designated an SVN Office Specialist by SVN International.

In 2024, Wade was awarded the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation represents rigorous education and experience in financial analysis, market analysis, and investment analysis, making CCIMs like Wade recognized experts in commercial real estate brokerage, leasing, asset management, and valuation.

EDUCATION

Western Kentucky University Gordon Ford College of Business
Bachelor of Business Finance - Cum Laude

MEMBERSHIPS

Commercial Property Association of Lexington - CPAL
Certified Commercial Investment Member - CCIM

SVN | Stone Commercial Real Estate
270 S. Limestone
Lexington, KY 40508
859.264.0888



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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.