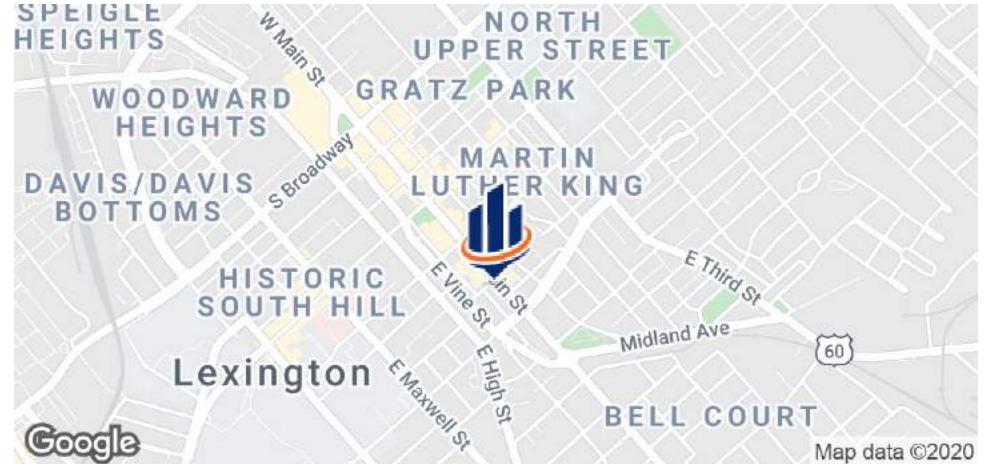




DOWNTOWN OFFICE INVESTOR AND/OR OWNER OCCUPANT OPPORTUNITY

300 EAST MAIN STREET
LEXINGTON, KY 40507

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,825,000
Building Size:	23,656
Renovated:	2006
Market:	Lexington
Submarket:	Central Kentucky
Price / SF:	\$77.15

PROPERTY HIGHLIGHTS

- Price Reduced to \$1,825,000 from \$2,200,000
- Two Floors of This Five Floor Building Available (Total 23,656sf)
- Great investment and/or owner occupant office located in the approved federal Opportunity Zone* in the heart of downtown Lexington
- Parking spaces on site, deeded with sale
- 2,038 sf on the 2nd Floor available for owner occupant
- In place income for investor or owner occupant buyer
- Current Owner will consider sale-leaseback entire 4th floor or can vacant depending buyers preference
- Conveniently Located on the Eventful East Side of Downtown Lexington

Property Description



PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this great investment and/or owner occupant office located in the approved federal Opportunity Zone* in the heart of downtown Lexington. Two of the five floors in this building are being offered for sale as condos with on site deeded parking included. The 2nd Floor has 2,038 sf available for lease and the entire 4th floor is owner occupied. Depending on the buyer's preference and needs the owner will consider a sale-leaseback for an investor or vacating for an owner occupant/user. This deal could be great for an investor or owner occupant opportunity. Please contact us to discuss your investment and/or office space needs.

Please contact Matt Stone for more information including income and expense details at matt.stone@svn.com or 859-264-0888.

*Location as defined by the federally approved Opportunity Zone map within the marketing materials provided

LOCATION OVERVIEW

The Bluegrass has been rated as one of America's premier regions by some of the most noted and revered industry standard-bearers, such as Forbes magazine, the U.S. Census Bureau, Cognetics consulting group, Dun & Bradstreet, Ladies Home Journal, and Places Rated Almanac - just to name a few. Our community ranks high in quality of life factors, such as health care, public safety, educational attainment, and quality family living. The area also measures high among the best places for business location, creativity, entrepreneurial growth, and career relocation. Residents of competing cities view Lexington as a beautiful place, with great schools, an innovative health care system, a strong economy, and mountains of potential.

