



# Offering Memorandum



**837 SF Lexington Office Space**

**261 REGENCY CIR, LEXINGTON, KY 40503**



## PROPERTY SUMMARY

### 837 SF LEXINGTON OFFICE SPACE

261 REGENCY CIR  
LEXINGTON, KY 40503

#### OFFERING SUMMARY

LEASE RATE:	\$950.00 per month (Gross)
BUILDING SIZE:	3,350 SF
AVAILABLE SF:	837 SF
FLOOR:	2nd

## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to offer this newly renovated office suite located directly off of Southland Drive. This space is at the heart of a thriving and developing part of Lexington's community. An **837 SF second floor unit**, 261 Regency Circle can be leased for \$950 per month. This space works as a great opportunity for businesses looking for affordability without the sacrifice of quality and location.





## PROPERTY HIGHLIGHTS

- Newly renovated
- Ample parking
- Available immediately
- \$950 per month gross
- 837 Available SF
- Second Floor Unit
- Directly off of Southland Drive



**837 SF**



**\$950 / Month**



**Second Floor**







For marketing purposes only,  
exact locations not warranted



Southland Dr. | 13,600+ VPD

Nicholasville Rd. | 36,500+ VPD

Regency Rd





## INTERIOR PHOTOS





## ADVISOR BIO



**JOHN BUNCH, SIOR**

Senior Advisor

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Direct: **859.306.0602** | Cell: **859.433.8911**

### PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with his wife Maggie, his daughter and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

You can contact him at 859.433.8911 or john.bunch@svn.com.

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## ADVISOR BIO



### CALEB CLEVELAND

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### PROFESSIONAL BACKGROUND

Caleb Cleveland is a Commercial Real Estate Advisor with SVN Stone Commercial Real Estate in Lexington, KY, where he specializes in Multifamily sales. Caleb has been an integral part of the firm for over two years, beginning his journey as an intern before officially joining as a licensed advisor in 2024.

During his time with the multifamily team, Caleb has played a key role in building and managing a comprehensive database of clients and potential buyers, giving him a strong understanding of Kentucky's multifamily market. His work behind the scenes has provided him with invaluable experience in market analysis, client relations, and investment strategies, skills he now applies in serving clients directly.

Originally from Charlotte, North Carolina, Caleb moved to Lexington to attend Asbury University, where he is currently completing his degree. His academic background, combined with hands-on real estate experience, gives him a unique perspective as he helps clients navigate investment opportunities.

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