



FOR SALE | Regency Circle Office Portfolio



261-265 Regency Circle

LEXINGTON, KY 40503

PRESENTED BY:

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PROPERTY SUMMARY

REGENCY CIRCLE OFFICE PORTFOLIO

261-265 REGENCY CIR
LEXINGTON, KY 40503

OFFERING SUMMARY

SALE PRICE:	\$855,000
# OF BUILDINGS:	2
261 REGENCY:	+/- 3,350 SF
265 REGENCY:	+/- 2,850 SF
PRICE / SF:	\$130 PSF



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.

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 (+/- 3,350SF) 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.

265 Regency Circle (+/-2,850 SF) also features four units, with private offices. Each of the units is occupied on short term leases, providing flexibility for new ownership. The property features plenty of dedicated parking for tenants and customers, with excellent access to Nicholasville Road, Southland Drive, and Harrodsburg Road.

This is an excellent opportunity to acquire well-located Lexington office assets suitable for self occupancy with value-add investment upside.

PROPERTY HIGHLIGHTS

- 6,200 Total Sq. Ft.
- Recently Renovated
- Existing Rental Income In Place
- Convenient Location
- Dedicated Parking



2 BUILDINGS



EXISTING INCOME



6,200 Total SF

AERIAL

Southland Retail District

Winchell's RESTAURANTS & DELI
SUBWAY
DITCHFIELD MEATS FAMILY MARKET
Habitat for Humanity
GOOD FOODS CO-OP
MARIKKA'S Restaurant & Bier Stube
WING ZONE
DOLLAR GENERAL
HEALTH FIRST BLUEGRASS
DOLLAR TREE
Firestone

Southland Dr. | 13,600+ VPD

SVN
STONE COMMERCIAL REAL ESTATE
Subject Property

Regency Rd

AERIAL



planet fitness
FAZOLI'S
Panera BREAD

Nicholasville Rd. | 36,500+ VPD



TRADER JOE'S



TJ-maxx Michaels
five BELOW Kroger



RED LOBSTER
MALIBU JACK'S
gatti town



ULTA BEAUTY BEST BUY
Academy SPORTS+OUTDOORS



Fayette MALL



lexington green
EMBASSY SUITES by Hilton

Regency Rd



261 REGENCY INTERIOR PHOTOS



265 REGENCY INTERIOR PHOTOS





GABE MEASNER

Advisor

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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.

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ADVISOR BIO



JOHN BUNCH, SIOR

Senior Advisor

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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.

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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.