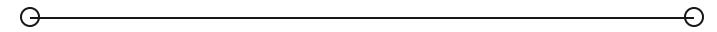


LEASE

Lexington Office Suites

3150 CUSTER DRIVE

Lexington, KY 40517



PRESENTED BY:

HARRISON LANE

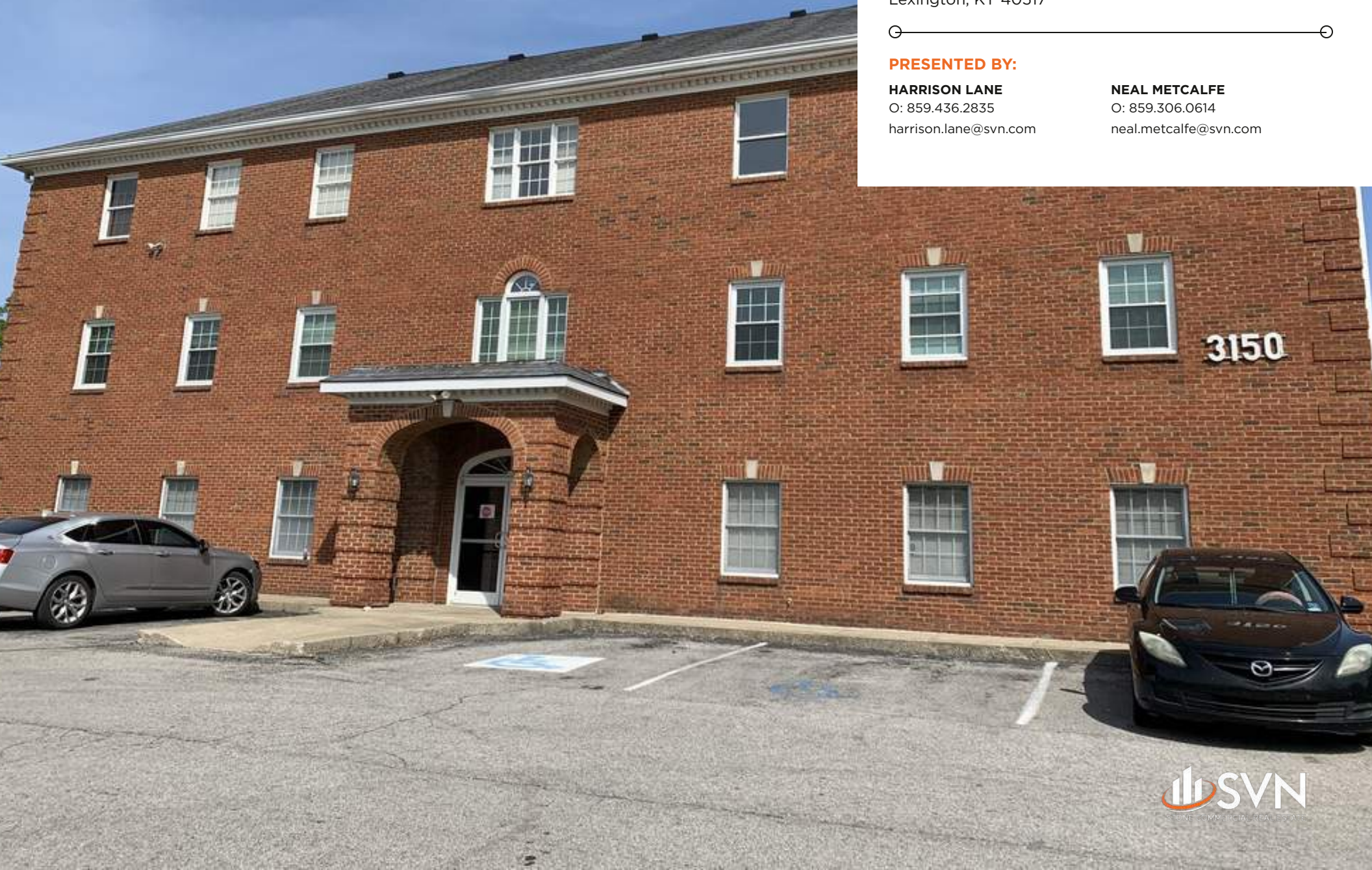
O: 859.436.2835

harrison.lane@svn.com

NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com



PROPERTY SUMMARY



LEASE RATE

\$12.00 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	10,710 SF
AVAILABLE SF:	2,495 SF
ZONING:	P-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present spacious office suites for lease in Lexington, KY. 3150 Custer Drive is a 3 story office building well located just off of Man O War near the Park Hills Shopping Center.

Suite 301 consists of 1,350 SF and offers 6 spacious offices with a reception area and supply/storage room. Suite 302 consists of 1,148 SF and offers 3 offices, a room for a kitchen or additional office, and a reception area.

