



# Nicholasville Professional Office For Lease



**205 Fairfield Dr**

**NICHOLASVILLE, KY 40356**

**PRESENTED BY:**

**NATHAN DILLY**

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**WADE HAGA, CCIM**

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## PROPERTY SUMMARY

### FOR LEASE: NICHOLASVILLE PROFESSIONAL OFFICE

205 FAIRFIELD DRIVE  
NICHOLASVILLE, KY 40356

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.50 SF/yr (MG)
<b>BUILDING SIZE:</b>	7,180 SF
<b>AVAILABLE SF:</b>	2,000 SF

## PROPERTY SUMMARY

SVN Stone is proud to present for lease this ±2,000 SF office suite is located within a well-maintained professional office building in Nicholasville, Kentucky. The property is co-tenanted with established healthcare providers including Hanger Clinic and White, Greer & Maggard Orthodontics.

Conveniently positioned to serve the growing Jessamine County community and the greater Lexington market, the location offers excellent accessibility for patients and clients. The suite is currently well suited for professional office users seeking a clean, professional environment alongside reputable healthcare tenants



# AERIAL

For marketing purposes only,  
exact locations not warranted



# ADDITIONAL PHOTOS





## **NATHAN DILLY**

nathan.dilly@svn.com

Cell: **859.420.5492**

### **PROFESSIONAL BACKGROUND**

Nathan Dilly is a Senior Advisor with SVN Stone Commercial Real Estate, where he launched his real estate career in 2016. He specializes in retail properties and has guided numerous clients through the sale, leasing, and development of their assets. Over the years, Nathan has represented a wide range of clients, including individual investors, trusts, banks, franchisees, publicly traded companies, and private equity groups, in transactions involving leasing, acquisitions, dispositions, and strategic portfolio planning.

Nathan maintains strong relationships with SVN advisors nationwide, allowing him to support clients with multi-state requirements and deliver data-driven, market-specific, solutions. He brings a collaborative, client-first approach to every assignment, with a particular focus on helping brands and investors identify and capitalize on retail opportunities across the region.

Outside of his work, Nathan enjoys spending time with his wife and kids, traveling, staying active, playing guitar, and pursuing new business and real estate opportunities. A Lexington, Kentucky native, Nathan is a graduate of the University of Kentucky.

### **EDUCATION**

University of Kentucky

### **MEMBERSHIPS**

International Council of Shopping Centers - ICSC

Commercial Property Association of Lexington - CPAL

Bluegrass M&A Professionals - BLUEMAP

**SVN | Stone Commercial Real Estate**

270 S. Limestone

Lexington, KY 40508

859.264.0888



**WADE HAGA, CCIM**

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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

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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.

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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.