



NEW OWNERSHIP - 120 PROSPEROUS PLACE OFFICE

120 PROSPEROUS PLACE
LEXINGTON, KY 40509

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Property Summary



OFFERING SUMMARY

Available SF:	2,290 - 14,677 SF
Lease Rate:	\$18.95 SF/yr (MG)
Lot Size:	2.87 Acres
Year Built:	1997
Building Size:	47,754 SF
Zoning:	P-1
Market:	Central Kentucky
Submarket:	Lexington

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this Class A office building located at 120 Prosperous Place in Lexington, Kentucky. The property has recently transferred hands and the new ownership has significant RENOVATIONS AND IMPROVEMENTS planned for the property! This three story office building has a total of 47,754 SF on 2.87 acres and over 200 parking spaces. The property has 19,911rsf available including the entire 2nd Floor [14,677rsf]. This building can accommodate both large and small users with the minimum divisible being 2,290sf. This property offers easy access to I-75/I-64, Richmond Road and Man O' War, and New Circle Road, and is just minutes away from the Richmond Road retail corridor and Hamburg Pavilion regional shopping center. Please contact us to get more information on this great opportunity.

PROPERTY HIGHLIGHTS

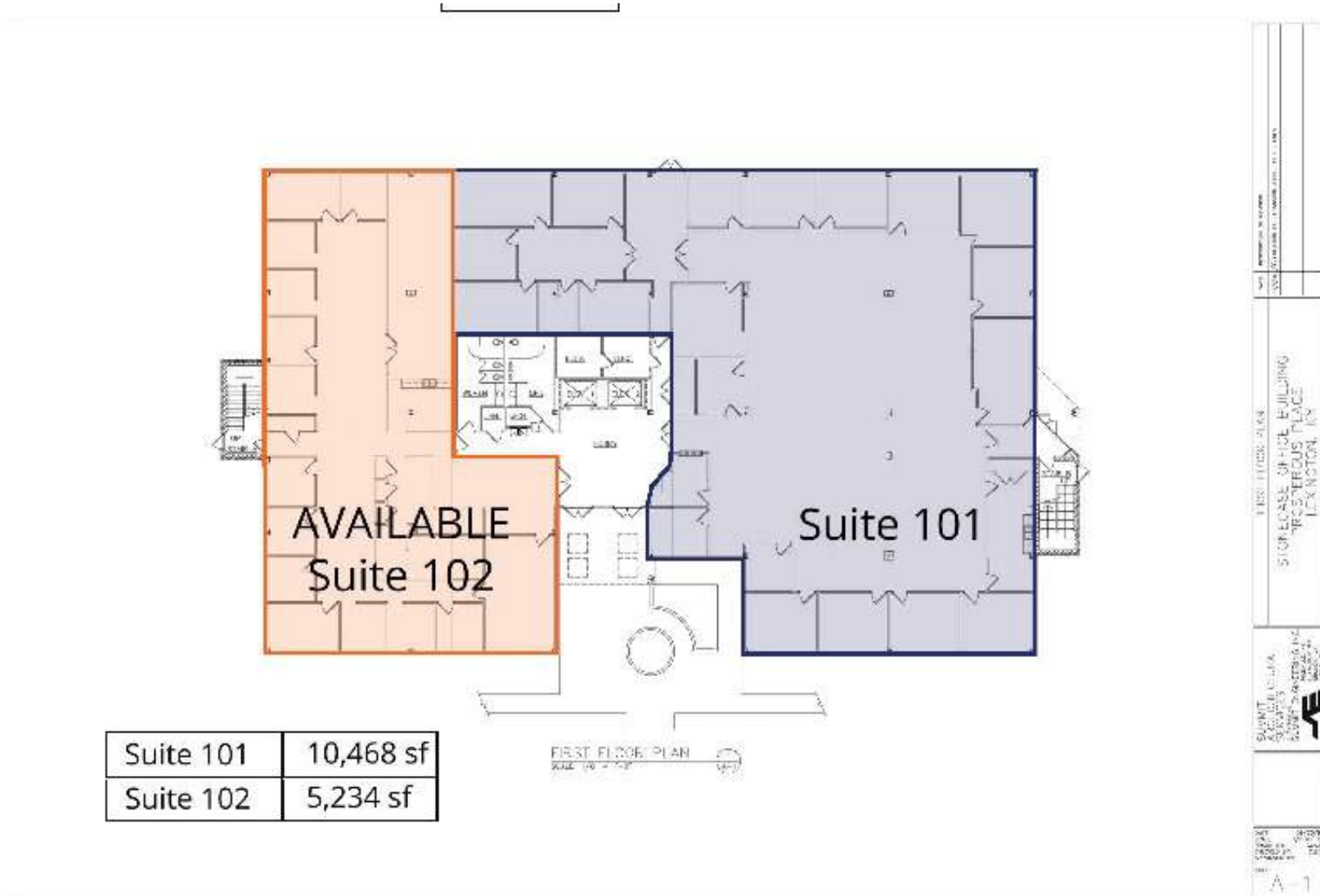
- \$18.95/SF/Year + Utilities and CAM (Modified Gross)
- NEW OWNERSHIP & RENOVATIONS
- Over 19,000sf Available
- Minimum divisible 2,290sf
- Great location near corner of Richmond Road and Man O' War
- Adjacent to St. Joseph East Hospital, other medical and traditional office space
- Easy Access to I-75/I-64, Richmond Road, Man-O-War, and New Circle Road

