



## Creative Office Space in the Heart of Lexington



**150 W Short Street**

**LEXINGTON, KY 40507**



## PROPERTY SUMMARY

### CREATIVE OFFICE SPACE IN THE HEART OF DOWNTOWN LEXINGTON

150 W SHORT STREET  
LEXINGTON, KY 40507

#### OFFERING SUMMARY

LEASE RATE:	\$750.00 - 1,000.00 per month (Gross)
AVAILABLE SF:	250 SF (per Suite)
TOTAL SUITES:	8
ZONING:	B-2B



## PROPERTY SUMMARY

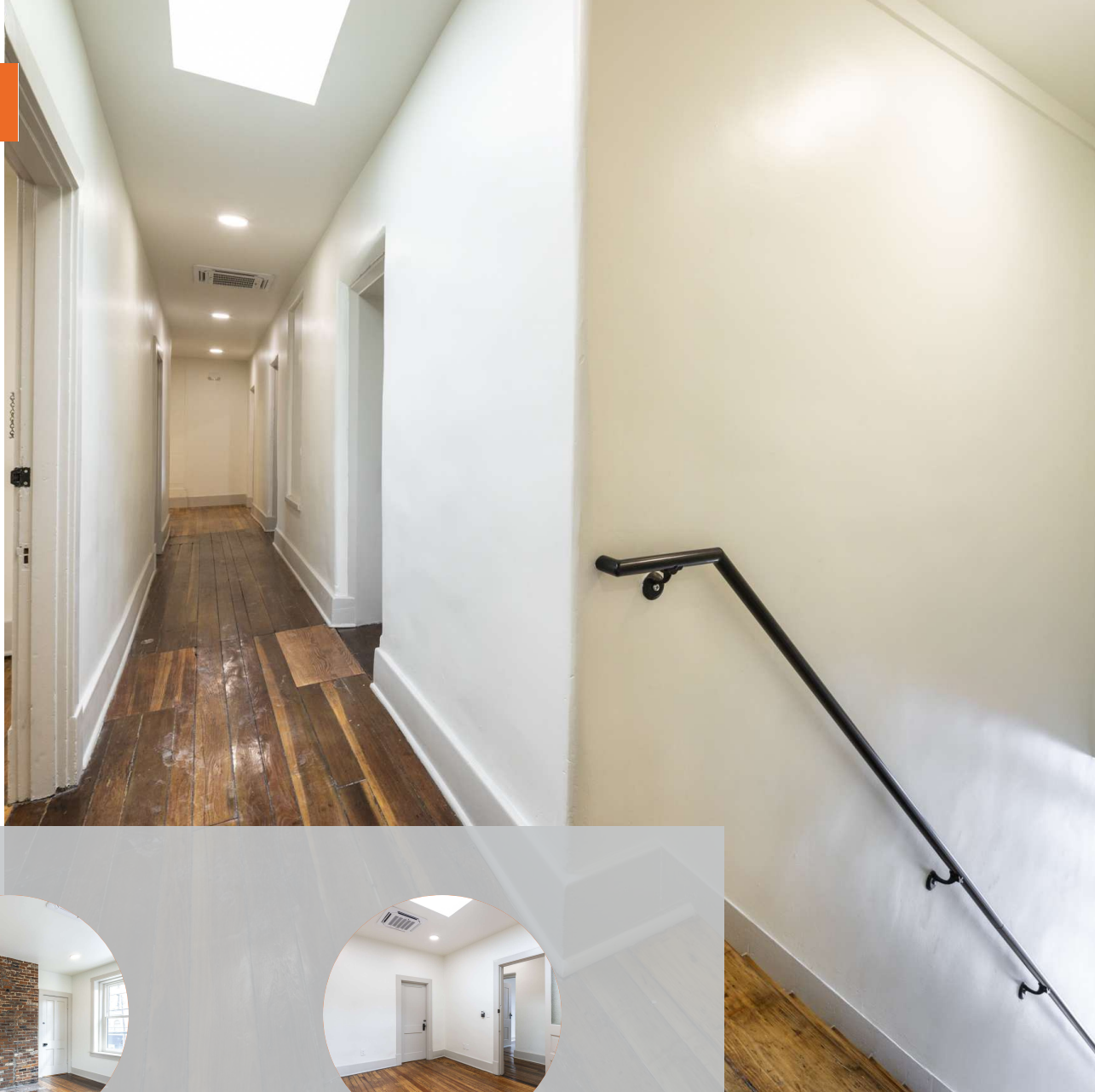
SVN Stone Commercial is pleased to present loft-style office suites for lease at Short & Upper, downtown Lexington's newest mixed-use redevelopment, located at the corner of West Short Street and North Upper Street. Located in the Historic Warfield Building, this is a rare opportunity to plant your business in one of the city's most recognizable and character-rich buildings, just a 2-minute walk from Rupp Arena and steps from restaurants, courthouses, and downtown amenities.

