



Darby Creek Office Suite For Lease



531 Darby Creek Rd, Unit 48

LEXINGTON, KY 40509

PRESENTED BY:

HARRISON LANE

C: 859.537.1051

harrison.lane@svn.com

PROPERTY SUMMARY

SECOND FLOOR OFFICE SUITE FOR LEASE

531 DARBY CREEK RD
UNIT 48
LEXINGTON, KY 40509

OFFERING SUMMARY

LEASE RATE:	\$1,600 per month (Gross)
AVAILABLE SF:	1,055 SF
CAP RATE:	0.0%



PROPERTY SUMMARY

SVN Stone is pleased to present FOR LEASE a freshly renovated second floor office condo right off of Man O War on Darby Creek Road. The 1,055 SF unit features four private offices, a conference room, kitchenette, a private restroom, and room for storage. The rental rate is \$1,600 per month and that includes all utilities except for wi-fi.

To schedule a tour or learn more, please contact Harrison Lane at 859-537-1051 or email at Harrison.Lane@svn.com

PROPERTY HIGHLIGHTS

- 1,055 SF
- Second floor office condo
- 4 offices, conference room, restroom, kitchenette
- \$1,600/mo gross lease (excluding wi-fi)
- Desirable location off of Man-O-War near Palumbo and Old Todds Road
- Close proximity to Richmond Rd and Hamburg Pavilion retail corridors



**BRIGHT, FRESHLY
RENOVATED OFFICES**



**CONFERENCE
ROOM**

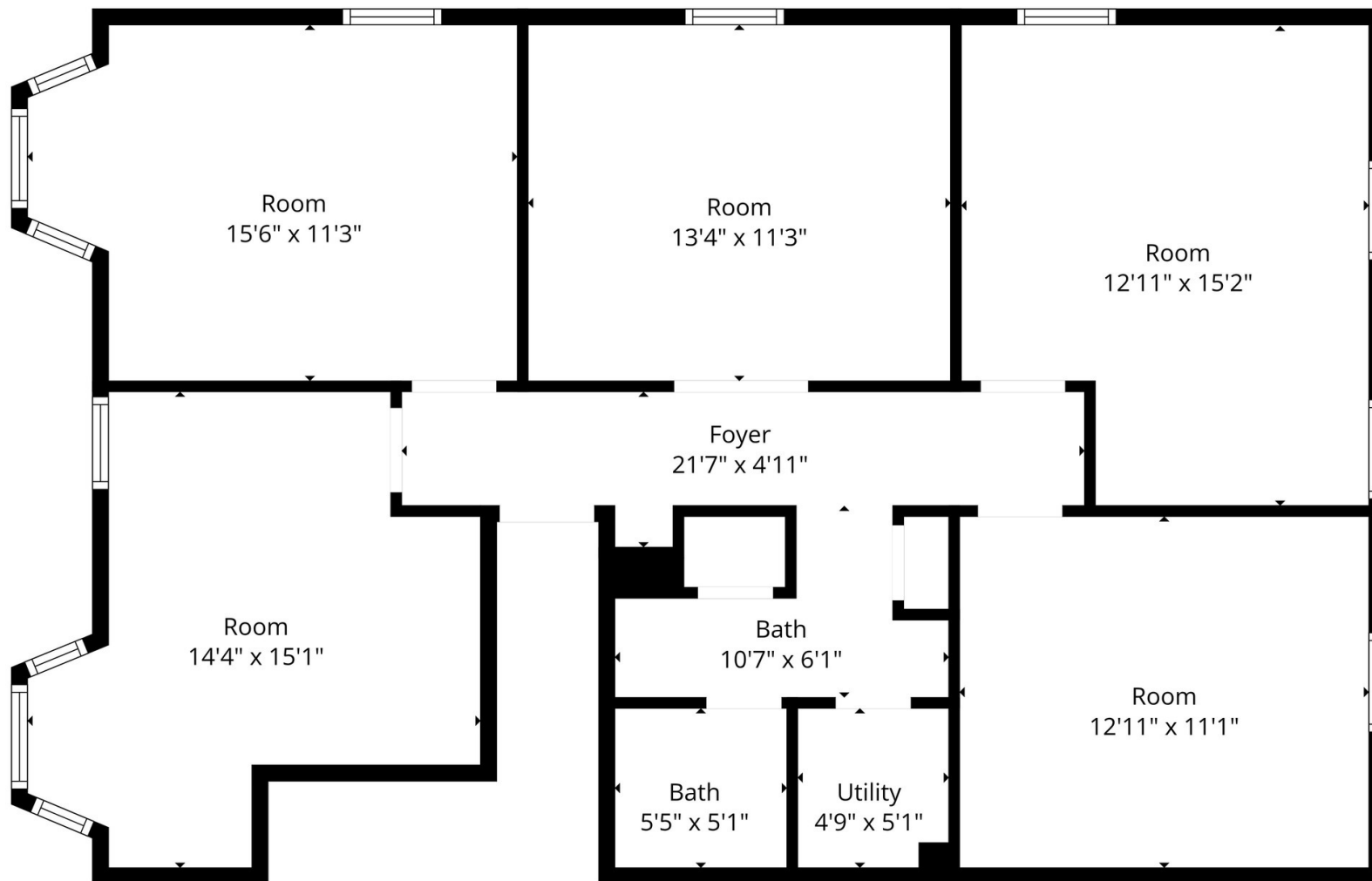


**AMPLE CLIENT
PARKING**

INTERIOR PHOTOS



FLOOR PLAN



TOTAL: 1014 sq. ft
1st floor: 1014 sq. ft
EXCLUDED AREAS: WALLS: 81 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



AERIAL PHOTOS





HARRISON LANE

harrison.lane@svn.com

Cell: **859.537.1051**

PROFESSIONAL BACKGROUND

A Lexington native and Transylvania University alum, Harrison Lane brings a diverse and dynamic background to his dual roles as a commercial real estate advisor and business broker. Since joining SVNStone Commercial Real Estate in May 2021, Harrison has developed a reputation for guiding clients across all property types—including multifamily, retail, industrial, office, land, and flex assets. His ability to provide seamless sales and leasing services throughout Central Kentucky makes him a versatile, one-stop resource for owners, investors, and end-users alike.

In addition to CRE, Harrison serves as a trusted business broker in Central Kentucky with Bluegrass Business Advisors, helping clients navigate sales, acquisitions, valuations, and confidential marketing. He's skilled at matching buyers and sellers, managing negotiations, and orchestrating a blend of real estate and small business transactions. Harrison is a member of the International Business Broker's Association (IBBA). Whether transitioning a business to new ownership or exploring investment opportunities, he delivers personalized guidance with integrity, discretion, and strategic vision. When Harrison is not chasing his little boy around or closing deals... he enjoys playing golf, supporting Transylvania and UK athletics, and serving through local ministries.

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888



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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.