Available Spaces

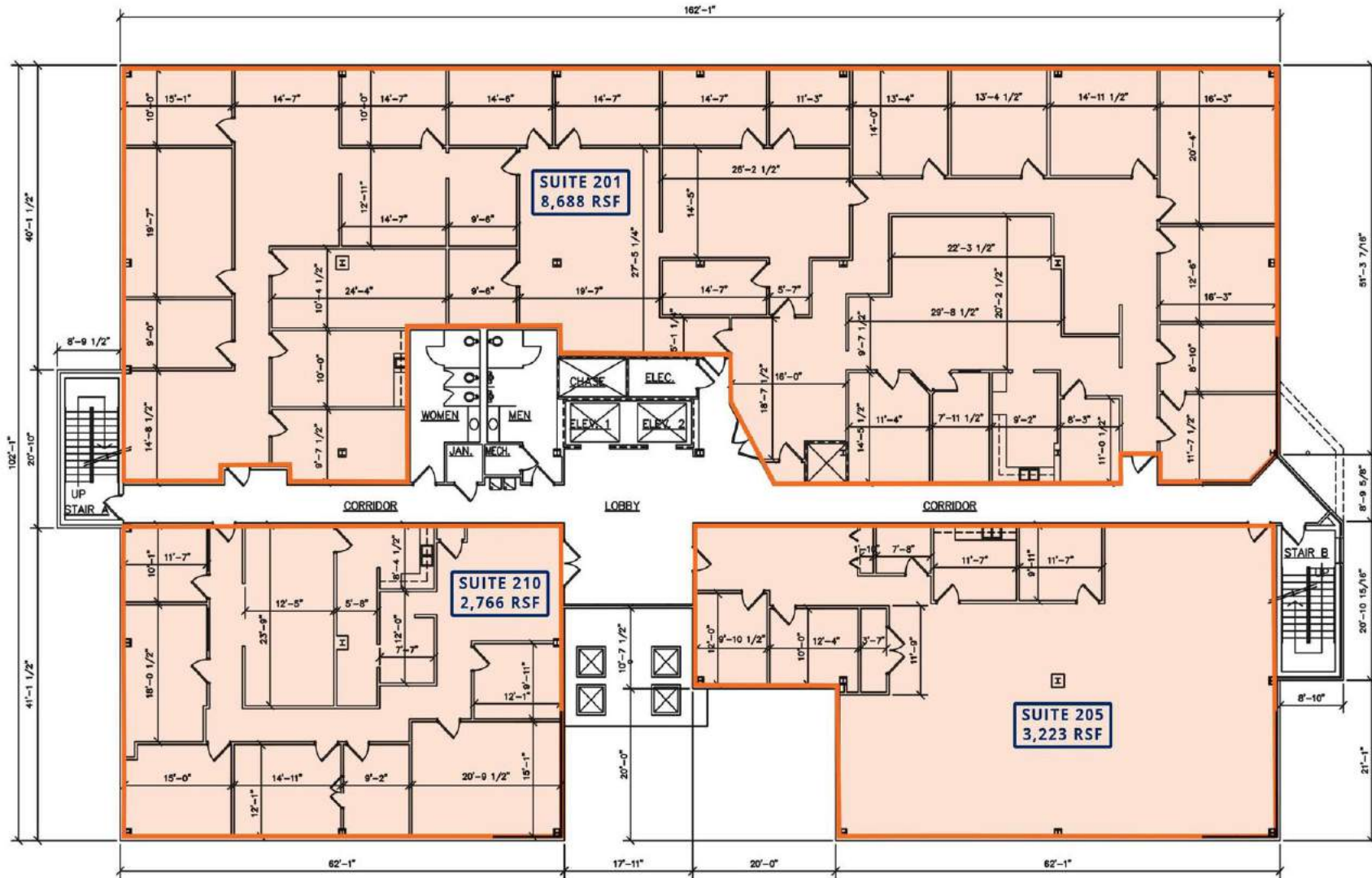
LEASE TYPE | MG **TOTAL SPACE** | 2,290 - 14,677 SF **LEASE TERM** | NEGOTIABLE **LEASE RATE** | \$18.95/SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
102	Available	5,234 SF	Modified Gross	\$18.95 SF/yr
Suite 201	Available	2,290 - 8,688 SF	Modified Gross	\$18.95 SF/yr
Suite 205	Available	3,223 SF	Modified Gross	\$18.95 SF/yr
Suite 210	Available	2,766 SF	Modified Gross	\$18.95 SF/yr
201 - 210	Available	14,677 SF	Modified Gross	\$18.95 SF/yr

