

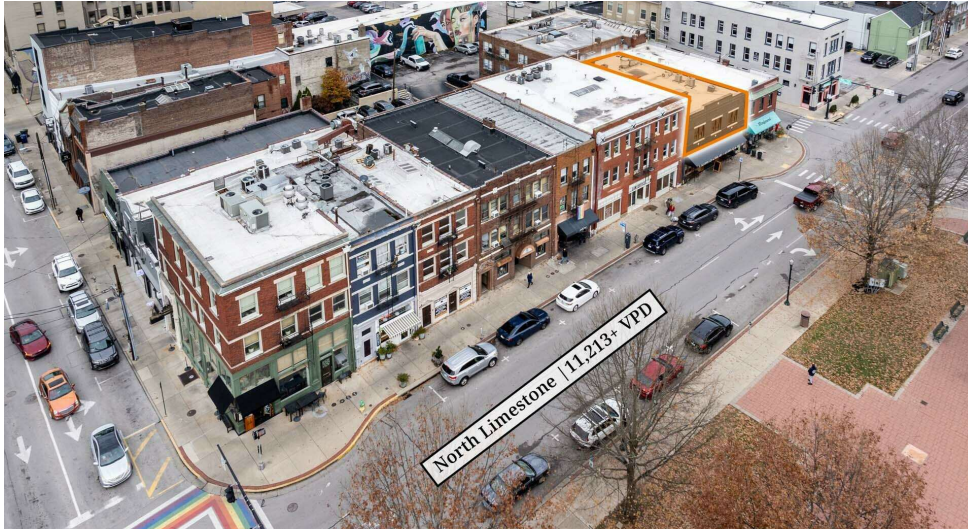


FOR LEASE

2,175 SF Office Space in Downtown Lexington

157 N LIMESTONE | LEXINGTON, KY 40507

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Convenient access to downtown amenities
- Courthouses located across the street
- Creative office with historic character

OFFERING SUMMARY

LEASE RATE:	\$3,750.00 per month (MG)
AVAILABLE SF:	2,175 SF
ZONING:	B-2B

WADE HAGA, CCIM

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157 N LIMESTONE | Lexington, KY 40507

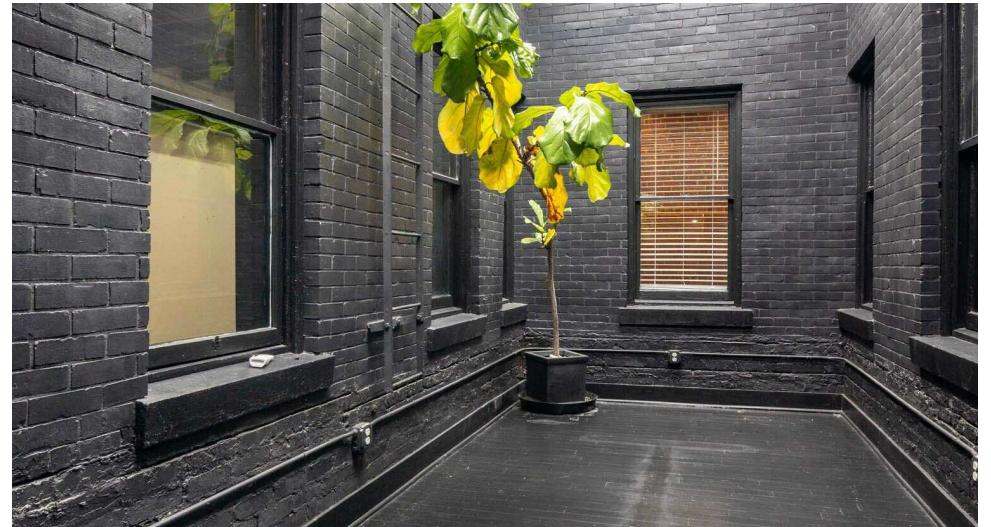
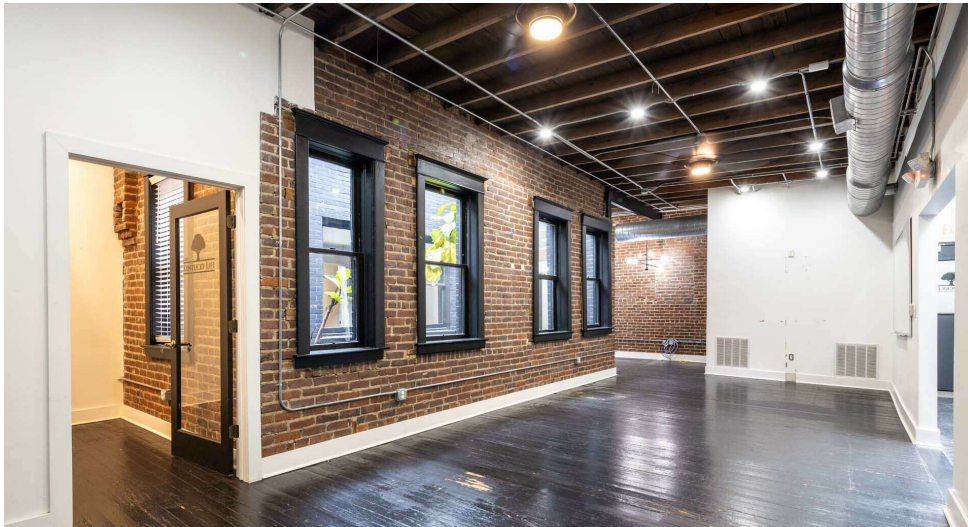


PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present creative office space available for lease in the heart of Lexington's downtown business and retail sector. The property is located directly across the street from Lexington's courthouses and an easy walk to a long list of downtown dining establishments. The space includes a reception area, conference room, high-density work area, two restrooms, a break room, six private offices and two points of ingress/egress. The historic charm of the property is emphasized in its design, with exposed brick, wood flooring and skylights.

For more information please contact Wade Haga, CCIM at wade.haha@svn.com // 859.285.2202.

INTERIOR PHOTOS



WADE HAGA, CCIM

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PROPERTY AERIAL



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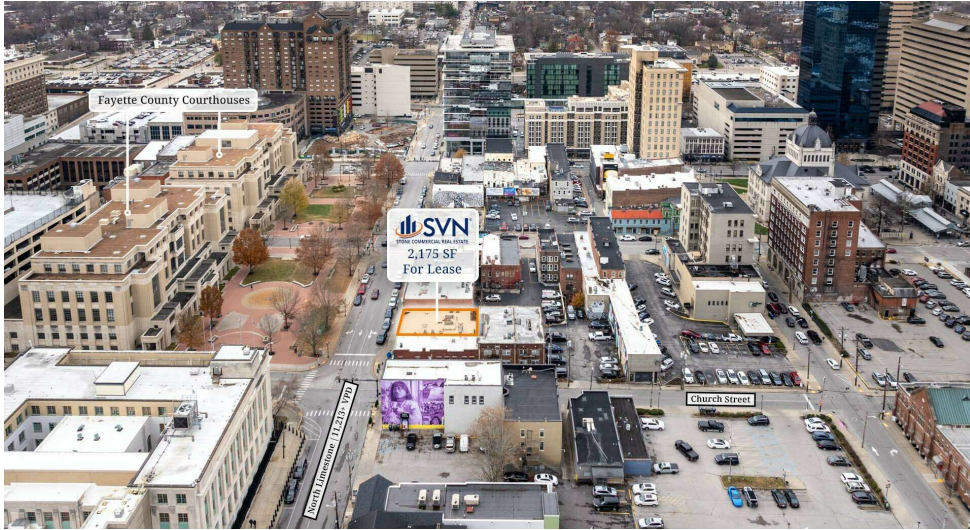
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ADDITIONAL PHOTOS



