



FOR SALE | Regency Circle Office Portfolio

261-265 Regency Circle

LEXINGTON, KY 40503

PRESENTED BY:

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PROPERTY SUMMARY

REGENCY CIRCLE OFFICE PORTFOLIO

261-265 REGENCY CIR
LEXINGTON, KY 40503

OFFERING SUMMARY

SALE PRICE:	\$871,000
# OF BUILDINGS:	2
261 REGENCY:	3,500 SF
265 REGENCY:	3,200 SF
PRICE / SF:	\$130 PSF



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present two multi-tenant professional office buildings FOR SALE in the heart of Lexington, KY. Located within the well-established Regency Office Park, this offering includes two contiguous properties representing a rare investment opportunity.

Both buildings are zoned P-1 Professional Office, accommodating a wide range of users including financial services, legal, real estate, consulting, technology, and other professional practices. 261 Regency Circle (+/-3,500 SF) features four suites, two of which are currently vacant and have undergone extensive renovations, including updated finishes, new flooring, and fresh paint throughout. Each unit boasts multiple private offices and is well-configured for new users, with immediate occupancy available.

265 Regency Circle (+/-3,200 SF) also features four units, all of which are currently leased, with one lease expiring early in 2026.

This is an excellent opportunity to acquire well-located Lexington office assets suitable for long-term occupancy or a value-add investment.

PROPERTY HIGHLIGHTS

- 6,700 Total Sq. Ft.
- Recently Renovated
- Existing Rental Income In Place
- Convenient Location
- Dedicated Parking



2 Buildings



\$130 PSF



6,700 Total SF

For marketing purposes only,
exact locations not warranted



 University of
Kentucky

Southland Dr. | 13,600+ VPD

Nicholasville Rd. | 36,500+ VPD

Regency Rd

261 REGENCY INTERIOR PHOTOS



AERIAL



TRADER JOE'S



Nicholasville Rd. | 36,500+ VPD

TJ-maxx Michaels
five BELOW Kroger

Fayette
MALL



Regency Rd

For marketing purposes only,
exact locations not warranted



265 REGENCY INTERIOR PHOTOS



ADVISOR BIO



GABE MEASNER

Advisor

gabe.measner@svn.com

Direct: **859.306.0607** | Cell: **859.630.7106**

PROFESSIONAL BACKGROUND

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at Gabe.Measner@svn.com.

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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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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.