



LEASE

1029 Monarch Street - Beaumont Centre Office Condo For Lease

PRIME

BEAUMONT CENTRE OFFICE CONDO

Lexington, KY 40513

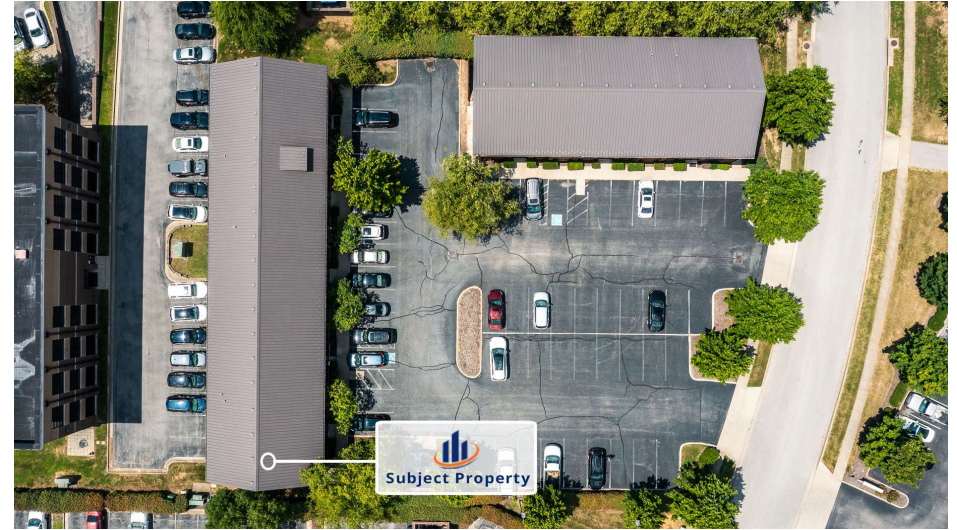
PRESENTED BY:

WADE HAGA, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,150/month
AVAILABLE SF:	1,400 SF
YEAR BUILT:	2000
ZONING:	P-1
SUBMARKET:	Beaumont Centre

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this opportunity to lease an office condo in Beaumont Centre. The 1,400 sq ft condo is located on the first-floor and is set up for a variety of professional office uses. The tenant will pay their own separately-metered electric utility bill.

Located just off New Circle Road and in close proximity to University of Kentucky, Bluegrass Airport and Lexington's downtown, Monarch Street presents unique advantages to office users. Beaumont Centre provides many amenities such as walking paths, nearby restaurants and grocery stores.

For additional information please contact Wade Haga at 859.306.0605 // wade.haga@svn.com.

PROPERTY HIGHLIGHTS

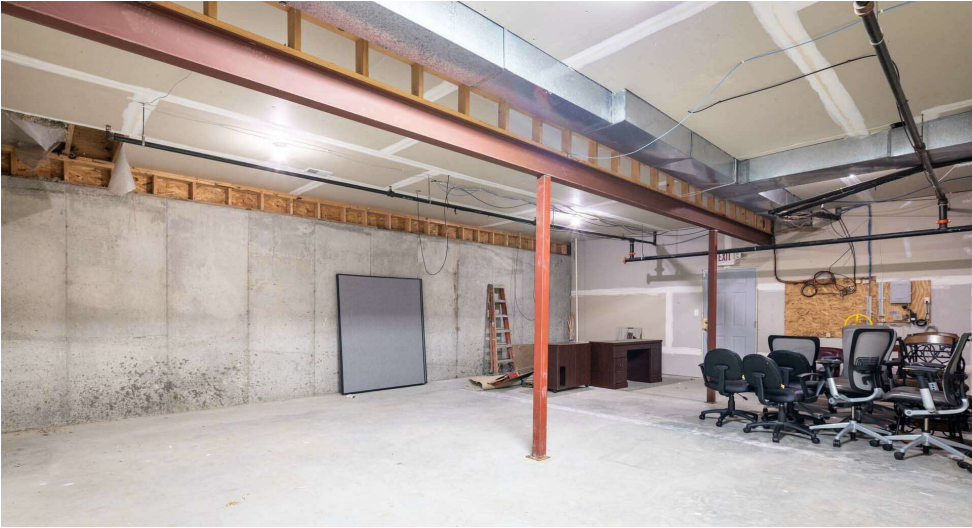
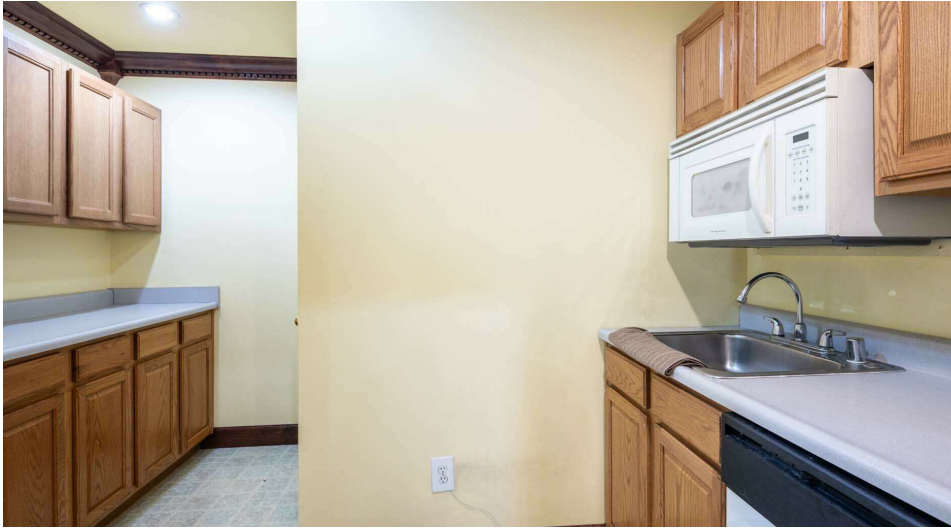
- Prime P-1 space in Beaumont Centre
- Affordable rental rate
- Tenant pays their separately metered electric bill
- Convenient proximity to New Circle Rd and Man O' War Blvd

