



## For Lease: Ground Floor Corner Office Suite



**100 Edwards Ave, Suite 120**

**GEORGETOWN, KY 40324**

**PRESENTED BY:**

**WADE HAGA, CCIM**

C: 859.285.2202

wade.haga@svn.com

# PROPERTY SUMMARY

## 100 EDWARDS AVE

SUITE 120  
GEORGETOWN, KY 40324

### OFFERING SUMMARY

AVAILABLE SF:	888
LEASE RATE:	\$1,650/month
ZONING:	B-2



# PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present this first-floor office suite available in a well-maintained office facility in Georgetown, KY. The building offers plenty of parking and close proximity to restaurants and retail attractions. Interstate-75 is 0.7 miles away and the Toyota Assembly Plant is less than 3 miles away. For more information please contact Wade Haga, CCIM at [wade.haga@svn.com](mailto:wade.haga@svn.com) // 859.285.2202.

## PROPERTY HIGHLIGHTS

- Rent includes all utilities and interior janitorial
- First-floor suite available
- Close proximity to interstates 75 and 64 and the Toyota Assembly Plant
- Floor to ceiling windows



**EASY ACCESS**



**AMPLE PARKING  
AVAILABLE**

AERIAL

# First Floor Professional Office Suite For Lease

100 Edwards Ave Suite 120  
Georgetown, KY 40324  
888 SF For Lease

Cherry Blossom Way  
27,085 + VPD

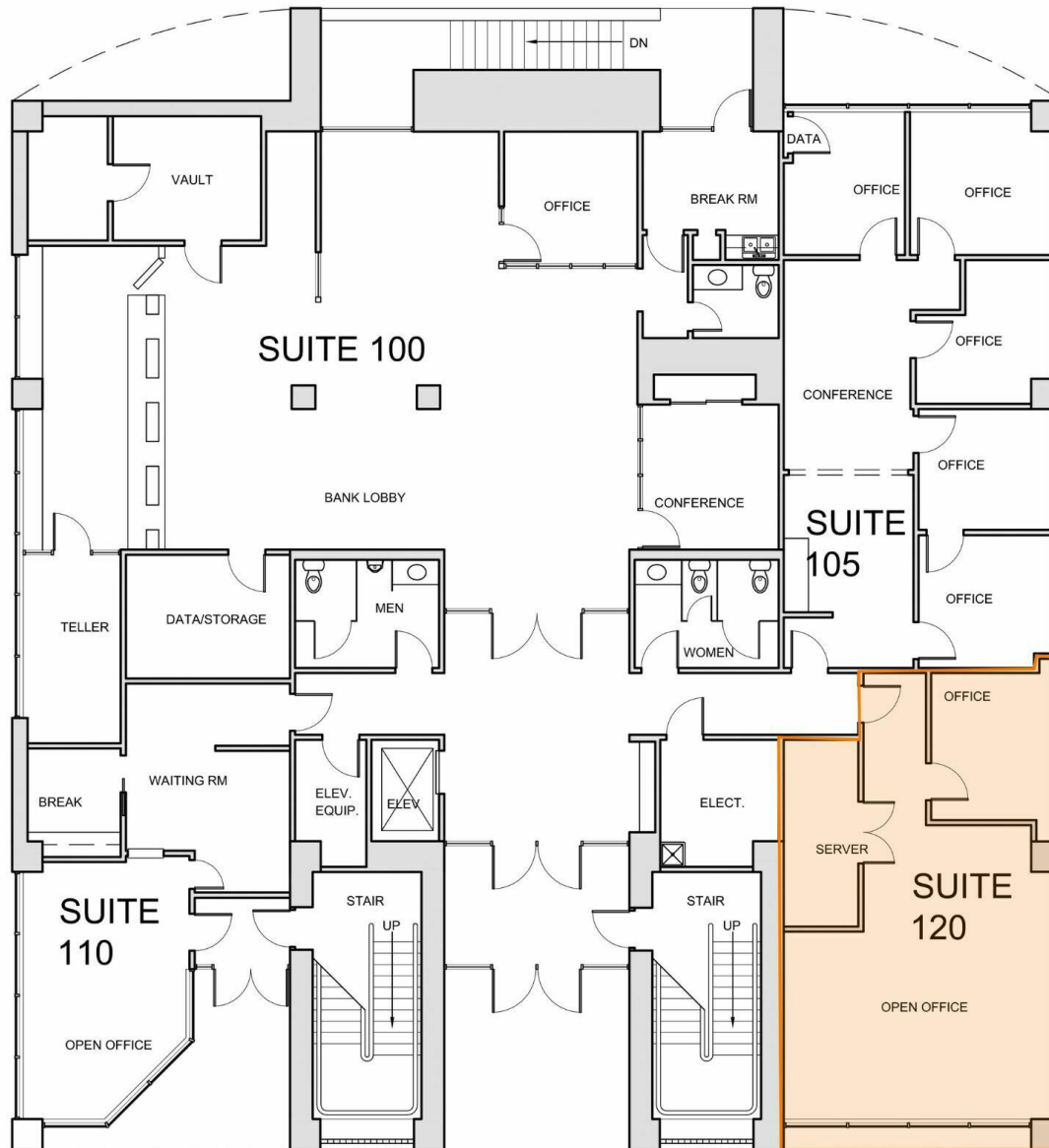
Paris Pike  
19,614+ VPD



# ADDITIONAL PHOTOS



# FLOOR PLAN





## **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

## DISCLAIMER

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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.