



**+/- 5,480 SF Stand-Alone Office Building | Corner Visibility & Signage**



**287 Pasadena Dr**

**LEXINGTON, KY 40503**

**PRESENTED BY:**

**WADE HAGA, CCIM**

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## PROPERTY SUMMARY

### HIGHLY VISIBLE STAND-ALONE 5,480 SF OFFICE BUILDING

287 PASADENA DRIVE  
LEXINGTON, KY 40503

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$5,250 per month
<b>BUILDING SIZE:</b>	5,480 SF
<b>NNNS:</b>	\$1.38 / SF; \$630 / MO



## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present for lease +/- 5,480 SF of office space at 287 Pasadena Drive — a stand-alone building situated on a highly visible corner lot at the intersection of Pasadena Drive and Regency Road in Lexington, Kentucky. The building includes private on-site parking and prominent signage at a lighted intersection, providing strong identity and accessibility for office users. An adjacent three-bedroom, two-bathroom residence is available for separate lease, offering flexibility for an owner-operator seeking an on-site living arrangement or accommodations for out-of-town staff and visitors.

The building features a flexible floor plan across two floors, including private offices, multiple collaborative and conference areas, a kitchen/break room, and multiple bathrooms. The property is positioned within one of Lexington's most active commercial corridors, with direct proximity to Nicholasville Road (35,554+ VPD), a Kroger Marketplace, Fayette Mall, and numerous other retail and restaurant users.

For more information or to schedule a tour, please contact Wade Haga, CCIM at 859.285.2202 or [wade.haga@svn.com](mailto:wade.haga@svn.com).

# PROPERTY HIGHLIGHTS

- Zoned P-1
- Highly visible corner location
- Great signage at lighted intersection
- 5,480 SF Stand-Alone Office Building
- Private parking
- Convenient location to Nicholasville Road and New Circle Road
- Close proximity to retail, restaurants, hospitals, the University of Kentucky, and other professional offices
- Adjacent Residence Offered Separately



**CORNER VISIBILITY  
AT LIGHTED  
INTERSECTION**



**PROMINENT  
SIGNAGE**



**NICHOLASVILLE RD  
RETAIL CORRIDOR**

# AERIAL



Panera BREAD<sup>®</sup>  
Walgreens planet fitness

TRADER JOE'S

Nicholasville Rd | 35,554+ VPD

Kroger TJ-maxx  
Michaels five BELOW

DUNKIN' JAGGERS  
McALISTER'S DELI IHOP

Regency Rd | 5,315+ VPD

Pasadena Dr. | 7,650+ VPD



AERIAL



Nicholasville Rd | 35,554+ VPD

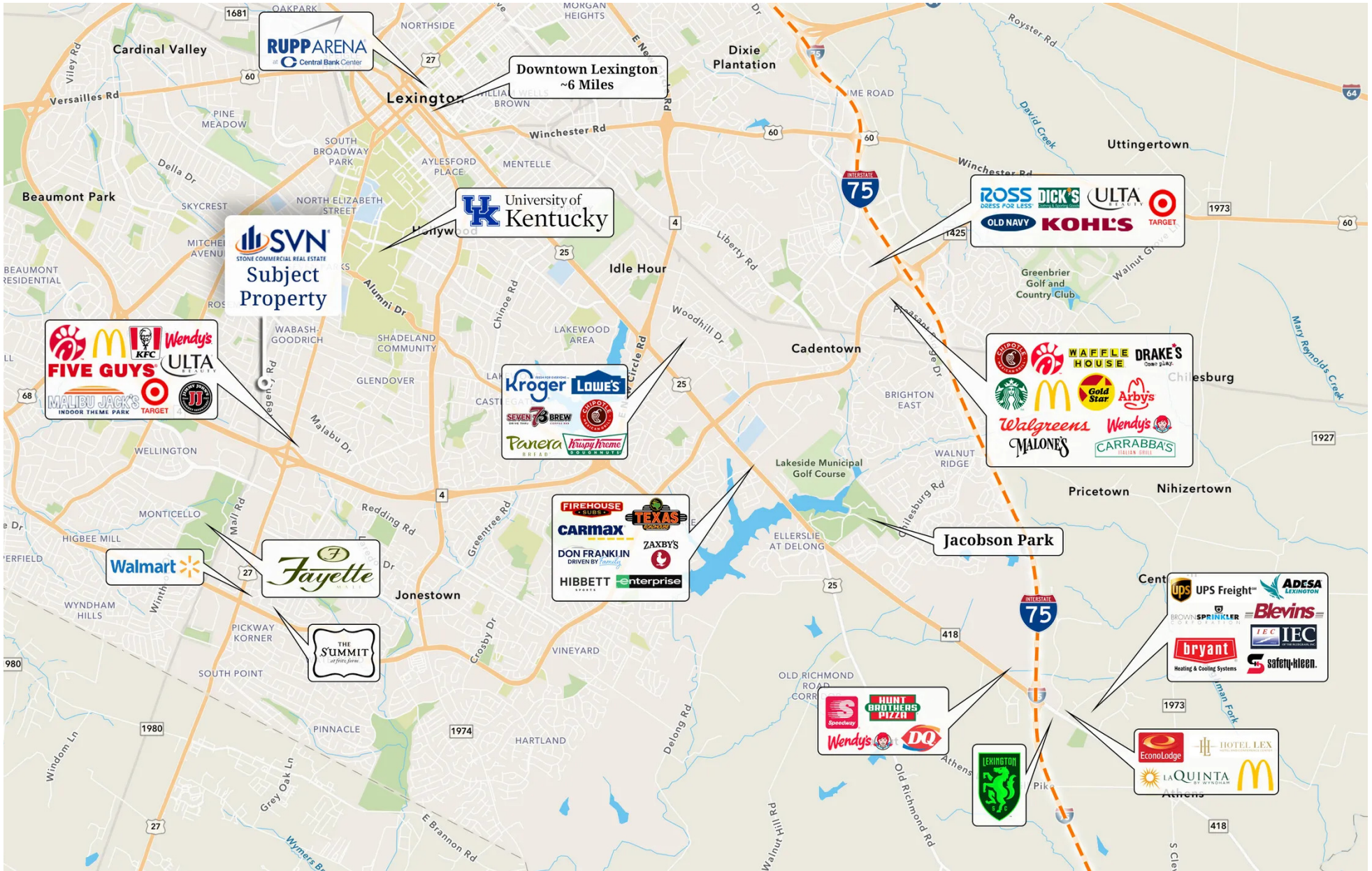
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Pasadena Dr. | 7,650+ VPD