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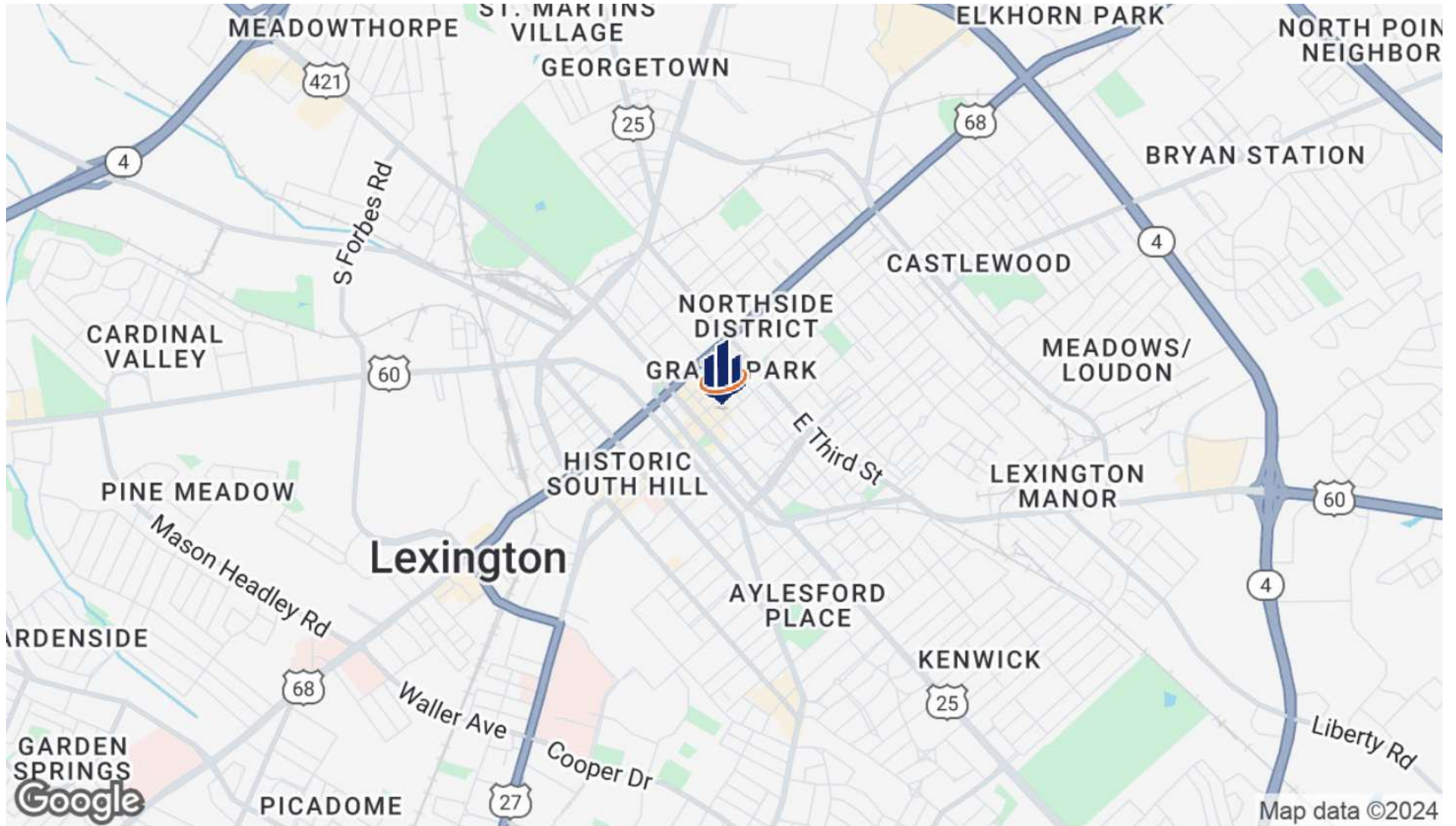
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LOCATION MAP



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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