

FOR SALE/LEASE

# BANK ANCHORED OFFICE BUILDING

1001 GIBSON BAY DRIVE

Richmond, KY 40475

PRESENTED BY:

NEAL METCALFE

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## PROPERTY SUMMARY



SALE PRICE	<b>\$2,650,000</b>
LEASE RATE	<b>\$11.00 SF/YR</b>

## PROPERTY OVERVIEW

SVN Stone Commercial is proud to offer this Large office building **FOR SALE or LEASE** at 1001 Gibson Bay Drive, in Richmond, KY.

The asset is a 21,820 sf Professional Office building that presently has 75% occupancy. The property has been utilized as a bank occupied anchor investment since it's development in 1998. It was the main branch for Kentucky Bank for several years until a recent regional bank purchased Kentucky Bank, known as Stockyards Bank taking over all Kentucky Bank locations soon. The property is the featured asset to this professional office area of Richmond, hosting medical, and professional office tenants.

Positioned well as a local iconic office building for the established entrance to the work, live, play neighborhood that is Gibson Bay.

**This property would allow an owner occupant with in place income as co tenants, or as investment option with upside vacancy to increase income.**

## OFFERING SUMMARY

BUILDING SIZE:	21,820 SF
AVAILABLE SF:	1,400 - 2,300 SF
LOT SIZE:	1.51 Acres
PRICE / SF:	\$121.45
CAP RATE:	6.04%

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## COMPLETE HIGHLIGHTS



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## BUILDING INFORMATION

<b>NOI</b>	\$160,000.00
<b>CAP RATE</b>	6.04
<b>BUILDING CLASS</b>	A
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	2
<b>AVERAGE FLOOR SIZE</b>	10,000 SF
<b>YEAR BUILT</b>	1998

## PROPERTY HIGHLIGHTS

- Kentucky Bank Building
- Available: First Floor 2,300 sf Office Space
- Available: First Floor 2,200 sf Office Space
- Available: Second Floor 1,400 sf Office Space
- Lease Rate: \$11 psf + \$3.50 cam
- Large Parking Lot By The Entrance
- Zoned P-1
- 1.51 acres
- 21,820 SF
- Plenty of Parking for Employees & Customers

## SPACE FOR LEASE - SUITE A



## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	36 months
<b>TOTAL SPACE:</b>	1,400 - 2,300 SF	<b>LEASE RATE:</b>	\$11.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
1001 Gibson Bay Office Suite A	Available 2,300 SF	Modified Gross	\$11.00 SF/yr	This former financial office for the Bank has an open floor plan, with electrical access in the floor, cubicles, shared work and collaboration space, 3 private office areas and a storage utility access room.

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## SPACE FOR LEASE - FORMER REAL ESTATE OFFICE



### LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	36 months
<b>TOTAL SPACE:</b>	1,400 - 2,300 SF	<b>LEASE RATE:</b>	\$11.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Real Estate Office	Available 2,200 - 2,300 SF	Modified Gross	\$11.00 SF/yr	This former real estate office has multiple large private offices, or conf room, reception, data room, break room. Hardwood floors.

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## SPACE FOR LEASE - SECOND FLOOR OFFICE



### LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	36 months
TOTAL SPACE:	1,400 - 2,300 SF	LEASE RATE:	\$11.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
1001 Gibson Bay Second Floor Office Suite	Available 1,400 SF	Modified Gross	\$11.00 SF/yr	Former Mortgage office, has 5 small offices, conference room, break room, private bathroom, and reception area.

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## ADDITIONAL PHOTOS



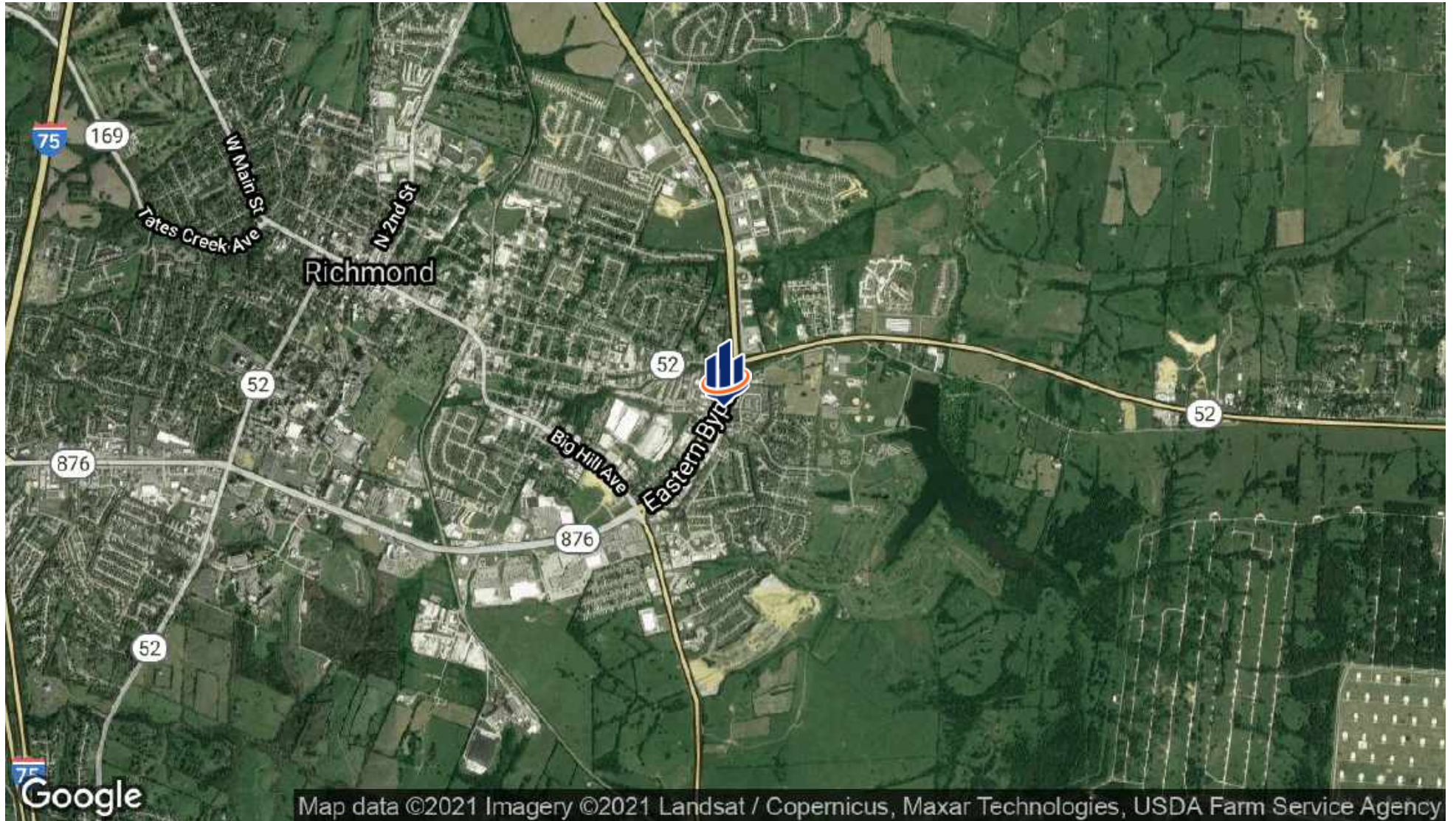
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AERIAL



