



# Stand-Alone Multi-Suite Office For Sale



**261 Regency Circle**

**LEXINGTON, KY 40503**

**PRESENTED BY:**

**GABE MEASNER**

C: 859.630.7106

[gabe.measner@svn.com](mailto:gabe.measner@svn.com)

**JOHN BUNCH, SIOR**

C: 859.433.8911

[john.bunch@svn.com](mailto:john.bunch@svn.com)



## PROPERTY SUMMARY

### FOUR-SUITE OFFICE BUILDING FOR SALE

261 REGENCY CIR  
LEXINGTON, KY 40503

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$416,640
<b>BUILDING SIZE:</b>	3,472 SF
<b>ZONING:</b>	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.

261 Regency Circle (+/- 3,472SF) features four suites, two of which are currently vacant and have undergone extensive renovations, including updated finishes, new flooring, and fresh paint throughout, making them move-in ready. Each unit across the two properties boasts multiple private offices and is well-configured for to meet the needs of small business owners seeking comfortable space and a convenient location.

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

- 3,472 Total Sq. Ft.
- Recently Renovated
- Existing Rental Income In Place
- Convenient Location
- Dedicated Parking



**ESTABLISHED  
OFFICE PARK**



**RENOVATED OFFICE  
SPACE**



**FOUR-SUITE LAYOUT**

# AERIAL

Southland Retail District



Southland Dr. | 13,600+ VPD

SVN  
STONE COMMERCIAL REAL ESTATE  
Subject Property

Regency Rd





**GABE MEASNER**

[gabe.measner@svn.com](mailto: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](mailto: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

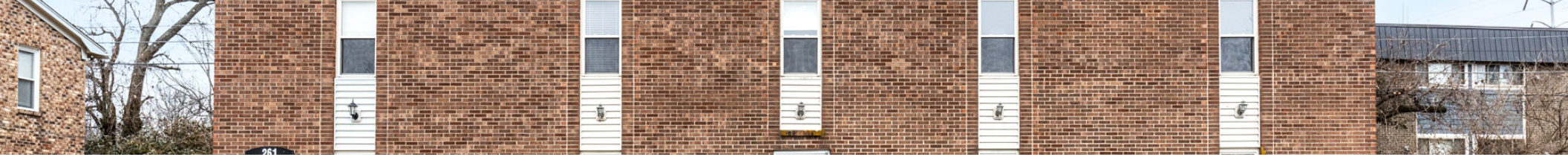
Bachelors (Business) - University of Kentucky

## MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

**SVN | Stone Commercial Real Estate**

270 S. Limestone  
Lexington, KY 40508  
859.264.0888



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.

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.