All utilities are included for both suites. There are common area restrooms for tenants and their patrons. Ample parking is provided both in the front and the back of the property. The building is equipped with a security system.

There is all new LED lighting in the common areas, hallways, stairways and bathrooms.

PROPERTY HIGHLIGHTS

- Spacious office suites
- \$12/SF/YR Modified Gross
- All utilities included & ample parking

HARRISON LANE

O: 859.436.2835

harrison.lane@svn.com

NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com

3150 CUSTER DRIVE | Lexington, KY 40517

SVN | STONE COMMERCIAL REAL ESTATE

2

ADDITIONAL PHOTOS



HARRISON LANE
O: 859.436.2835
harrison.lane@svn.com

NEAL METCALFE
O: 859.306.0614
neal.metcalfe@svn.com

3150 CUSTER DRIVE | Lexington, KY 40517

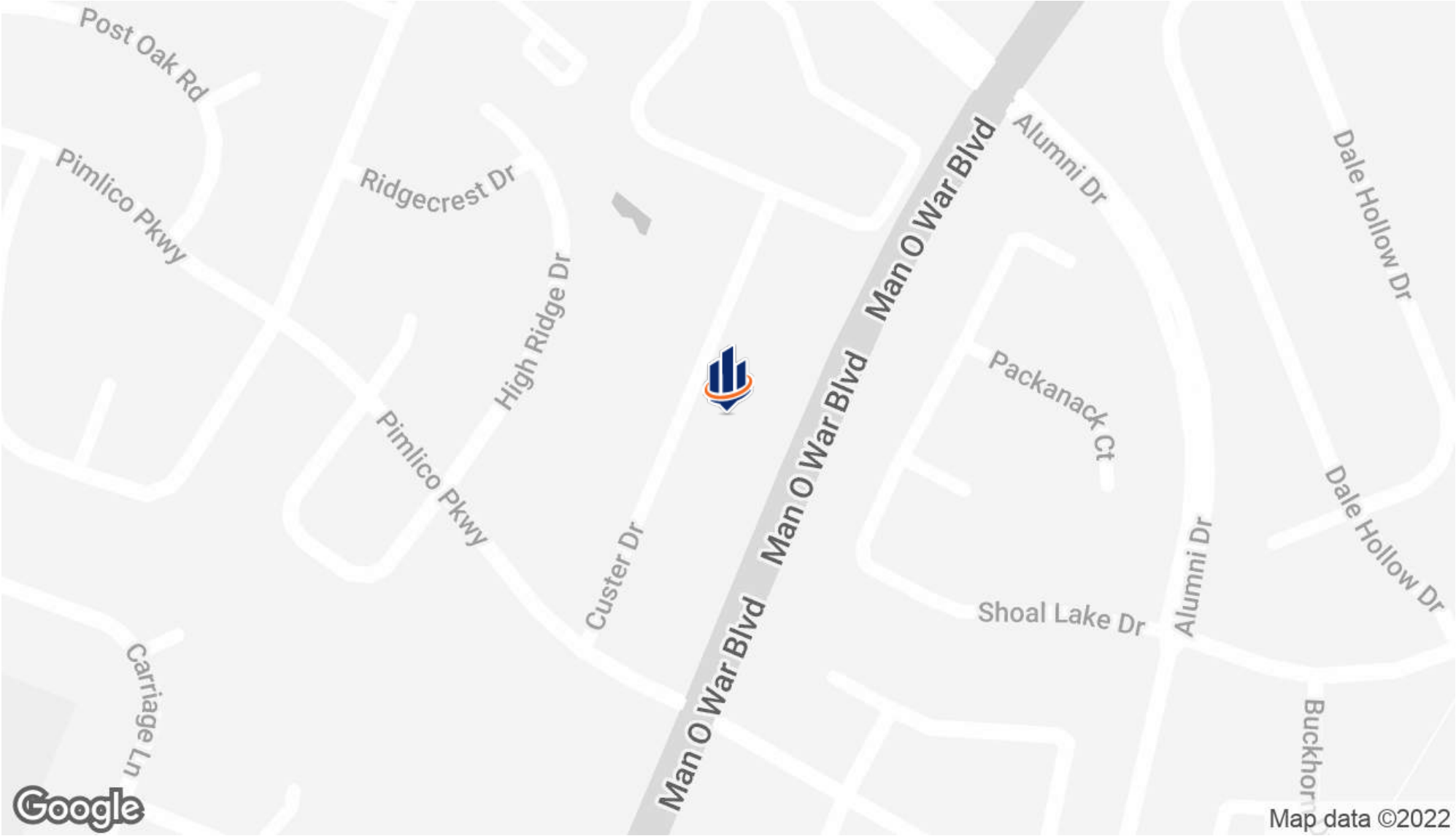
SVN | STONE COMMERCIAL REAL ESTATE



HARRISON LANE
O: 859.436.2835
harrison.lane@svn.com

NEAL METCALFE
O: 859.306.0614
neal.metcalfe@svn.com

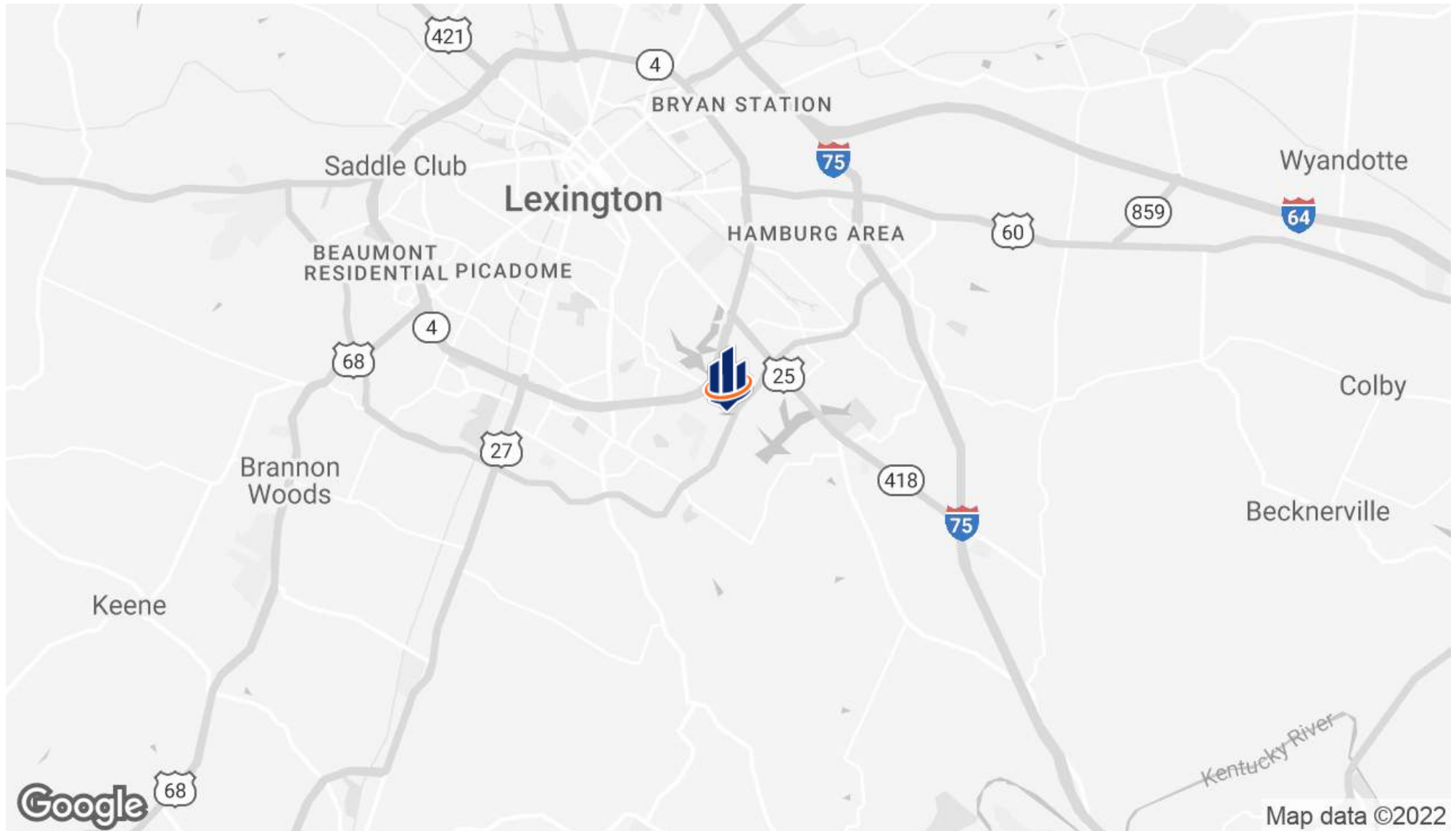
LOCATION MAP



HARRISON LANE	NEAL METCALFE
O: 859.436.2835	O: 859.306.0614
harrison.lane@svn.com	neal.metcalfe@svn.com

