



# Ground-Floor Office Suite | Courthouse-Adjacent | Parking Available



**115 W 2nd Street, Ste 101**

LEXINGTON, KY 40507

**PRESENTED BY:**

**WADE HAGA, CCIM**

C: 859.285.2202

wade.haga@svn.com

## PROPERTY SUMMARY

### GROUND-FLOOR OFFICE SUITE | COURTHOUSE-ADJACENT | PARKING AVAILABLE

115 W 2ND ST, SUITE 101  
LEXINGTON, KY 40507

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2,250 per month (MG)
<b>AVAILABLE SF:</b>	1,200 SF
<b>ZONING:</b>	B-2



## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 115 W 2nd Street, Suite 101 for lease — a move-in-ready ground-floor office suite in a beautifully renovated building in the heart of downtown Lexington. The +/- 1,200 SF suite sits just one block from the Fayette County courthouses, making it a natural fit for a law firm, CPA, or boutique professional services practice seeking a polished, well-located office with character. The space features multiple private rooms, an updated full kitchen, exposed brick, and two dedicated outdoor seating areas.

The lease rate of \$2,250 per month (MG) includes the option to lease two dedicated parking spaces in the adjacent lot. Tenants are also within walking distance of Transylvania University, Rupp Arena, the convention center, and a broad range of restaurants, retail, and hotels.

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

- Ground-floor suite with private entrance and dedicated outdoor seating areas
- Two parking spaces available for lease in adjacent lot
- One block from the Fayette County courthouses
- Updated full kitchen with stainless appliances
- Multiple private rooms suitable for offices, conference, or work stations
- Walking distance to downtown restaurants, retail, hotels, and Rupp Arena
- Zoned B-2A; accommodates a wide range of office and professional uses



**ONE BLOCK TO  
FAYETTE  
COURTHOUSES**



**TWO PARKING  
SPACES AVAILABLE  
TO LEASE**



**WALKABLE TO  
DOWNTOWN  
AMENITIES**

AERIAL

Courthouses

W Main St

Short St

  
STONE COMMERCIAL REAL ESTATE  
Subject Property

N Limestone

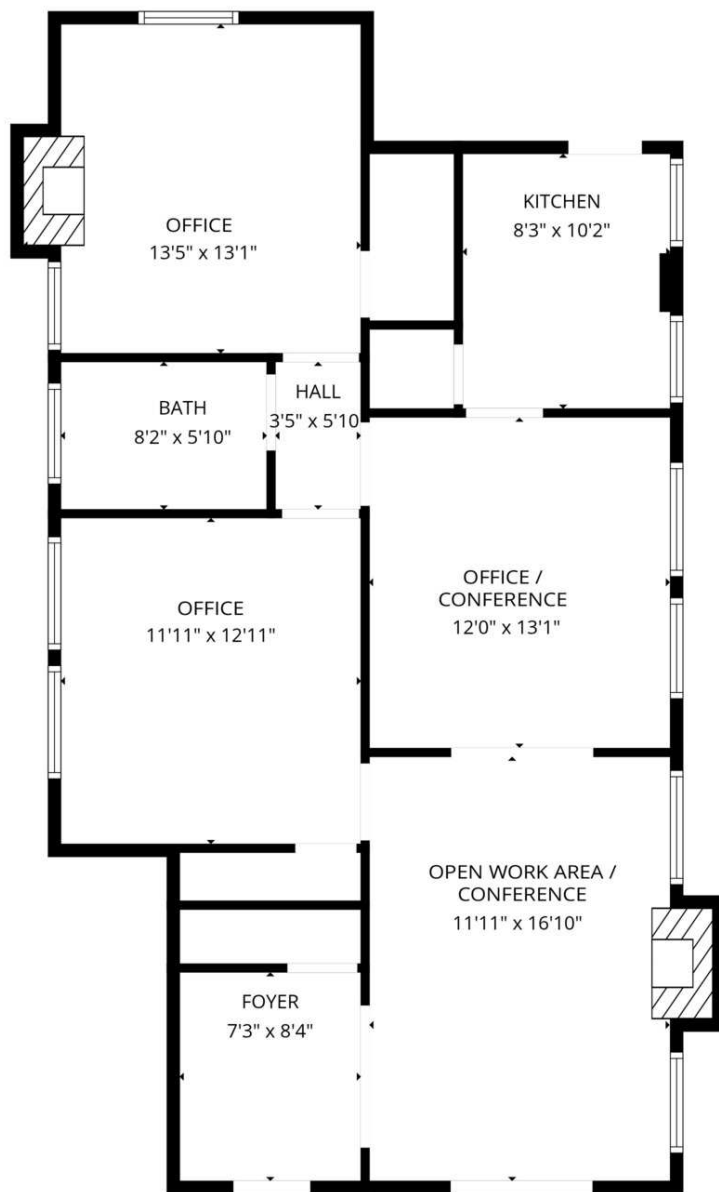
N Upper St

W 2nd St

Walking distance to downtown offices, retail, restaurants, & hotels as well Transylvania University, Rupp Arena, the Convention Center, and Gatton Park



# FLOOR PLAN



# 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



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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.