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INTERIOR PHOTOS



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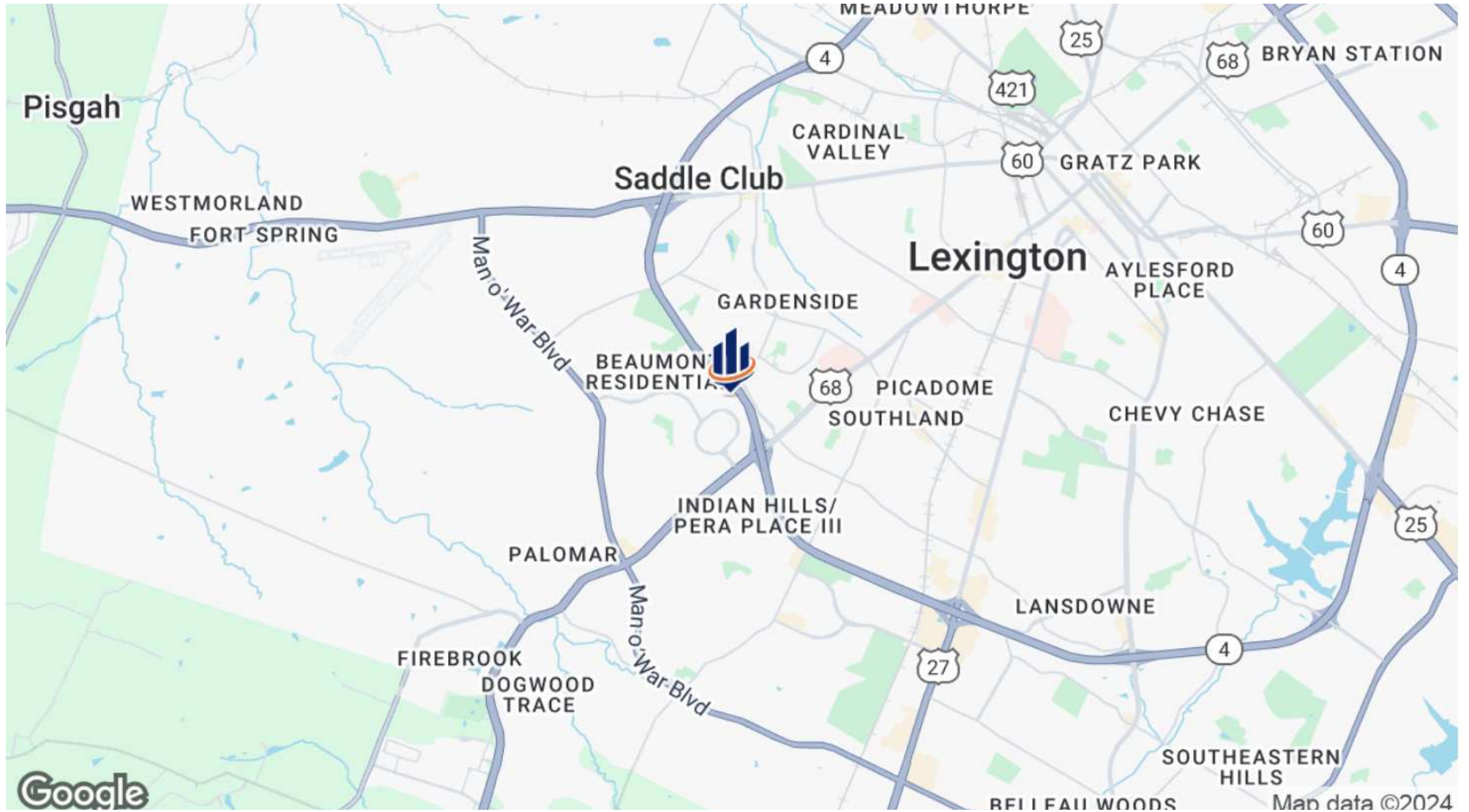
For marketing purposes only,
exact locations not warranted