Floor Plan - 1st Floor



Floor Plan - 2nd Floor



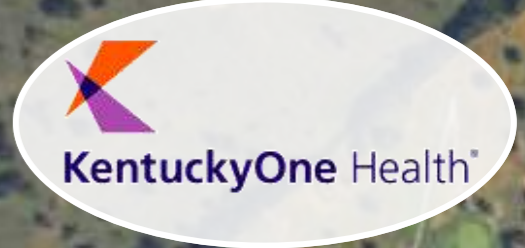
SUMMIT ARCHITECTURAL SERVICES A Division of SUMMIT ENGINEERING, INC. 1000 W. MAIN ST. LEXINGTON, KY 40502 KY 00000000	SECOND FLOOR PLAN	
	DATE: _____	DESCRIPTION OF REVISION: _____
STONECASE OFFICE BUILDING PROSPEROUS PLACE LEXINGTON, KY		

**Subject Property:
120 Prosperous Place**



Man O' War Blvd

Richmond Road



Additional Photos

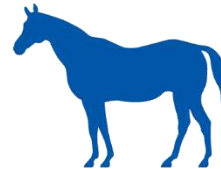


Location Maps



Lexington, KY

Lexington, Kentucky is located in central Kentucky and is the second largest city in Kentucky. Lexington is ideally located along Interstate 75 and is in close proximity to Louisville, KY and Cincinnati, OH. Lexington is well known for its southern hospitality, exquisite bourbon, Kentucky Basketball, and being “Horse Capital of the World”. The main economic driver of Lexington is the University of Kentucky and its affiliated medical centers.



LEXINGTON

Population: Lexington has an estimated population of 325,000 residents and an annual growth rate of 1.26%.

Housing: Per the Fayette County Housing Demand Study, as of 2015, Fayette County had 139,840 housing units, excluding on-campus dormitories and other types of Group Quarters. Renter occupied units consisted of 48.5% of the total housing units.

Employment: Per the 2014 Census Bureau, there were 191,977 jobs located in Fayette County; a 16.9% increase from 2002.

Income: The median household income for Fayette County is \$49,778 according to the ACS 5-Year Estimates.

