



Downtown Office Condo Units For Sale



201 W Short St - 3rd Floor

LEXINGTON, KY 40507

PRESENTED BY:

WADE HAGA, CCIM

C: 859.285.2202

wade.haga@svn.com

PROPERTY SUMMARY

3RD FLOOR OFFICE CONDO UNITS 3 & 3A

201 W SHORT STREET
LEXINGTON, KY 40507

OFFERING SUMMARY

**FULL FLOOR 6,357 SF
SALE PRICE:** \$825,000

**UNIT 3, 4,870 SF
SALE PRICE:** \$635,000

**UNIT 3A, 1,487 SF
SALE PRICE:** \$215,000



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present Office Condos 3 and 3A at 201 West Short Street — a rare opportunity to acquire a full floor of office condominium space in the heart of Downtown Lexington. Situated in the historic Lexington Building at the corner of Short and Upper Streets, the third-floor condos are available individually or together. The building is home to a distinguished tenant roster including EOP Architects, Gess Mattingly & Atchison PSC, and Cooley Juliano Robey PLLC — reflecting the professional character of the address.

The condos offer a well-appointed mix of private offices, conference rooms, waiting areas, and support space, with direct views of the Old Courthouse and abundant natural light throughout. The building is elevator-served with nearby parking available for rent, and the Lexington CBD puts dining, courthouses, financial institutions, and professional services within walking distance. The property is zoned B-2B. This is an ownership opportunity well-suited to professional service firms, law practices, financial advisors, or owner-occupants seeking a permanent downtown address with the prestige and functionality of an established building. For more information or to schedule a tour, please contact Wade Haga, CCIM at 859.285.2202 or wade.haga@svn.com.

PROPERTY HIGHLIGHTS

- Combined full-floor offering of \pm 6,357 SF available for \$825,000; condos divisible to \pm 4,870 SF and \pm 1,487 SF
- Character-rich Lexington Building at the corner of Short and Upper Streets
- Direct views of the Old Courthouse
- Private offices, conference rooms, waiting areas, and support space throughout
- Distinguished building co-occupants
- Elevator-served multi-tenant building
- Nearby parking available
- B-2B zoning; walkable to courts, dining, financial institutions, and professional services
- Rare downtown office condo — own your space in the heart of Lexington's CBD



SVN
STONE COMMERCIAL REAL ESTATE



**DIVISIBLE OFFICE
CONDOS**



**HISTORIC DOWNTOWN
LOCATION**



**DISTINGUISHED
CO-OCCUPANTS**



Courthouses

SVN
STONE COMMERCIAL REAL ESTATE
Subject
Property

DHC
MUSEUM HOTEL

M
MARRIOTT
LEXINGTON
CITY CENTER

Residence INN
BY MARRIOTT

Old
Courthouse

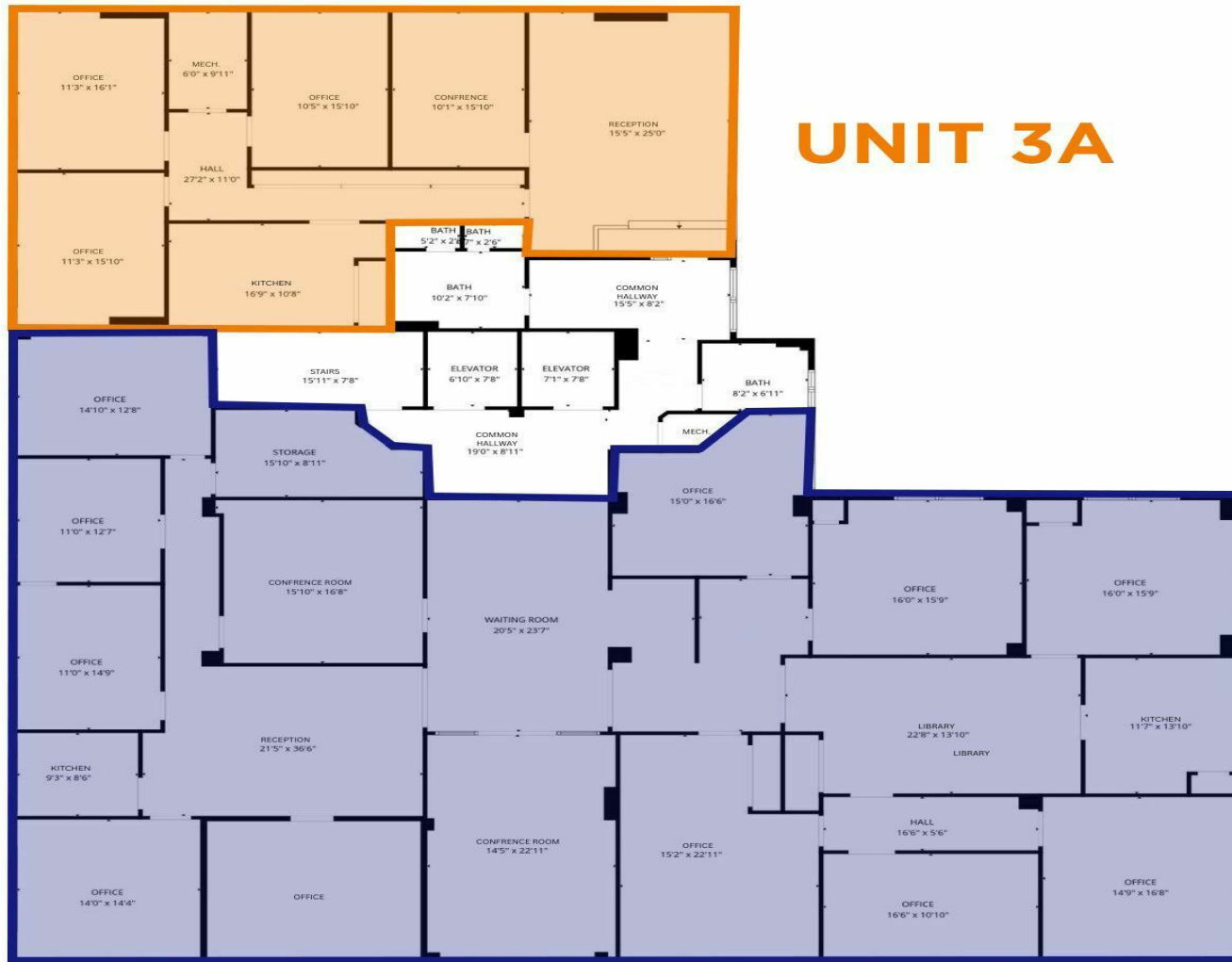
INTERIOR PHOTOS



EXTERIOR PHOTOS



FLOOR PLAN



UNIT 3A

UNIT 3

Floor Plan 201 W Short St, Condo Units 3 & 3A

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



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



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.