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

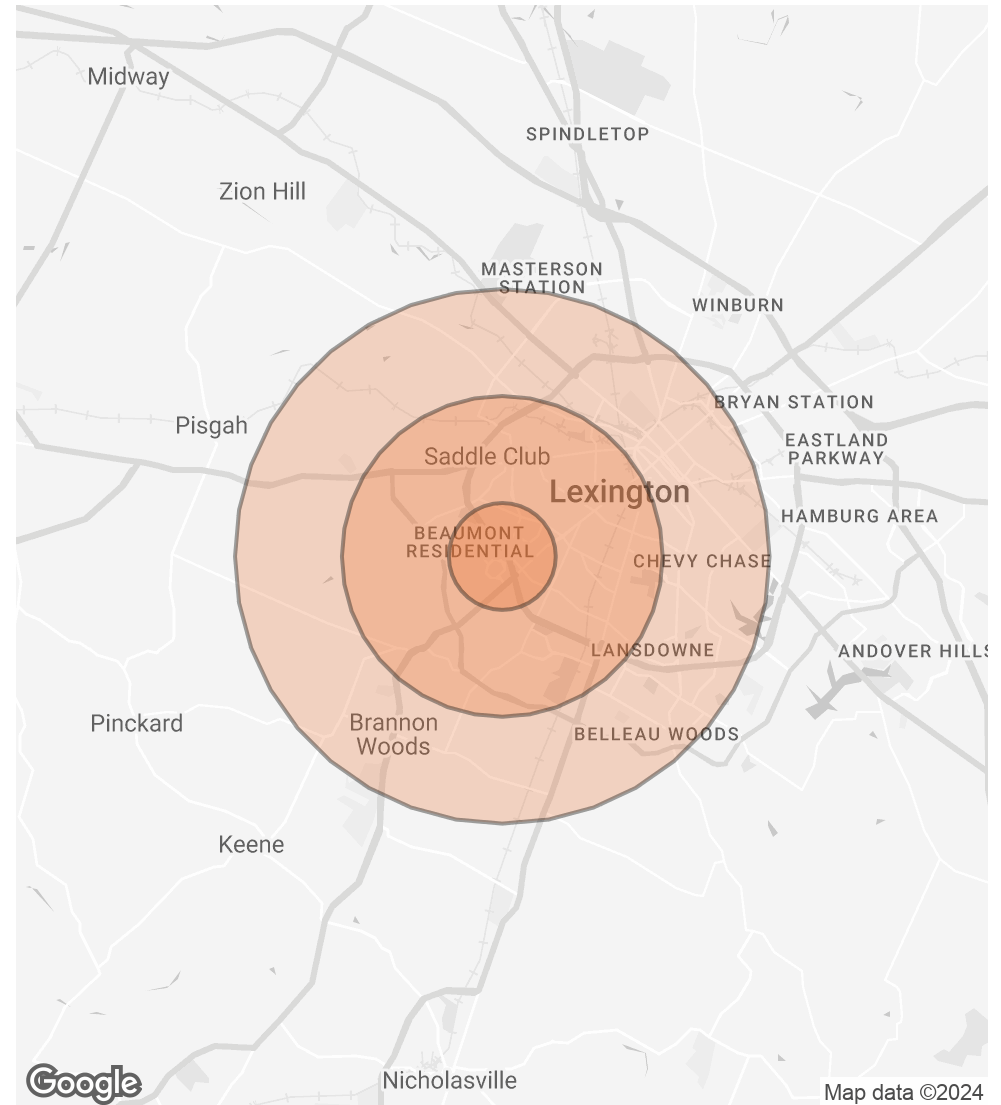
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,969	80,515	177,536
AVERAGE AGE	42.2	38.0	35.4
AVERAGE AGE (MALE)	41.5	36.2	34.2
AVERAGE AGE (FEMALE)	42.9	39.5	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,843	33,187	74,476
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$76,265	\$65,843	\$63,590
AVERAGE HOUSE VALUE	\$252,528	\$228,497	\$235,166

* Demographic data derived from 2020 ACS - US Census



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