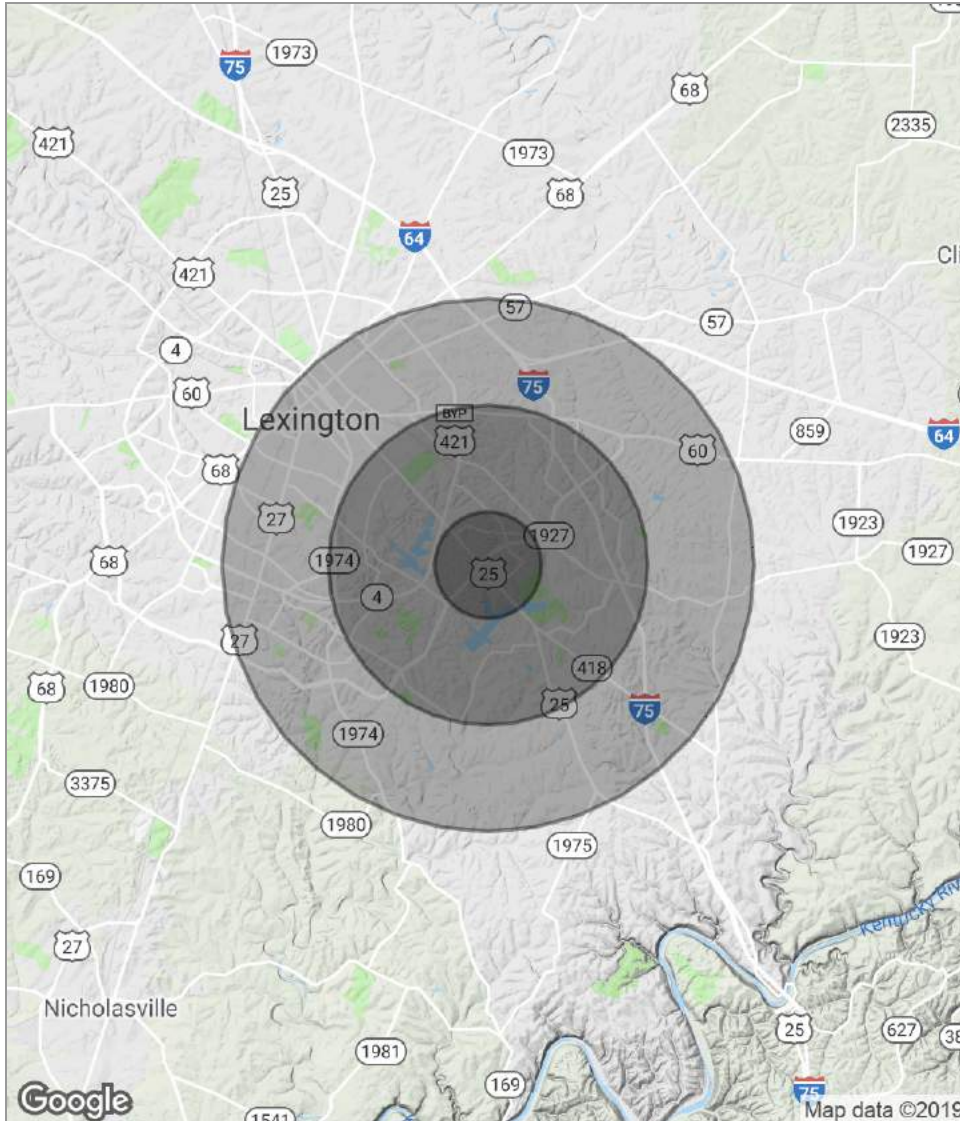
Ethnicity: Per the 2015 ACS, Non-Hispanic Whites represent 72.4%, Non-Hispanic Blacks represent 14.3%, Hispanics represent 6.9%, and Non-Hispanic Asians Represent 3.5% of the residents in Fayette County.

Major Regional Employers

University of Kentucky.....	Healthcare/Education
Kentucky State Government.....	Government
Toyota Motor Manufacturing.....	Manufacturing
Fayette County Public Schools.....	Education
Lexmark International Inc.....	World HQ
KentuckyOne Health.....	Healthcare
Baptist Health.....	Healthcare
Amazon.com.....	Distribution
Lockheed Martin.....	Manufacturing
Valvoline.....	Headquarters



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,597	75,132	186,460
Median age	30.1	33.4	33.4
Median age [Male]	29.4	32.6	32.9
Median age [Female]	32.6	35.0	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,428	33,402	81,223
# of persons per HH	2.1	2.2	2.3
Average HH income	\$49,916	\$70,158	\$66,992
Average house value	\$252,812	\$241,859	\$241,488

* Demographic data derived from 2010 US Census