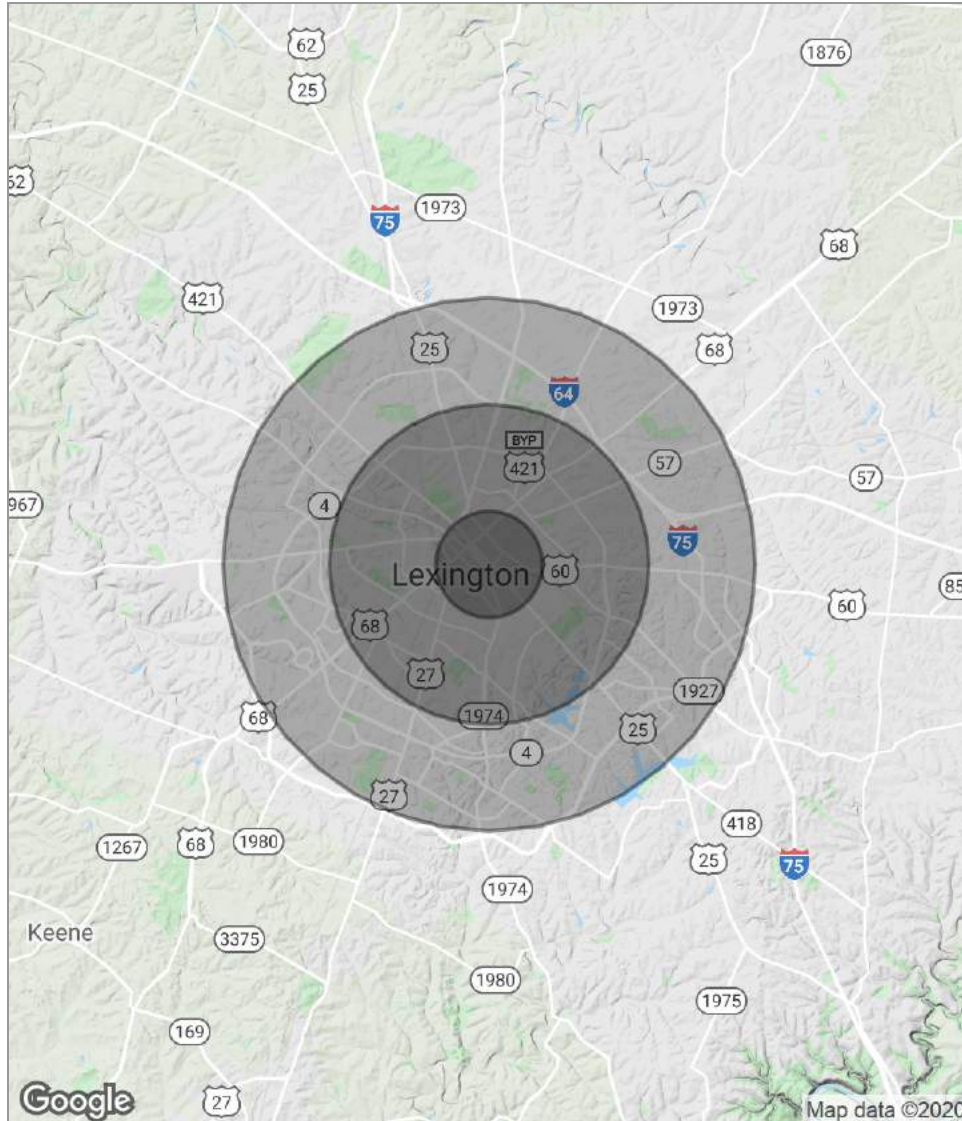
Additional Photos



Location Maps



Demographics Map

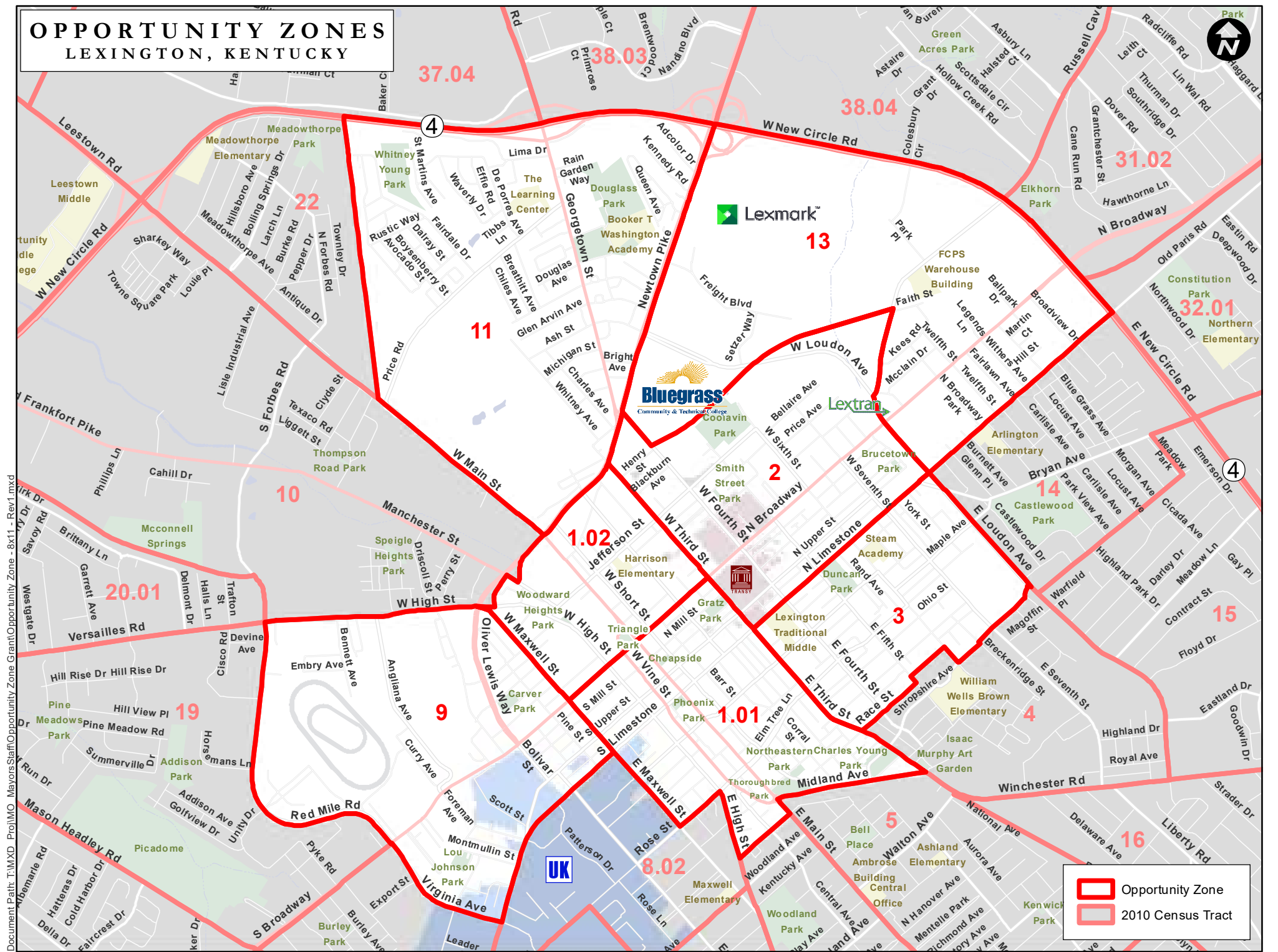


POPULATION	1 MILE	3 MILES	5 MILES
Total population	20,371	106,296	241,946
Median age	29.4	33.6	34.4
Median age (male)	28.9	32.8	33.3
Median age (Female)	30.5	34.7	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,034	45,556	105,998
# of persons per HH	2.3	2.3	2.3
Average HH income	\$41,850	\$52,506	\$54,424
Average house value	\$267,254	\$240,484	\$211,438

** Demographic data derived from 2010 US Census*

OPPORTUNITY ZONES

LEXINGTON, KENTUCKY



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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.