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## LOCATION MAP



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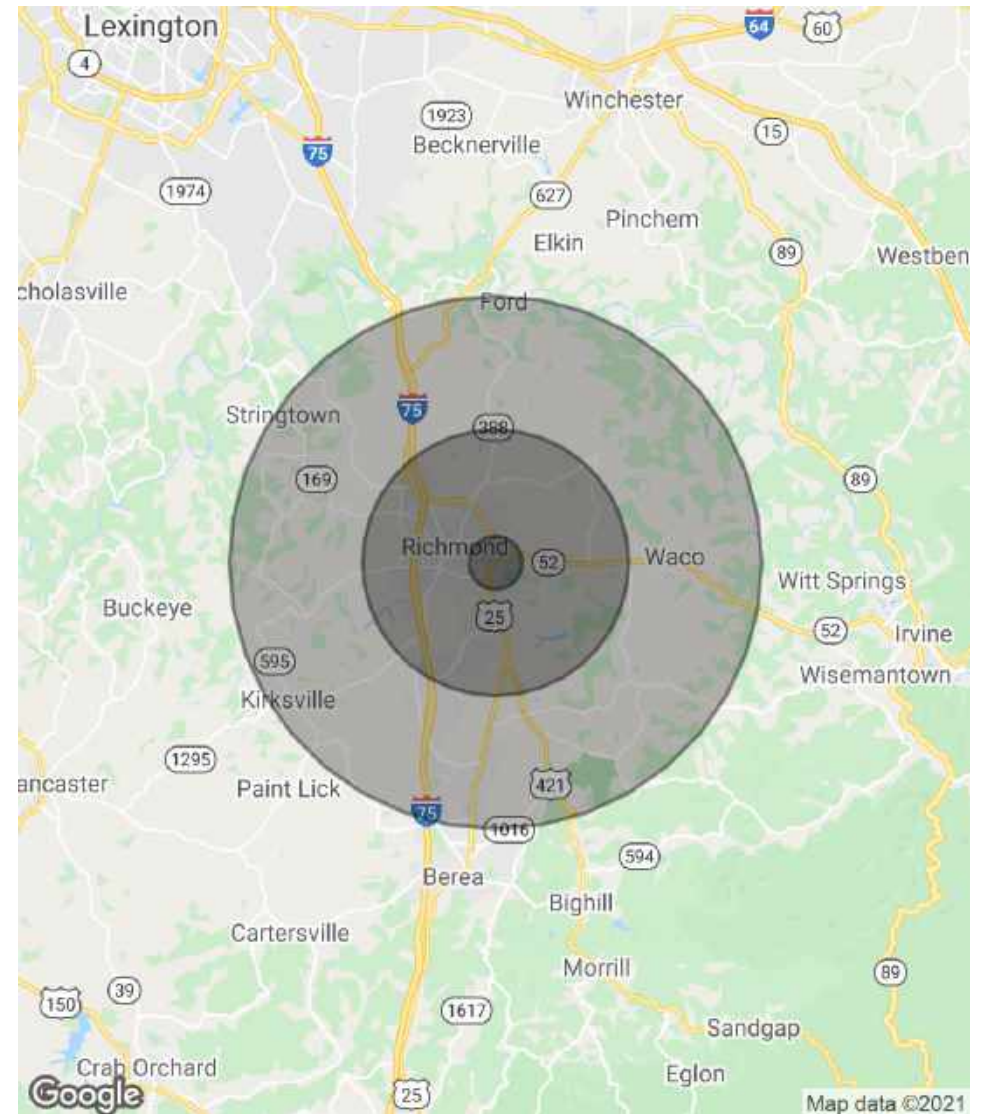
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,755	42,869	73,721
AVERAGE AGE	32.3	31.9	34.0
AVERAGE AGE (MALE)	32.7	31.8	33.3
AVERAGE AGE (FEMALE)	31.3	32.0	34.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,203	16,190	28,284
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$45,008	\$48,897	\$54,665
AVERAGE HOUSE VALUE	\$105,875	\$140,800	\$150,375

\* Demographic data derived from 2010 US Census



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