



Stand-Alone Multi-Suite Office For Sale



265 Regency Circle
LEXINGTON, KY 40503

PRESENTED BY:

GABE MEASNER
C: 859.630.7106
gabe.measner@svn.com

JOHN BUNCH, SIOR
C: 859.433.8911
john.bunch@svn.com



PROPERTY SUMMARY

FOUR-SUITE OFFICE BUILDING FOR SALE

265 REGENCY CIR
LEXINGTON, KY 40503

OFFERING SUMMARY

SALE PRICE:	\$394,080
BUILDING SIZE:	3,284 SF
ZONING:	P-1



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 great investment opportunity for an Owner / User with immediate upside, properties may also be purchased individually.

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.

265 Regency Circle (+/-3,284 SF) features four units, with private offices. Each of the units is occupied on short term leases, providing flexibility for new ownership. The property features plenty of dedicated parking for tenants and customers, with excellent access to Nicholasville Road, Southland Drive, and Harrodsburg Road.

This is an excellent opportunity to acquire well-located Lexington office assets suitable for self occupancy with value-add investment upside. There is a property adjacent to this one that is also available for sale, offering office space and creating a unique opportunity for expanded use or investment.

PROPERTY HIGHLIGHTS

- › 3,284 Total Sq. Ft.
- › Recently Renovated
- › Existing Rental Income In Place
- › Convenient Location
- › Dedicated Parking



**FULLY LEASED /
STABILIZED
OCCUPANCY**



**LOCATED IN
REGENCY OFFICE
PARK**

AERIAL



planet fitness
FAZOLI'S
CHIPOTLE MEXICAN GRILL
Panera BREAD

Nicholasville Rd. | 36,500+ VPD



TRADER JOE'S



RED LOBSTER
FRESH FISH-LIVE LOBSTER
MALIBU JACK'S
INDOOR THEME PARK
gatti town
Pasta • Salads • Sweets



ULTA BEAUTY BEST BUY
Academy SPORTS+OUTDOORS



T.J. maxx Michaels
five BELOW Kroger



Fayette MALE



lexington green
EMBASSY SUITES
by Hilton

Regency Rd



ADDITIONAL PHOTOS





GABE MEASNER

gabe.measner@svn.com

Cell: **859.630.7106**

PROFESSIONAL BACKGROUND

Gabriel Measner is an Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of industrial properties, as well as office and retail transactions throughout Central Kentucky. With three years in the commercial real estate industry, Gabe quickly made an impact, closing the most transactions in the SVN Stone branch during his first full calendar year.

Before joining SVN Stone, Gabe spent eight years as Director of Development for Christian Student Fellowship, where he helped manage the philanthropy team that raised more than \$20 million toward the construction of two new student ministry facilities on the University of Kentucky campus, in addition to overseeing ongoing annual fundraising efforts during his tenure.

Originally from Campbell County in Northern Kentucky, Gabe is a graduate of the University of Kentucky and now lives in Lexington with his wife and three children. Outside of work, he enjoys golfing, cheering on the Kentucky Wildcats, and spending time with family and friends. Gabe can be reached at 859.630.7106 or by email at Gabe.Measner@svn.com.

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888



JOHN BUNCH, SIOR

john.bunch@svn.com

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.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

You can contact him at 859.433.8911 or john.bunch@svn.com.

EDUCATION

Bachelors (Business) - University of Kentucky

MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

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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.