



## Renovated Downtown Office across from City Center



**127 W Main St., Suite 200**

**LEXINGTON, KY 40507**

**PRESENTED BY:**

**WADE HAGA, CCIM**

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wade.haga@svn.com

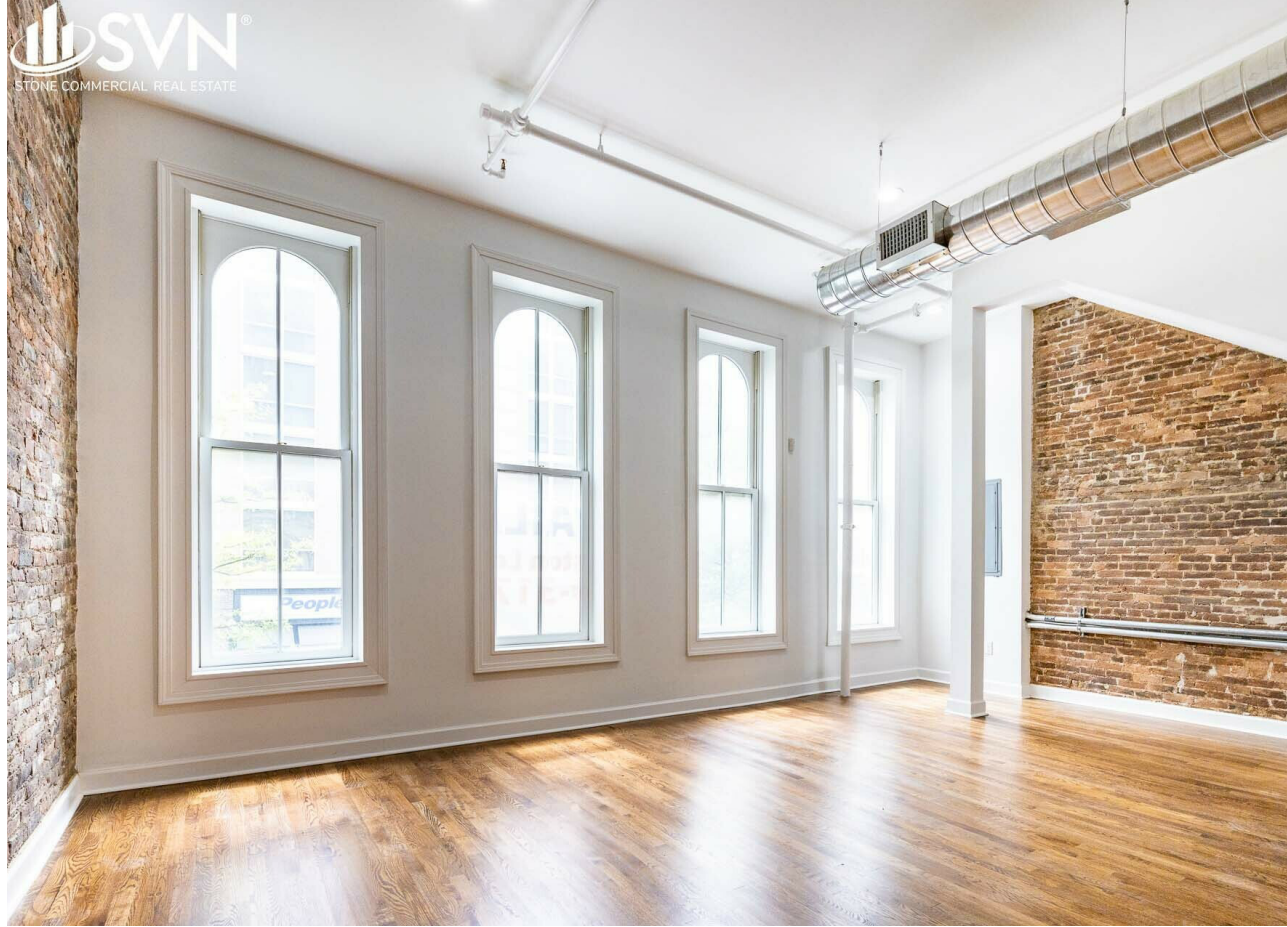
## PROPERTY SUMMARY

### RENOVATED DOWNTOWN OFFICE ACROSS FROM CITY CENTER

127 WEST MAIN STREET  
SUITE 200  
LEXINGTON, KY 40507

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18 SF + utilities
<b>AVAILABLE SF:</b>	2,253 SF
<b>LEASE RATE:</b>	\$3,380 per month