3150 CUSTER DRIVE | Lexington, KY 40517

LOCATION MAP



HARRISON LANE
O: 859.436.2835
harrison.lane@svn.com

NEAL METCALFE
O: 859.306.0614
neal.metcalfe@svn.com

3150 CUSTER DRIVE | Lexington, KY 40517

SVN | STONE COMMERCIAL REAL ESTATE 6

DEMOGRAPHICS MAP & REPORT

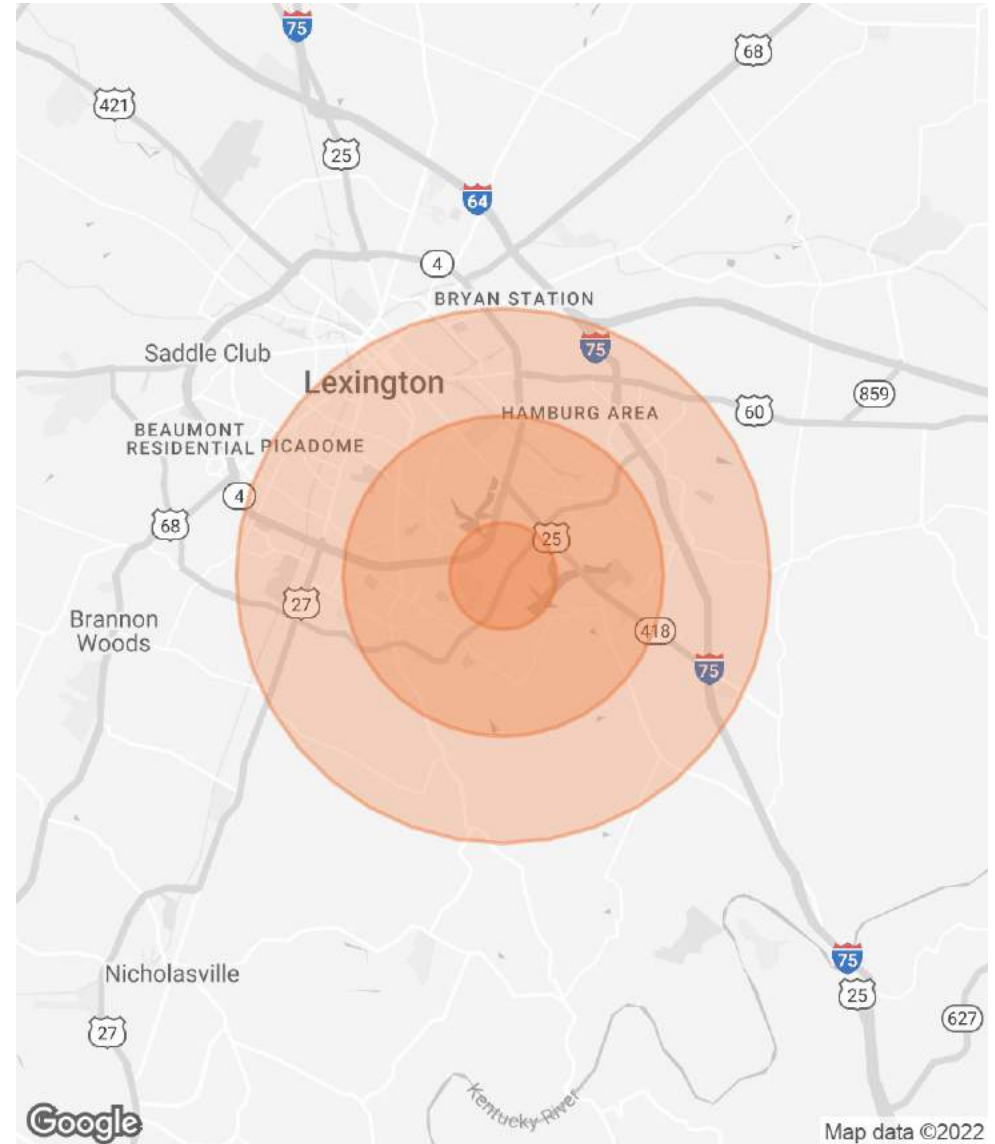
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,992	88,898	206,020
AVERAGE AGE	32.3	33.3	33.2
AVERAGE AGE (MALE)	31.1	32.4	32.6
AVERAGE AGE (FEMALE)	34.6	34.7	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,592	40,664	89,619
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$58,861	\$65,698	\$66,154
AVERAGE HOUSE VALUE	\$170,975	\$259,665	\$237,507

** Demographic data derived from 2010 US Census*



HARRISON LANE

O: 859.436.2835

harrison.lane@svn.com

NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com

3150 CUSTER DRIVE | Lexington, KY 40517

SVN | STONE COMMERCIAL REAL ESTATE 7

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

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 Brochure 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 Brochure, 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 Brochure 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 Brochure 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.

HARRISON LANE

O: 859.436.2835

harrison.lane@svn.com

NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com