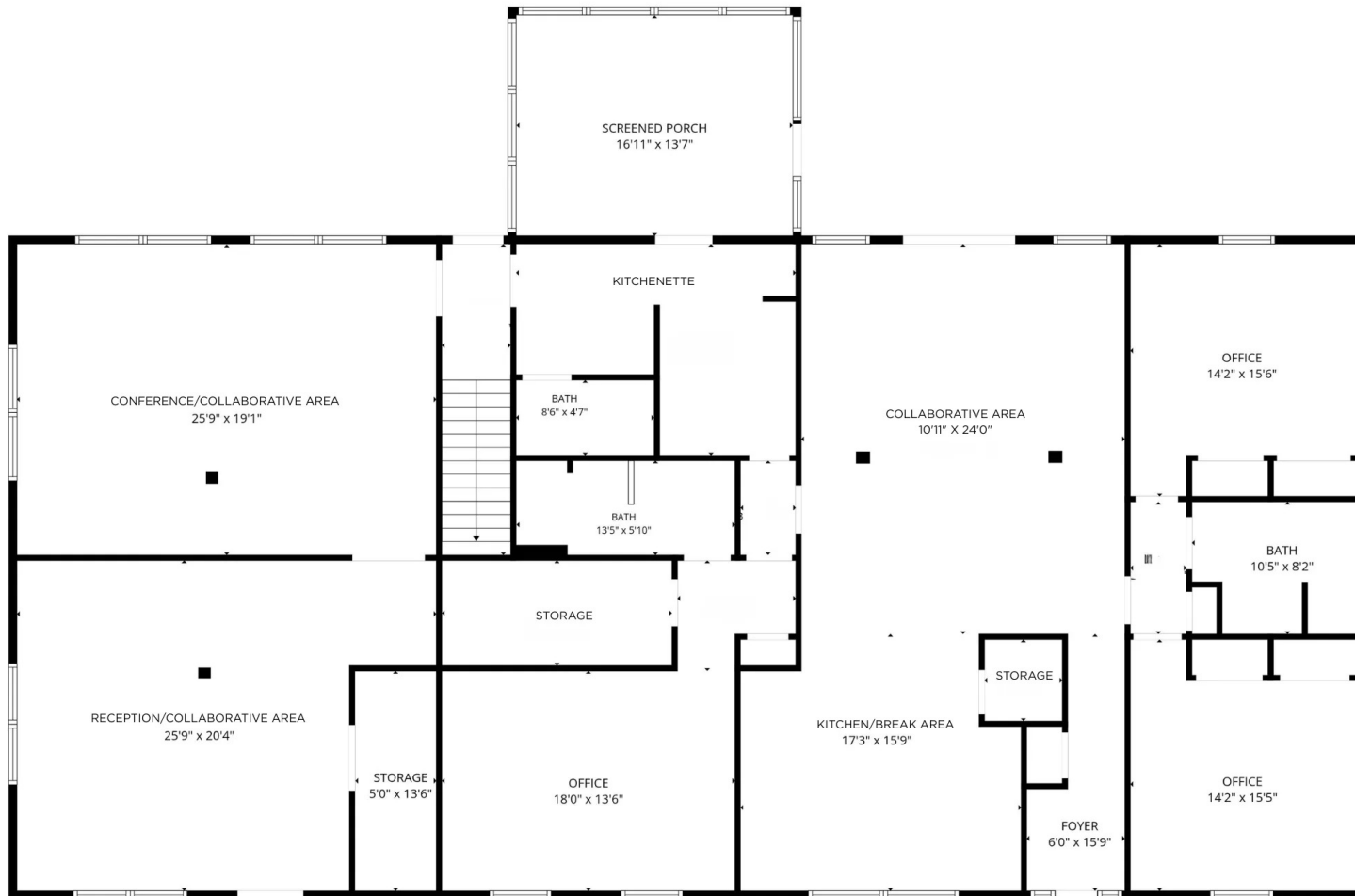


# OVERHEAD SITE PHOTO





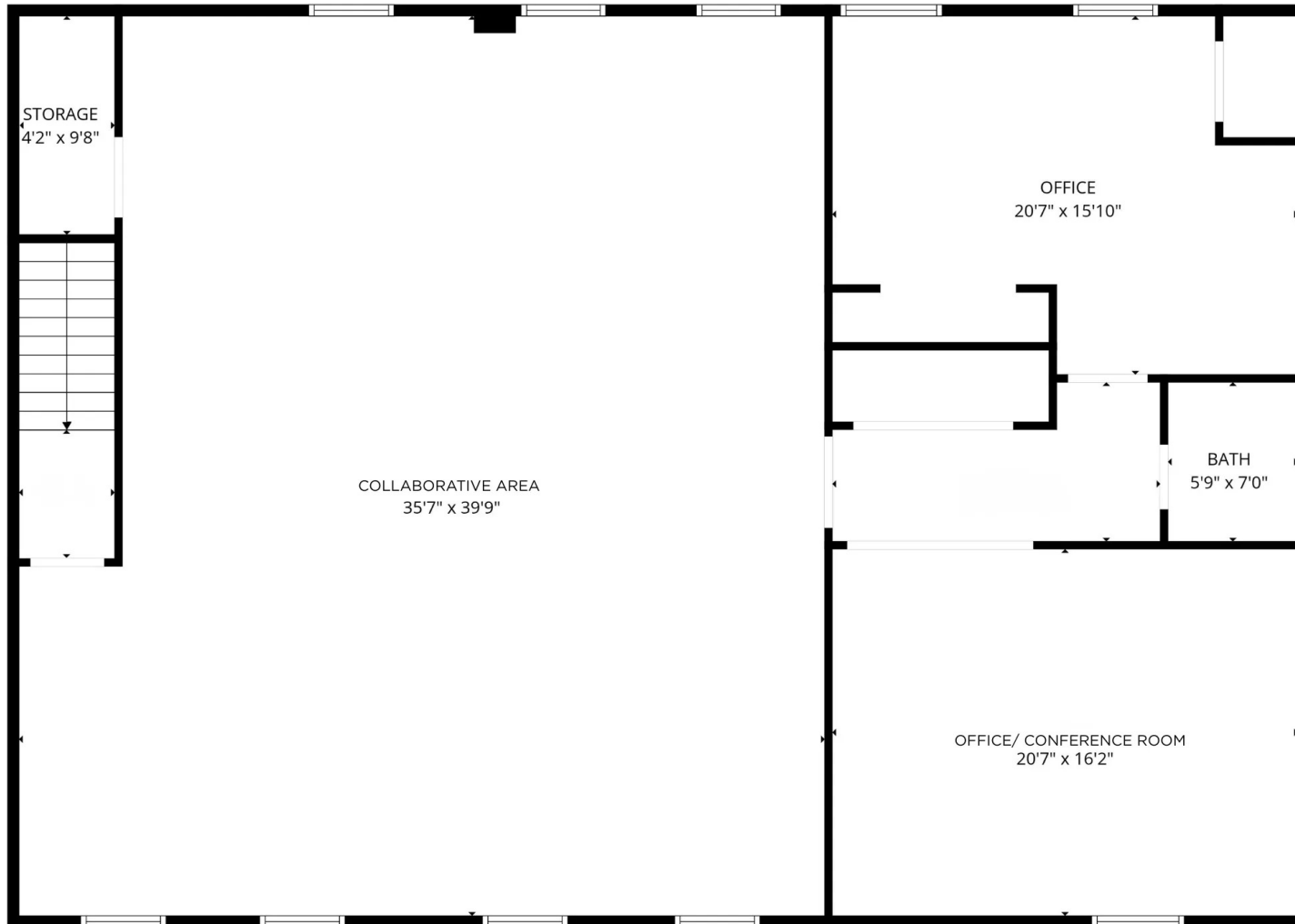
# FIRST FLOOR



## FIRST FLOOR

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

# SECOND FLOOR



## SECOND FLOOR

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



**WADE HAGA, CCIM**

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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  
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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease 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.