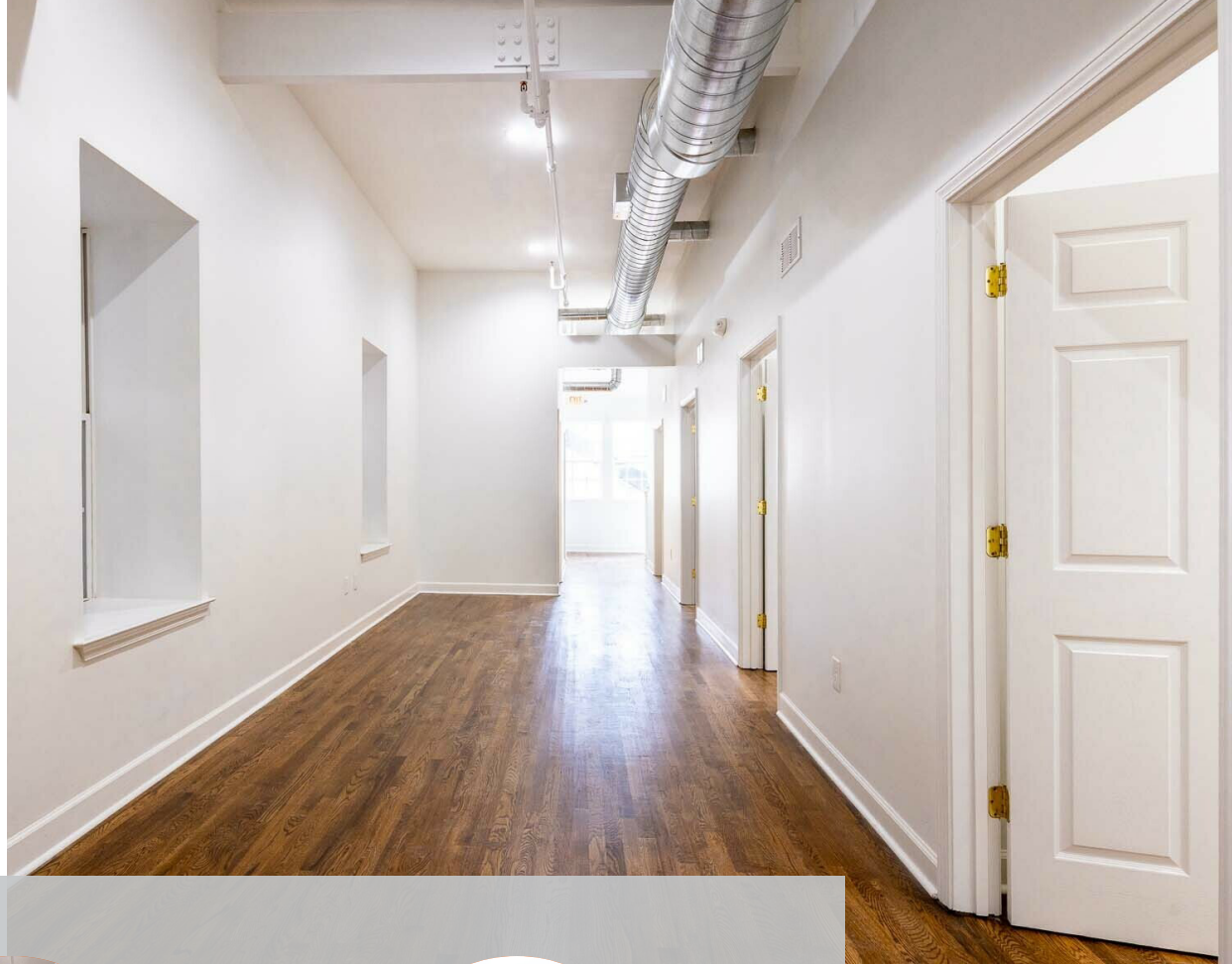


## PROPERTY SUMMARY

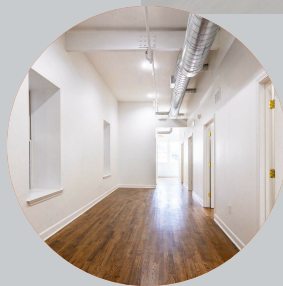
SVN Stone Commercial Real Estate is pleased to bring to market 2,253 SF of second floor office space in downtown Lexington. The Building located at 127 West Main is directly across from downtown Lexington's newest mixed use development, City Center, and steps from the courthouses and abundant retail and entertainment. The fully renovated space features two bathrooms, a complete kitchen, four private offices, and a generously sized open area flooded with natural light from large windows. New HVAC, plumbing, electrical systems, flooring, and paint are included, providing a modern, move-in-ready workspace. For more information and to see the office, please contact Wade Haga, CCIM at 859.285.2202 or [wade.haga@svn.com](mailto:wade.haga@svn.com).

