

FOR LEASE

Renovated Beaumont Office For Lease

1050 MONARCH STREET SUITE 300 | LEXINGTON, KY 40513



PRESENTED BY:

WADE HAGA, CCIM

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SVN
STONE COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.50 / SF Gross
AVAILABLE SF:	2,000 - 3,950
YEAR BUILT:	2001
ZONING:	P-1
MARKET:	Beaumont Centre

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this opportunity to lease a renovated office condo in Beaumont Centre. The 2,000 - 3,950 SF suite is move-in ready and fit-up for a wide range of professional office uses, with private offices of various sizes, a conference room, kitchenette and an abundance of windows. Monument signage included. Located just off New Circle Road, in close proximity to University of Kentucky, Bluegrass Airport and Lexington's downtown, Monarch Street presents unique advantages to office users in Lexington.

For additional information please contact Wade Haga at 859.285.2202 // wade.haga@svn.com.

PROPERTY HIGHLIGHTS

- Gross lease - utilities and CAM are included in rent
- Move-in ready
- Corner offices
- Monument signage

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SUITE 300



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AERIAL



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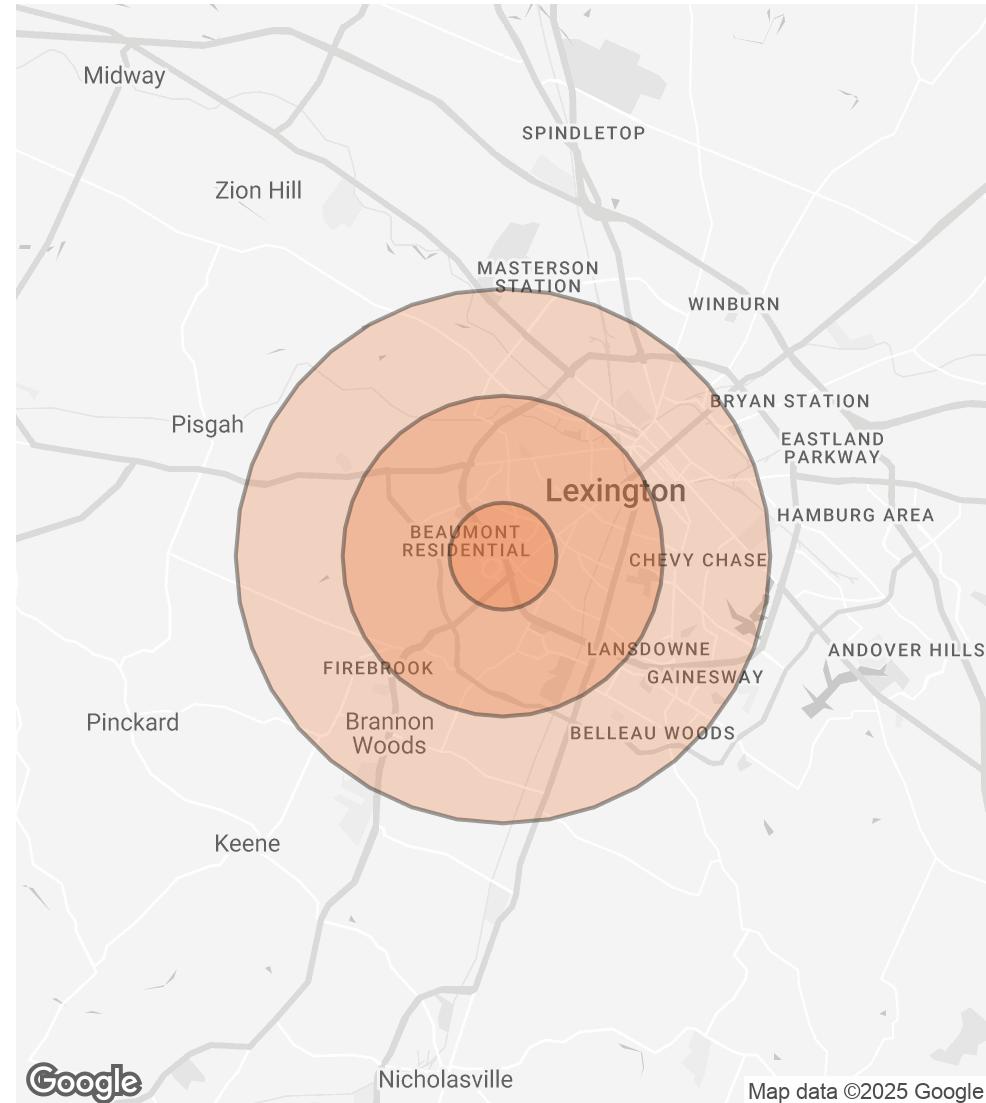
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,452	80,390	191,025
AVERAGE AGE	42	39	38
AVERAGE AGE (MALE)	40	38	37
AVERAGE AGE (FEMALE)	44	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,373	33,731	81,466
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$124,092	\$98,920	\$93,072
AVERAGE HOUSE VALUE	\$386,683	\$333,380	\$354,476

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



WADE HAGA, CCIM

Advisor

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Cell: **859.285.2202**

EDUCATION

Western Kentucky University Gordon Ford College of Business
Bachelor of Business Finance - Cum Laude

MEMBERSHIPS AND ASSOCIATIONS

CPAL - Commercial Property Association of Lexington
CCIM - Certified Commercial Investment Member



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.

SVN | Stone Commercial Real Estate

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DISCLAIMER

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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.

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