Short & Upper is part of a vibrant mixed-use corridor and has been thoughtfully transformed to include modern office spaces featuring exposed brick, hardwood floors, large windows, and abundant natural light. Each private office is equipped with its own window and mini-split HVAC system.

The current layout includes eight large private offices that can be leased separately or together, a coffee bar/kitchenette, and two restrooms, all with convenient access to multiple nearby parking options.

## PROPERTY HIGHLIGHTS

- Iconic downtown location at Short & Upper, just steps from Rupp Arena
- Eight large private offices with exposed brick, hardwood floors, and natural light
- Flexible leasing: single or as multiple private offices
- Modern amenities including coffee bar/kitchenette and two restrooms
- Individual HVAC (mini-split) units and windows in every office
- Walkable to restaurants, courthouses, and downtown attractions
- Surrounded by multiple convenient parking options



**Hardwood Floors**



**Exposed Brick**

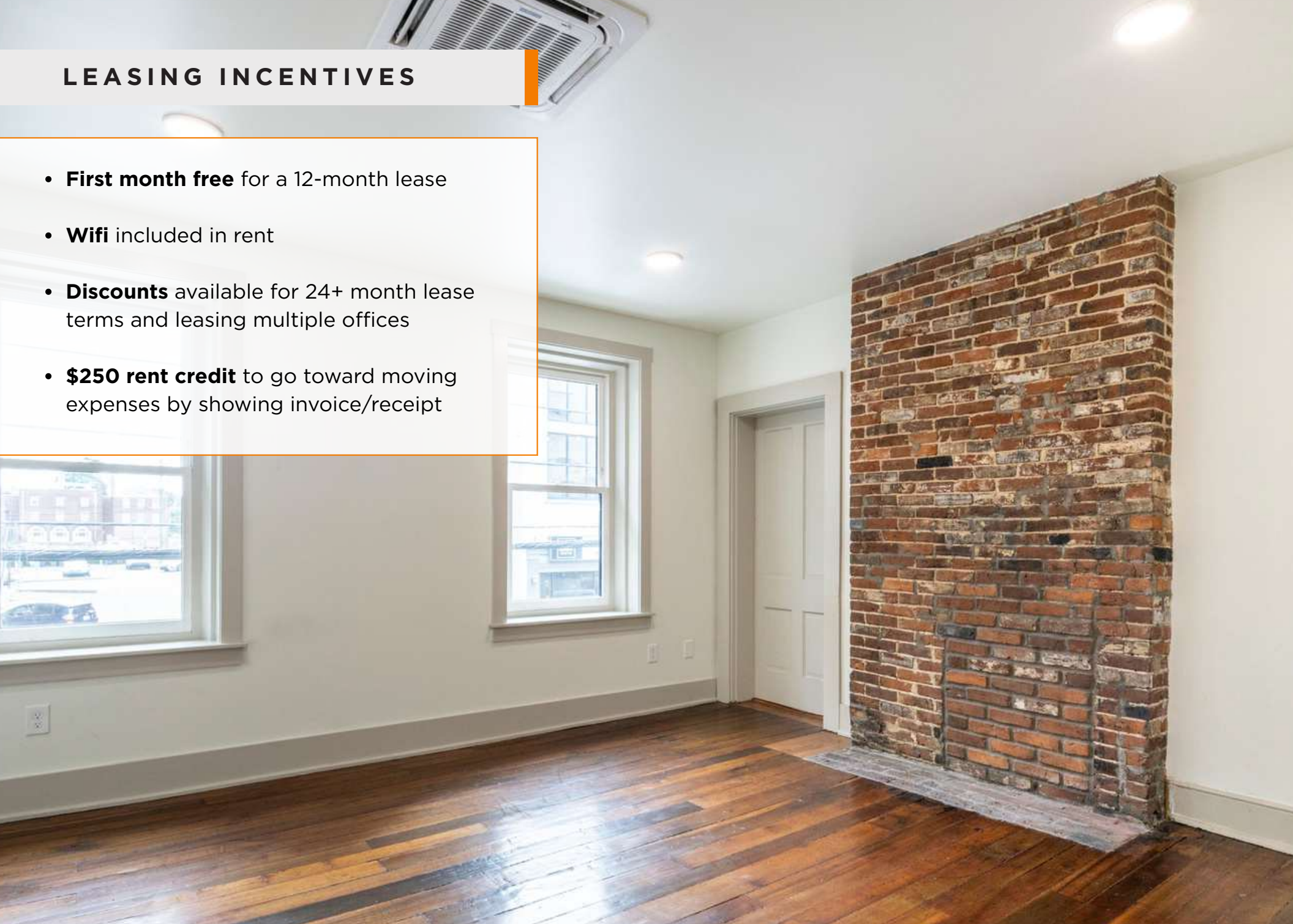


**8 Private Offices**



## LEASING INCENTIVES

- **First month free** for a 12-month lease
- **Wifi** included in rent
- **Discounts** available for 24+ month lease terms and leasing multiple offices
- **\$250 rent credit** to go toward moving expenses by showing invoice/receipt





