



For Lease: High Visibility Richmond Office Suite



328 Highland Park Drive

RICHMOND, KY 40475

PRESENTED BY:

NEAL METCALFE

Senior Advisor

C: 859.312.8069

neal.metcalfe@svn.com

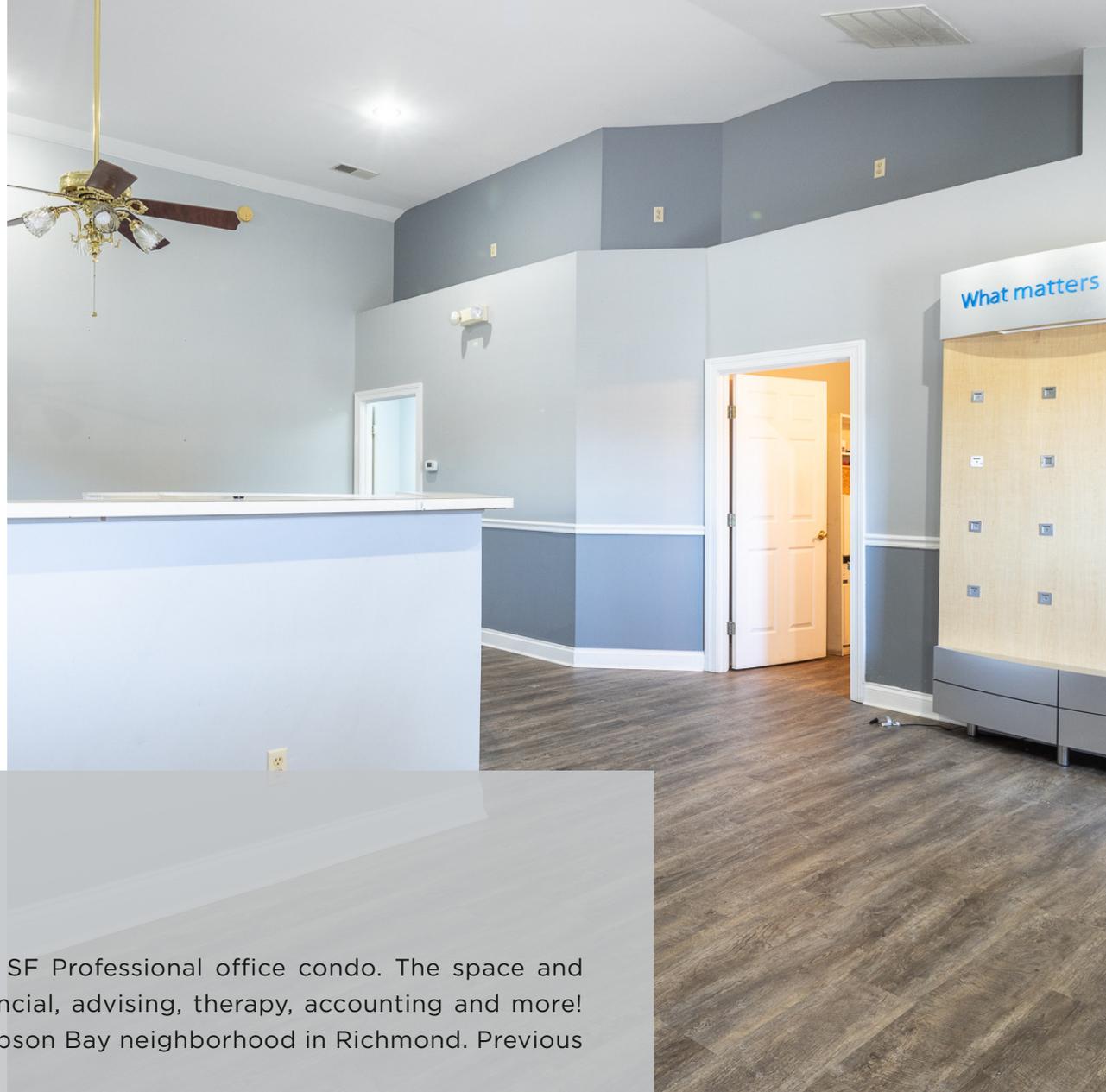
PROPERTY SUMMARY

PROFESSIONAL OFFICE CONDO FOR LEASE RICHMOND

328 HIGHLAND PARK DRIVE
RICHMOND, KY 40475

OFFERING SUMMARY

LEASE RATE:	\$17.09 SF/yr (NNN)
AVAILABLE SF:	2,050 SF
ZONING:	B-3



PROPERTY SUMMARY

SVN Stone is proud to present for lease a 2,050 SF Professional office condo. The space and area are in a B-3 zoning, and allows medical, financial, advising, therapy, accounting and more! The office is available now and located near the Gibson Bay neighborhood in Richmond. Previous use was a commercial insurance office.

