

— INTRODUCING

120 *Lime-* stone

A landmark reimagined — where Maysville's historic soul meets the modern professional's ambition.

D-1

ZONING DISTRICT

1

BLOCK FROM CITY HALL

100%

PERMITTED OFFICE USE

3

MEMBERSHIP TIERS

ADDRESS

120 Limestone Street
Maysville, Kentucky 41056

HISTORIC LEDGER INDEPENDENT BUILDING

OLD DOWNTOWN DISTRICT · EST. COMMUNITY ANCHOR

Where *History* Meets the Future of Work

120 Limestone is more than an address — it is a cornerstone of Maysville's civic and commercial identity. Once home to the *Ledger Independent*, the city's newspaper of record, this building has shaped the community's voice for generations.

Today, it opens a new chapter: a premier coworking and professional office destination at the heart of the revitalized downtown core.

HISTORICAL CONTEXT

"The Ledger Independent building at 120 Limestone Street has long stood as an architectural and civic anchor of Maysville's central business district — a presence that commands both historical reverence and forward-looking promise."

MAYSVILLE HISTORIC DOWNTOWN DISTRICT · D-1 ZONING CLASSIFICATION

120 Limestone Street sits within the **D-1 Old Downtown District** — Maysville's most prestigious commercial zoning classification. Designed to protect and reinvigorate the historic central business core, D-1 is explicitly calibrated for **professional, financial, governmental, and specialty commercial** activity.

Under the Maysville Land Use Management Ordinance (Chapter 320), professional office services are a **primary permitted use** — no variances, no special exceptions. Coworking, executive suites, and shared professional environments are a seamless fit from day one.

ZONING DISTRICT

D-1 Old Downtown

Maysville's premier commercial designation, protecting historic character while encouraging high-density professional revitalization.

PRIMARY INTENT

Mixed Professional & Commercial

Favors professional offices, specialty retail, financial institutions, and governmental uses — a natural coworking ecosystem.

COWORKING SUITABILITY

Expressly Permitted

Chapter 320 classifies professional office services as a primary permitted use — flexible layouts and service firms are fully compliant.

GOVERNING ORDINANCE

LUMO Chapter 320

Maysville Land Use Management Ordinance provides a clear, unambiguous pathway to occupancy for professional coworking operators.



PARKING

D-1's urban core designation carries flexible parking requirements. Public off-street parking is available within the downtown grid, supporting multi-tenant coworking access.



HISTORIC SIGNAGE

Signage must comply with Maysville Historic District preservation guidelines — an opportunity to position branding as authentically rooted in local heritage.



USE COMPLIANCE

No variance required. Professional office use is primary permitted in D-1. Coworking, legal, accounting, creative agencies — all compliant from day one.

ADAPTIVE REUSE ADVANTAGE

The D-1 designation provides an unambiguous, friction-free path for adaptive reuse of 120 Limestone into a modern professional hub, ensuring immediate compatibility with the surrounding downtown revitalization corridor and excellent walkability to local government offices, courts, and civic amenities.

120 Limestone offers a **thoughtfully designed coworking environment** that honors the building's architectural legacy while delivering the connectivity, flexibility, and community that today's professionals demand.



High-Speed Connectivity

Enterprise-grade fiber internet throughout. Redundant backup connection ensures uninterrupted productivity.

Private Office Suites

Lockable, furnished private offices for individuals and small teams. All-inclusive with utilities and internet.

Conference Rooms

AV-equipped meeting rooms bookable by the hour. Ideal for client meetings, depositions, and presentations.



Member Lounge & Kitchen

Fully stocked kitchen and comfortable lounge areas. Coffee, refreshments, and community at the ready.



Business Address & Mail

Prestigious 120 Limestone address available for virtual members. Mail handling and package reception included.



24/7 Secure Access

Keycard entry around the clock. Work on your schedule, not ours. Security cameras and monitored access.



Print & Copy Center

Commercial-grade printers, scanners, and copiers available to all members. Shared resource, no setup required.



Historic Downtown Location

Steps from City Hall, Mason County Courthouse, and the Ohio River — maximum visibility and civic proximity.



Community & Networking

Regular member events, professional development programming, and a curated community of Maysville's leading professionals.

The D-1 district's professional focus makes 120 Limestone uniquely suited to serve the full spectrum of knowledge-work professionals — from solo practitioners to growing regional teams.

Legal & Law Practices

Accounting & CPA Firms

Government & Civic Organizations

Insurance Professionals

Creative Agencies

Real Estate Brokerages

Financial Advisors

Remote Corporate Teams

Nonprofits & Foundations

Consultants & Coaches

Technology Professionals

Healthcare Administrators

Flexible membership tiers designed to grow with your practice. All plans include access to the 120 Limestone member community, high-speed internet, and the prestigious downtown address.

EXCLUSIVE MEMBER BENEFIT — EVERY PLAN, EVERY MONTH

Every membership tier includes complimentary monthly advertising credits in the Ledger Independent — Maysville's newspaper of record, published from this very building. Put your business in front of the entire Mason County community, included at no extra cost.

LEDGER INDEPENDENT · PRINT & DIGITAL ADVERTISING · INCLUDED WITH ALL MEMBERSHIP PLANS

ENTRY

Virtual

\$99

per month

- 120 Limestone business address
- Mail & package handling
- 5 day passes / month
- Member community access
- Conference room credits (2 hrs)
- **Monthly Ledger Independent ad credits**

INQUIRE NOW

MOST POPULAR

Flex Desk

\$199

per month

- Unlimited open workspace access
- Business address & mail
- 8 hrs conference room / month
- Printing & copy center
- Kitchen & lounge access
- 24/7 building access
- Community events & networking
- **Monthly Ledger Independent ad credits**

INQUIRE NOW

PREMIUM

Private Office

\$499

starting per month

- Dedicated lockable private office
- Fully furnished & move-in ready
- Dedicated storage & signage
- Unlimited conference room access
- All Flex Desk benefits included
- Custom lease terms available
- Priority concierge support
- **Monthly Ledger Independent ad credits**

SCHEDULE A TOUR

**ADDRESS**

120 Limestone Street
Maysville, Kentucky 41056

NEARBY LANDMARKS**Mason County Courthouse**

Maysville City Hall · Ohio River waterfront · Downtown dining & retail corridor

REGIONAL ACCESS**I-68 & AA Highway**

Approx. 65 miles northeast of Lexington, KY · Easy access from Cincinnati metro area

PARKING**Public Parking Available**

D-1 flexible parking requirements · Multiple public lots within one block

120 Limestone

120 Limestone Street · Maysville, Kentucky 41056

Zoning: D-1 Old Downtown District · Professional Office Use Permitted

SCHEDULE A TOUR

(704) 746-3955
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This brochure is provided for informational purposes only. All zoning details are based on Maysville Land Use Management Ordinance (Chapter 320) and D-1 Old Downtown District guidelines as of the date of publication. Prospective tenants should independently verify current zoning compliance, parking requirements, and historic preservation standards. Membership pricing is indicative and subject to change. Images and renderings are representational. All rights reserved.