



2,215 SF Turn-Key Office Suite in Beaumont



1050 Monarch St, Suite 300-B

LEXINGTON, KY 40513

PRESENTED BY:

WADE HAGA, CCIM

C: 859.285.2202

wade.haga@svn.com

PROPERTY SUMMARY

RENOVATED BEAUMONT OFFICE FOR LEASE:

1050 MONARCH STREET SUITE 300-B
LEXINGTON, KY 40513

OFFERING SUMMARY

LEASE RATE:	\$20.50 SF/yr (Gross)
PRICE/MONTH:	\$3,784/mo
AVAILABLE SF:	2,215 SF
ZONING:	P-1

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present this opportunity to lease a newly renovated office suite in Beaumont Centre. The 2,215 RSF suite is move-in ready and fit-up for a wide range of professional office uses. The layout includes 4-5 private offices with windows, a conference room, kitchenette and a private restroom (see floor plan). Additional common restrooms are available on the floor.

Co-tenants on the floor include an established wealth advisory firm, a psychology practice, and a healthcare administration office, reflecting the professional character of the building. Monument signage included. Located just off New Circle Road, in close proximity to University of Kentucky, Bluegrass Airport and Lexington's downtown, Monarch Street presents unique advantages to office users in Lexington.

For additional information please contact Wade Haga at 859.285.2202 // wade.haga@svn.com



PROPERTY HIGHLIGHTS

- Brand new luxury vinyl plank flooring
- Gross lease - utilities and CAM are included in rent
- 4-5 private offices with windows
- Excellent views
- Monument signage
- Abundant nearby restaurants and amenities
- Private restroom



**BRIGHT, RENOVATED
OFFICES WITH
WINDOWS**



**RETAIL &
RESTAURANTS
NEARBY**



**BEAUMONT
PROFESSIONAL
AREA**

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AERIAL



ADVISOR BIO



WADE HAGA, CCIM

wade.haga@svn.com

Cell: **859.285.2202**

PROFESSIONAL BACKGROUND

Wade serves as an Advisor at SVN Stone Commercial Real Estate, specializing in professional and medical office sales and leasing. He is a native of Lexington and received a Bachelor of Business Finance from Western Kentucky University. He was accepted into the 2017-2018 Class of Commerce Lexington's Leadership Lexington program where he was chosen as a Project Leader.

During his time at SVN, Wade has assisted owners with the leasing and disposition of their assets, and helped companies find properties to occupy by leasing or purchasing. Wade's clients include owner occupants, investors, tenants, and developers. He has experience working with publicly traded companies, nonprofits, financial institutions and locally owned businesses. In 2022, he was designated an SVN Office Specialist by SVN International.

In 2024, Wade was awarded the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation represents rigorous education and experience in financial analysis, market analysis, and investment analysis, making CCIMs like Wade recognized experts in commercial real estate brokerage, leasing, asset management, and valuation.

EDUCATION

Western Kentucky University Gordon Ford College of Business

Bachelor of Business Finance - Cum Laude

MEMBERSHIPS

Commercial Property Association of Lexington - CPAL

Certified Commercial Investment Member - CCIM

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.