## ADDITIONAL PHOTOS





For marketing purposes only,  
exact locations not warranted



Limestone / 11,213+ VPD

N Upper St. / 6,982+ VPD

Short St. / 1,969+ VPD

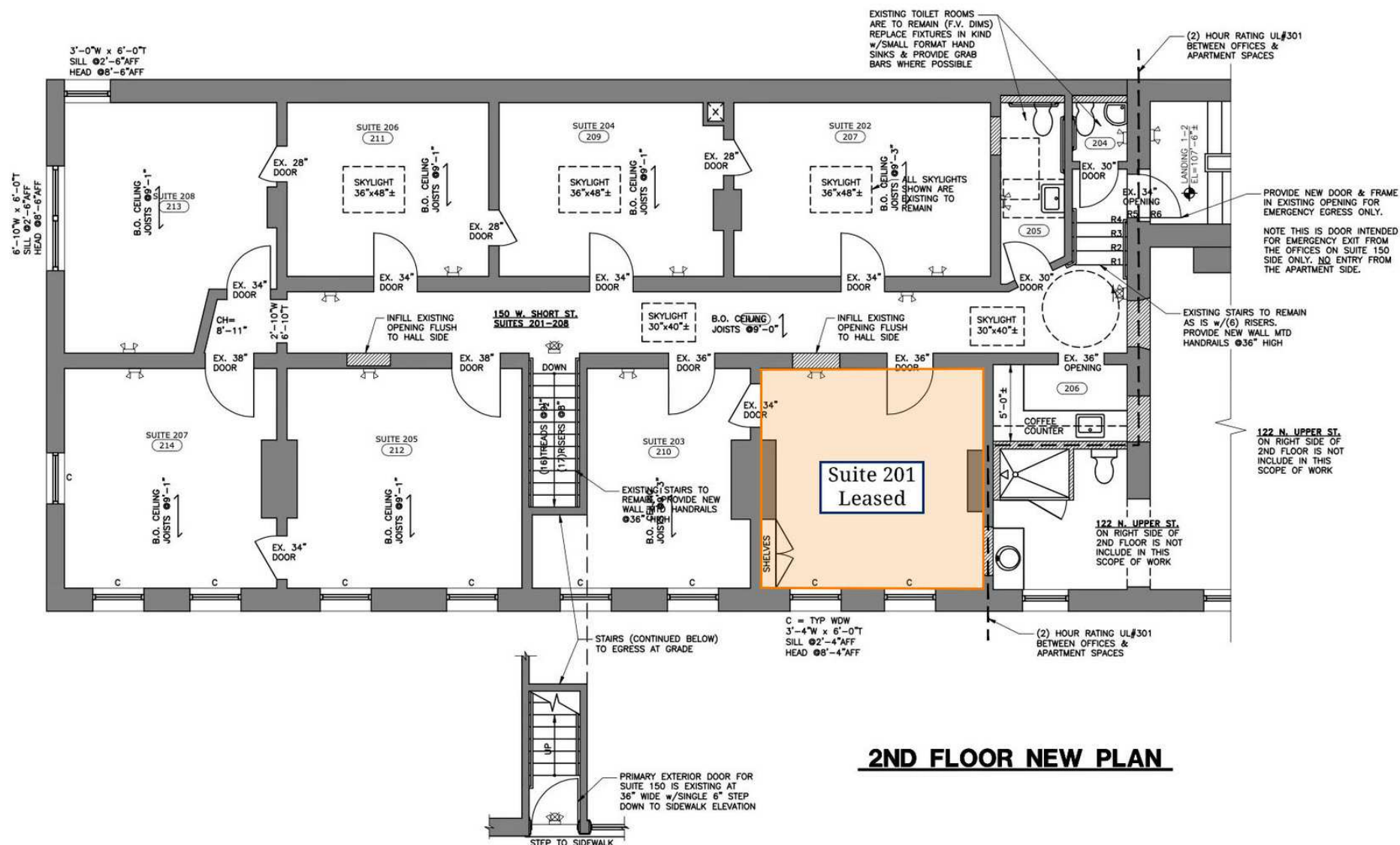




## INTERIOR PHOTOS



## 8





## ADVISOR BIO



### WADE HAGA, CCIM

Advisor

wade.haga@svn.com

Direct: **859.306.0605** | 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.

## MEMBERSHIPS

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

**SVN | Stone Commercial Real Estate**  
270 S. Limestone  
Lexington, KY 40508  
859.264.0888





## 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.