## PROPERTY HIGHLIGHTS

- Renovated Downtown Office Building
- Steps from Courthouses, dining and entertainment
- Tall ceilings and rich character
- 2 bathrooms, full kitchen, and 4 private offices
- Perfect for Lexington business looking for flagship location



**ADJACENT TO  
COURTHOUSES AND  
RETAIL**



**RECENT  
RENOVATIONS**



**WALKABLE  
LOCATION**

# Renovated 2nd Floor Office Suite Available

127 W Main St  
Lexington, KY

2,253 SF For Lease



W Vine St.  
11,600+ VPD

N Limestone St  
9,000+ VPD

W Main St.  
17,500+ VPD

CROSSINGS  
Lexington

W Short St.  
2,000+ VPD

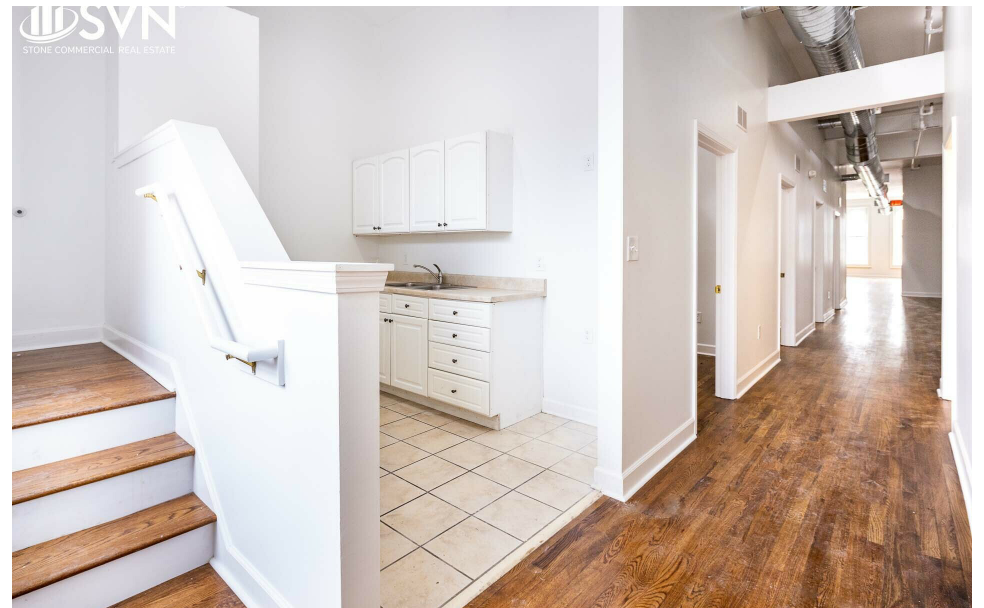
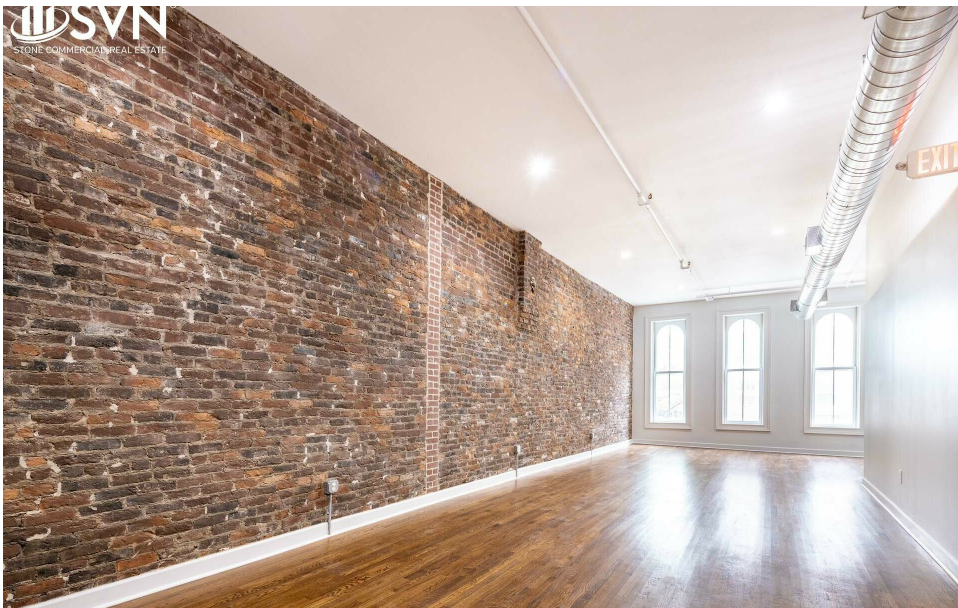
Courthouses



For marketing purposes only,  
exact locations not warranted



# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS





## **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.