Contact Senior Advisor Neal Metcalfe at 859-312-8069 or neal.metcalfe@svn.com for more information and to schedule a tour.

PROPERTY HIGHLIGHTS

- **Professional Office Park Condo AVAILABLE Now**
- **2050 SF, multi office, kitchen, reception, and by the door parking**
- **B-3 zoning allows many uses here for your business**
- **Office park fronts the Gibson Bay Residential neighborhood**



**WELL-MAINTAINED
SUITE**



**FLEXIBLE
WORKSPACE**



**HIGH VISIBILITY
LOCATION**



AERIAL

For marketing purposes only, exact locations not warranted



Walmart
HOBBY LOBBY
LOWE'S

CITY OF
EST **RICHMOND** 1791
KENTUCKY
Downtown Richmond

FRESH FOR EVERYONE™
Kroger

MENARDS®

ZAXBYS

DQ

DNKN

KENTUCKY
KFB
FARM BUREAU

M Madison
County
Schools

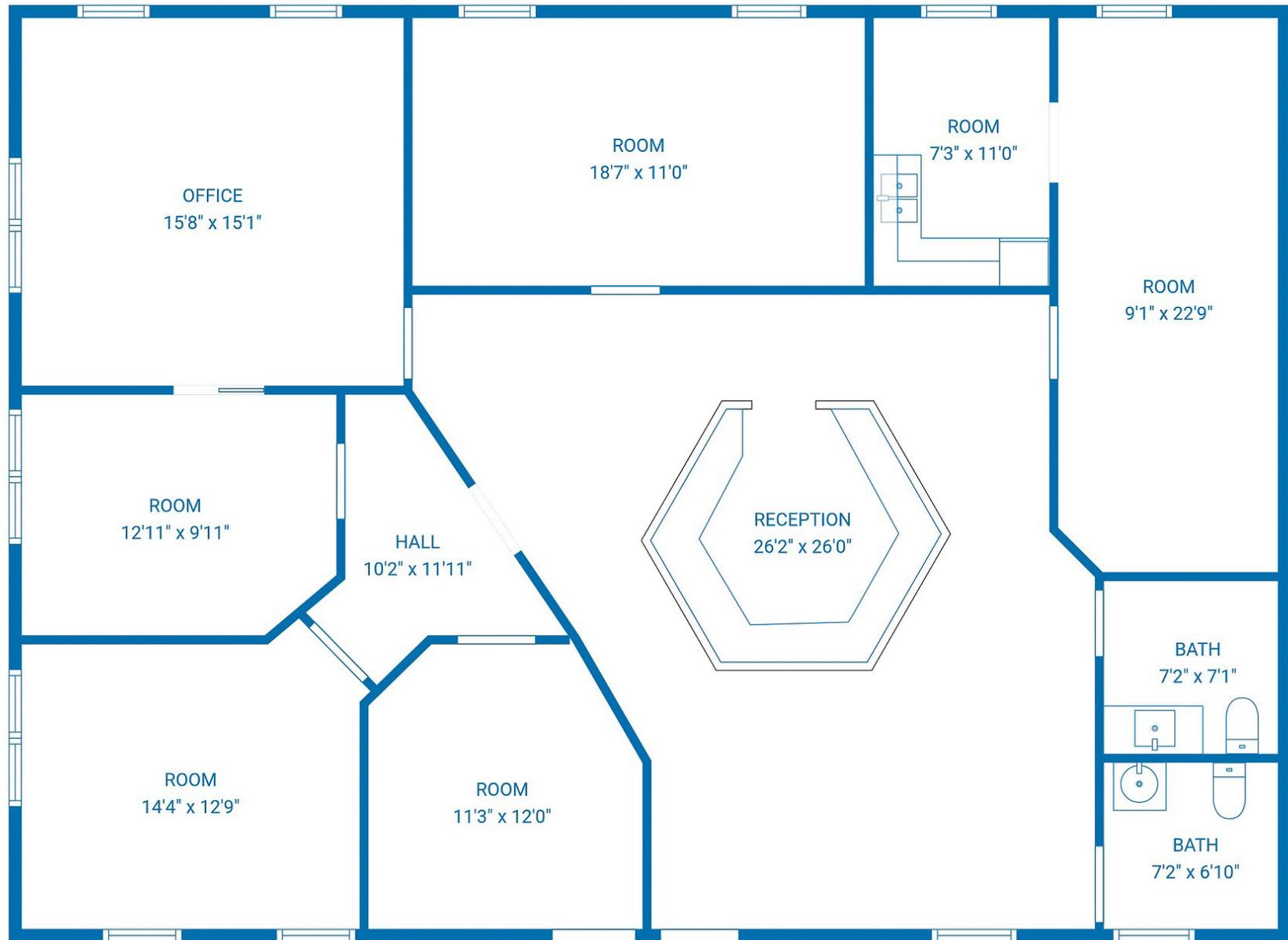
OUTBACK
STEAKHOUSE®

SVN
STONE COMMERCIAL REAL ESTATE
Subject
Property

Highland Park Dr.

Eastern Bypass | VPD 33,781+

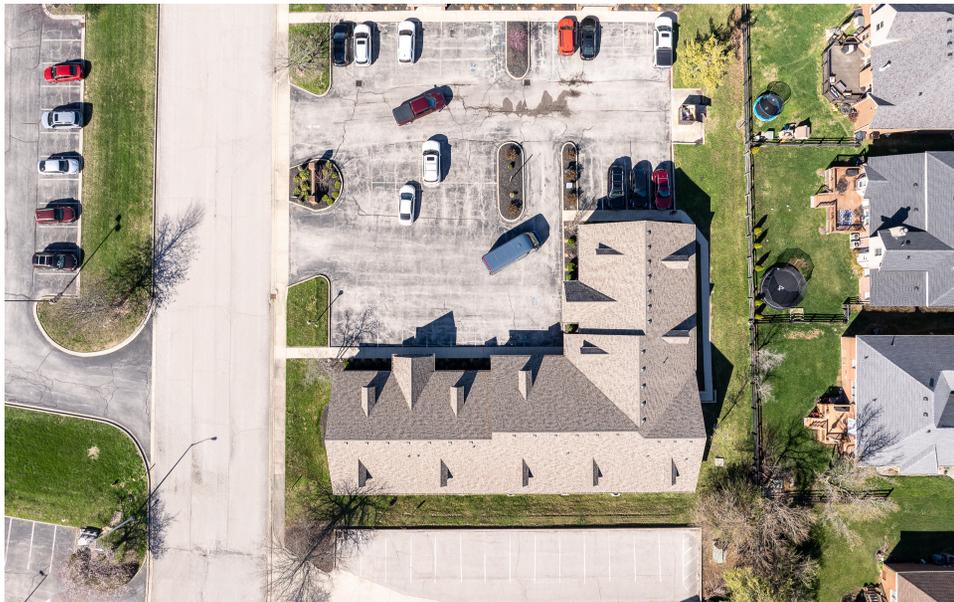
FLOOR PLANS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIO



NEAL METCALFE

Senior Advisor

neal.metcalfe@svn.com

Cell: 859.312.8069

PROFESSIONAL BACKGROUND

Neal Metcalfe serves as a Senior Advisor for SVN Stone Commercial specializing in the Sale and Leasing of retail, office, land, industrial & Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in commissioned sales for 25+ years via roles in Broadcasting and Digital Media Marketing, via NBC Affiliate WLEX-TV, and other Corporate Radio & Marketing groups where he gained a vast amount of marketing and B2B experience working directly with business owners and managers. Neal resides in Richmond and has served in multiple roles with Madison County Planning & Zoning Board, CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board President, Chamber Economic Development Committee Member, KCREA Board member, Young Life Madison County Committee Chair and numerous other non-profits & ministries, like Compassion International and organizations via Lexington Leadership Foundation. You can contact Neal @ 859-312-8069 or neal.metcalfe@svn.com

EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

1990- A.A..Communications- University of Kentucky, Lexington, KY

MEMBERSHIPS

CPAL- Commercial Property Association of Lexington

Richmond Chamber of Commerce Board Member and Economic Development Committee

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888



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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.